

COUNCIL WORKSHOP

**November 15, 2011
5:30 p.m.**

AGENDA

City of



“Where Dreams Can Soar”

*The City of Bonney Lake’s Mission is to protect the community’s livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.
Website: www.ci.bonney-lake.wa.us*

*The City Council may act on items listed on this agenda, or by consensus give direction for future action.
The Council may also add and take action on other items not listed on this agenda.*

Location: Bonney Lake Justice Center, 9002 Main Street East, Bonney Lake, Washington.

I. Call to Order: Mayor Neil Johnson

II. Roll Call:

Elected Officials: Mayor Neil Johnson, Jr., Deputy Mayor Dan Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin and Councilmember James Rackley.

III. Agenda Items:

- Page 3 A. **Public Hearing:** AB11-149 –Public Hearing on Ordinance D11-141 – Ad Valorem Tax Rate for Fiscal Year 2012.
- B. **Council Open Discussion.**
- Page 11 C. **Review of Council Minutes:** November 1, 2011 Council Workshop and November 8, 2011 Council Meeting.
- Page 21 D. **Discussion:** Veteran’s Memorial Site.
- Page 25 E. **Discussion:** AB11-147 – Ordinance D11-147 – Proposed 2011-2012 Mid-Biennial Budget Amendment.
- F. **Discussion:** Comprehensive Plan Amendments
 - Page 37 • AB11-130 – Ordinance D11-130 – Eastown Subarea.
 - Page 85 • AB11-131 – Ordinance D11-131 – Eastown Design Standards.
 - Page 91 • AB11-132 – Ordinance D11-132 – CUGA Comprehensive Plan Amendment and Zoning.
 - Page 109 • AB11-133 – Ordinance D11-133 – Midtown Plan.
 - Page 121 • AB11-134 – Ordinance D11-134 – Midtown Design Standards.
 - Page 129 • AB11-135 – Ordinance D11-135 – Midtown Land Use.
 - Page 135 • AB11-136 – Ordinance D11-136 – Park Element.
- Page 173 G. **Discussion:** AB11-137 – Ordinance D11-137 – Cultural Resources Comprehensive Plan Amendment.
- Page 217 H. **Discussion:** AB11-151 – Ordinance D11-151 – Midtown Zoning.
- Page 223 I. **Discussion:** AB11-152 – Ordinance D11-152 – Land Use Matrix.
- Page 241 J. **Discussion:** AB11-148 – Ordinance D 11-148 – 1.5% COLA for Non-represented Employees.
- Page 247 K. **Discussion:** AB11-153 – Ordinance D11-153 - Amendment to Alarm Ordinance – Active Systems.

IV. Executive Session: Pursuant to RCW 42.30.110(b), the City Council may hold an executive session. The topic(s) and the session duration will be announced prior to the executive session.

V. Adjournment

For citizens with disabilities requesting translators or adaptive equipment for listening or other communication purposes, the City requests notification as soon as possible of the type of service or equipment needed.

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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: Fin / Al Juarez	Meeting/Workshop Date: 22 November 2011	Agenda Bill Number: AB11-141
Agenda Item Type: Ordinance	Ordinance/Resolution Number: D11-141	Councilmember Sponsor:

Agenda Subject: Set the amount of the annual AD VALOREM tax levy to be collected in 2012

Full Title/Motion: An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Setting The Amount Of The Annual Ad Valorem Tax Levy Necessary For Fiscal Year 2012.

Administrative Recommendation:

Background Summary: Pursuant to Revised Code of WA (RCW) 84.52.020 the Mayor of the City of Bonney Lake must certify to the Pierce County Assessor-Treasurer and the Pierce County Council that the Bonney Lake City Council requests the following levy amounts be collected in year 2012 as provided in the city's budget and said property taxes will be adopted following a public hearing held on November 8, 2011.

The regular tax levy, \$2,574,850.79, as illustrated in the attached "Preliminary Tax Levy Limit" worksheet, consists of the lawful regular tax levy multiplied by the 1% limit factor (RCW 84.55.005) plus the current years assessed value of new construction and improvements.

A refund levy, \$5,334.31, is also illustrated in the attached "Preliminary Tax Levy Limit" worksheet that is provided by the Pierce County Assessor-Treasurer. Administrative refunds are defined as taxes that were either refunded back to the taxpayer or abated from the tax rolls due to loss of value from destroyed property. Law allows a district to relevy for revenue lost from an administrative change in the district's value, senior exemption, Department of Revenue exempt determinations, board of appeals actions, etc. and any taxes that were abated from the tax rolls prior to being paid due to destroyed property claims.

As defined in the attached ordinance, the dollar amount of the increase over the actual levy amount from the previous year shall be \$23,586.48, which is a percentage increase of .937% from the previous year.

Attachments: Ordinance D11-141

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation: 2012 Property Tax Levy: Regular Levy = \$2,574,850.79; plus, Refund Levy = \$5,334.31. Total Allowable (Combined Total) = \$\$2,580,185.10.			

COMMITTEE, BOARD & COMMISSION REVIEW			
Council Committee Review:	Finance Committee Date: 8 November 2011	<i>Approvals:</i> Chair/Councilmember Deputy Mayor Swatman Councilmember Hamilton Councilmember Rackley	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Forward to: 22 November 2011 Council Meeting		Consent Agenda: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Commission/Board Review:			

Hearing Examiner Review:

COUNCIL ACTION

Workshop Date(s):

Public Hearing Date(s): November 8, 2011

Meeting Date(s): November 22, 2011

Tabled to Date:

APPROVALS

Director:
Al Juarez

Mayor:

**Date Reviewed
by City Attorney:** Standard
(if applicable):

ORDINANCE NO. D11-141

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, SETTING THE AMOUNT OF THE ANNUAL AD VALOREM TAX LEVY NECESSARY FOR THE FISCAL YEAR 2012 FOR THE PURPOSES SET FORTH BELOW:

WHEREAS, the City Council of the City of Bonney Lake is meeting and discussing the biennial budget amendment for the calendar years 2011 and 2012; and

WHEREAS, the City Council held a public hearing on November 8, 2011 to discuss the feasibility of an increase in property tax revenues for collection in year 2012; and

WHEREAS, the City Council of the City of Bonney Lake after hearing and after duly considering all relevant evidence and testimony presented, determined that the City of Bonney Lake requires a regular levy in the amount of \$2,580,185.10, which includes an increase in property tax revenue from the previous year, and amounts resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, in order to discharge the expected expenses and obligations of the City and in its best interest;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The City Council of the City of Bonney Lake, Washington, does hereby resolve the city's actual levy amount from the previous year was \$2,516,515.66; and, the population is more than 10,000; and now therefore, that an increase in the regular property tax levy is authorized for the levy to be collected in the 2012 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be \$23,586.48, which is a percentage increase of .937% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

SECTION 2: That the taxes to be collected from the levies hereby fixed and made, together with the estimated revenues from sources other than taxation, which constitutes the appropriation of the City of Bonney Lake for the fiscal year 2012, are hereby approved.

SECTION 3: A certified copy of this Ordinance and original Ad Valorem Budget/Levy Certification shall be transmitted no later than November 30th to the Pierce County Assessor-Treasurer (Attn: Levy Department; 2401 S. 35th St. Rm. 142; Tacoma, WA 98409) and the Pierce County Council (Attn: Clerk, Rm. 1046; County City Building; 930 Tacoma Ave. S.; Tacoma, WA 98402) and any other governmental office as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF BONNEY LAKE
and approved by the Mayor this 22nd day of November, 2011.

Mayor Neil Johnson, Jr.

AUTHENTICATED:

Harwood T. Edvalson, CMC
City Clerk

APPROVED AS TO FORM:

James Dionne, City Attorney



Pierce County

Dale Washam, Assessor-Treasurer

2401 South 35th Street
Tacoma, WA 98409-7498
(253) 798-6111 FAX (253) 798-3142
ATLAS (253) 798-3333
www.piercecountywa.org/atr

September 15, 2011

OFFICIAL NOTIFICATION TO: **BONNEY LAKE**

RE: 2011 PRELIMINARY ASSESSED VALUES

FOR REGULAR LEVY

Total Taxable Regular Value	1,854,274,916
Highest lawful regular levy amount since 1985	2,514,952.61
Last year's actual levy amount	2,516,515.66
Additional revenue from current year's NC&I	34,748.66
Additional revenue from annexations (RCW 84.55)	0.00
Additional revenue from administrative refunds (RCW 84.69)	5,334.31
<i>No additional revenue from administrative refunds will be allowed if you are limited by your statutory rate limit.</i>	
Last year's additional revenue from increase in state-assessed property	4,115.27

FOR EXCESS LEVY

Taxable Value	1,844,835,812
Timber Assessed Value	not available
Total Taxable Excess Value	1,844,835,812

2011 New Construction and Improvement Value 27,470,053

*If you need assistance or have any questions regarding this information, please contact Kim Fleshman
253.798.7114 kfleshm@co.pierce.wa.us.*



Pierce County

Dale Washam, Assessor-Treasurer

2401 South 35th Street
Tacoma, WA 98409-7498
(253) 798-6111 FAX (253) 798-3142
ATLAS (253) 798-3333
www.piercecounvtwa.org/atr

PRELIMINARY TAX LEVY LIMIT 2011 FOR 2012

BONNEY LAKE
> 10,000

REGULAR TAX LEVY LIMIT:

	2010
A. <u>Highest regular tax which could have been lawfully levied beginning with the 1985 levy</u> [refund levy not included] times limit factor (as defined in RCW 84.55.005).	2,514,952.61 1.01 2,540,102.14
B. Current year's assessed value of new construction, improvements and wind turbines in original districts before annexation occurred times last year's levy rate (if an error occurred or an error correction was made in the previous year, use the rate that would have been levied had no error occurred).	27,470,053.00 1.264965097445 34,748.66
C. Current year's state assessed property value in original district if annexed less last year's state assessed property value. The remainder to be multiplied by last year's regular levy rate (or the rate that should have been levied).	22,311,656 22,311,656 0.00 1.264965097445 0.00
D. REGULAR PROPERTY TAX LIMIT (A + B + C)	<u>Regular Levy</u> 2,574,850.79

ADDITIONAL LEVY LIMIT DUE TO ANNEXATIONS:

E. To find rate to be used in F, take the levy limit as shown in Line D above and divide it by the current assessed value of the district, excluding the annexed area.	2,574,850.79 1,854,274,916.00 1.388602505568
F. Annexed area's current assessed value including new construction and improvements times rate found in E above.	0.00 1.388602505568 0.00
G. NEW LEVY LIMIT FOR ANNEXATION (D + F)	<u>Regular Levy</u> 2,574,850.79

LEVY FOR REFUNDS:

H. RCW 84.55.070 provides that the levy limit will not apply to the levy for taxes refunded or to be refunded pursuant to Chapters 84.68 or 84.69 RCW. (D or G + refund if any)	2,574,850.79 <u>Refund Levy</u> 5,334.31 2,580,185.10
I. TOTAL ALLOWABLE LEVY AS CONTROLLED BY THE LEVY LIMIT (D,G,or H)	<u>Total Allowable</u> 2,580,185.10
J. Amount of levy under statutory rate limitation.	1,854,274,916.00 1.600000000000 2,966,839.87
K. LESSER OF I OR J	2,580,185.10

**EXAMPLE OF ORDINANCE/RESOLUTION
REQUESTING HIGHEST LAWFUL LEVY**

**Ordinance/Resolution No. _____
RCW 84.55.120**

WHEREAS, the _____ of BONNEY LAKE has met and considered
(Governing body of the taxing district) (Name of the taxing district)
its budget for the calendar year _____; and,

WHEREAS, the districts actual levy amount from the previous year was \$ 2,516,515.66 and,
(Previous Year's Levy Amount)

WHEREAS, the population of this district is more than or less than 10,000; and now, therefore,
(Check One)

BE IT RESOLVED by the governing body of the taxing district that an increase in the regular property tax levy
is hereby authorized for the levy to be collected in the 2012 tax year.
(Year of Collection)

The dollar amount of the increase over the actual levy amount from the previous year shall be \$ 23,586.48
which is a percentage increase of 0.937 % from the previous year. This increase is exclusive of
(Percentage Increase)

additional revenue resulting from new construction, improvements to property, newly constructed wind turbines,
any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Adopted this _____ day of _____, _____

If additional signatures are necessary, please attach additional page.

This form or its equivalent must be submitted to your county assessor prior to their calculation of the property tax levies. A certified budget/levy request, separate from this form is to be filed with the County Legislative Authority no later than November 30th. As required by RCW 84.52.020, that filing certifies the total amount to be levied by the regular property tax levy. The Department of Revenue provides the "Levy Certification" form (REV 64 0100) for this purpose. The form can be found at: <http://dor.wa.gov/docs/forms/PropTx/Forms/LevyCertf.doc>.

For tax assistance, visit <http://dor.wa.gov/content/taxes/property/default.aspx> or call (360) 570-5900. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may call 1-800-451-7985.

RCW 84.55.120

Public hearing — Taxing district's revenue sources — Adoption of tax increase by ordinance or resolution.

A taxing district, other than the state, that collects regular levies shall hold a public hearing on revenue sources for the district's following year's current expense budget. The hearing must include consideration of possible increases in property tax revenues and shall be held prior to the time the taxing district levies the taxes or makes the request to have the taxes levied. The county legislative authority, or the taxing district's governing body if the district is a city, town, or other type of district, shall hold the hearing. For purposes of this section, "current expense budget" means that budget which is primarily funded by taxes and charges and reflects the provision of ongoing services. It does not mean the capital, enterprise, or special assessment budgets of cities, towns, counties, or special purpose districts.

If the taxing district is otherwise required to hold a public hearing on its proposed regular tax levy, a single public hearing may be held on this matter.

No increase in property tax revenue, other than that resulting from the addition of new construction, increases in assessed value due to construction of electric generation wind turbine facilities classified as personal property, and improvements to property and any increase in the value of state-assessed property, may be authorized by a taxing district, other than the state, except by adoption of a separate ordinance or resolution, pursuant to notice, specifically authorizing the increase in terms of both dollars and percentage. The ordinance or resolution may cover a period of up to two years, but the ordinance shall specifically state for each year the dollar increase and percentage change in the levy from the previous year.

[2006 c 184 § 6; 1997 c 3 § 209 (Referendum Bill No. 47, approved November 4, 1997); 1995 c 251 § 1.]

Notes:

Severability -- Part headings not law -- Referral to electorate -- 1997 c 3: See notes following RCW 84.40.030.

COUNCIL WORKSHOP

*November 1, 2011
5:30 p.m.*

DRAFT MINUTES



“Where Dreams Can Soar”

The City of Bonney Lake’s Mission is to protect the community’s livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

Website: www.ci.bonney-lake.wa.us

Location: Bonney Lake Justice Center, 9002 Main Street East, Bonney Lake, Washington.

I. Call to Order: Mayor Neil Johnson Jr. called the Workshop to order at 5:30 p.m.

II. Roll Call: [A1.3]

Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Mayor Neil Johnson, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin and Councilmember James Rackley.

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Interim Police Chief Dana Powers, City Attorney Jim Dionne, Administrative Services Director/City Clerk Harwood Edvalson, and Administrative Specialist Shawn Campbell.

III. Agenda Items:

A. Public Hearing: AB11-145 - Ordinance - CUGA Pre-Annexation Zoning.

Mayor Johnson opened the public hearing at 5:31 pm. He provided an email from Bill Stinson to the Council. Director Edvalson said there were no speakers signed up. Director Vodopich said the City is required to have two public hearings 30 days apart. The public hearing was continued to the December 6, 2011 workshop at 5:30 pm.

B. Action: AB11-140 – Motion to Set a Public Hearing on the Ad Valorem Tax Rate for Fiscal Year 2012 for November 8, 2011.

Director Juarez said the City is required to hold this public hearing.

Councilmember Decker moved to approve AB11-140. Deputy Mayor Swatman seconded the motion.

Motion to approve AB11-140 approved 7-0.

C. Council Open Discussion:

Bus Route 496: Mayor Johnson said Pierce Transit has agreed to continue funding the bus route between the Bonney Lake Park and Ride and the Sumner Sounder Station through June 2012. He said an agreement must to be reached between the City of Bonney Lake, Pierce Transit and Sound Transit to ensure continued service after June 2012.

Reed Property: Councilmember Decker asked if the Reed Property is being maintained. Mayor Johnson said the City is maintaining the property.

YMCA: Councilmember Carter asked if the City has completed the letter of understanding with the YMCA. Mayor Johnson said the agreement has not been completed at this time. He said the City will need to wait for the resolution of the Orton Junction project in Summer before moving forward.

Park Bond: Councilmember Carter said she believes the Park Element and the Cultural Resources Element of the Comprehensive Plan need to be in place before the City asks the voters to approve a park bond. She said the City needs to ensure plans are available for citizens to review. Mayor Johnson said both plans should be adopted by the end of the year, but they will need to be very fluid. He said the plans are meant only to guide and will be continually updated. Deputy Mayor Swatman confirmed the Planning Commission will vote on the plans at their November 2, 2011 meeting. He said Council will need time to review the plans before voting on them.

Kelly Farm: Councilmember Hamilton asked for an update on the land acquisition project for the 97 acres in the Kelly Farm area. Mayor Johnson said the land was appraised for substantially less than the property owners had anticipated. He said the City is working with the property owners to have an additional appraisal. He said the funds for the purchase are coming from a Conservation Futures Grant Fund. He said the issue is time sensitive. He added if the City is not able to reach an agreement with the property owner the City may miss the opportunity to use the Conservation Futures grant funds. City Administrator Morrison said the property owner may want the City to provide additional funds to make up the difference between the appraised value and the asking price of the property. He said the County has moved on to the next project on the list. He added if an agreement can be reached before all the available grant funds are spent, then the City can move forward with the project; if not, the City will have to wait. Councilmember Hamilton said this is truly farmland and it is important to preserve this land. He said if Pierce County wants to preserve farmland then they should pay whatever it takes to fulfill the requirement.

Veterans Memorial Parade: Councilmember Hamilton noted the City of Auburn's Veterans Memorial Parade is Saturday, November 5, 2011 at 11:00 a.m.

Sumner Buckley Highway Name Change: Councilmember Hamilton said he met with the Greater Bonney Lake Veterans Memorial committee. He said the committee is supportive of the road name change as long as it does not negatively influence public opinion in regards to building a veterans memorial. He said he also spoke to members of the Historical Society and their comments were mostly positive. He said he would like this item to come back to the full Council for a vote.

Veterans Memorial Committee: Mayor Johnson said the City has presented a Memorandum of Understanding to the Greater Bonney Lake Veterans Memorial Committee to review regarding the use of a stormwater pond as a location of a veteran's memorial.

Master Lighting Ordinance: Deputy Mayor Swatman said he and several staff members attended a master lighting ordinance workshop in Seattle. He said he would like the City to consider a master lighting ordinance in 2012. He said it is good to have master ordinances that encompass many jurisdictions so builders know the regulations.

Exempt Employees: Deputy Mayor Swatman clarified if an employee is classified as exempt their schedule can vary. He confirmed exempt employees are not required to have a 40-hour

work week with hours from 8:30 a.m. to 5:00 p.m. City Administrator Morrison said the fair labor standards act states that exempt employees must get the work done. He added the expectation is a minimum of 40 hours a week but technically and legally exempt employees can work less hours a week if the work is being completed.

D. Review of Council Minutes: October 18, 2011 Council Workshop and October 25, 2011 Council Meeting.

Councilmember Hamilton asked that the October 18, 2011 Workshop minutes be amended on p. 1 to, "~~Pierce County~~ regularly", and Councilmember Carter asked for p.6 to be amended to "street naming ordinance, BLMC 15.32" and "Midtown Area on SR410 between 198th and 208th."

Director Grigsby asked that the October 25, 2011 Meeting minutes be amended on p.3 to "SR 410 Sumner Buckley Intersection Improvement Project-Myers RD Phase II", and "the Fred Meyer's Road".

The corrected minutes were forwarded to the November 8, 2011 Meeting for action.

E. Discussion: Tabled from 9/27 – AB11-98 – Ordinance D11-98 – Updating BLMC regarding Land Use Fees.

City Administrator Morrison said this item would add an appeal fee to the table. He said this would help offset the cost to the City if a SEPA appeal is filed with the City. He said the average cost for the hearing examiner is \$1,000. He asked the Council to not set the fee at less than the administrative decision appeal fee of \$750. Council questioned the amount set in the draft ordinance. Councilmember Hamilton said he does not want the fee set so high that people are discouraged from filing an appeal. Councilmember Decker asked whether the City would waive the fee if a person is indigent and could not pay. City Attorney Dionne said the Council would have to add a section to the ordinance stating the criteria to allow forgiveness of the fee. Deputy Mayor Swatman asked if the City is looking to set a reasonable fee or recover the actual costs. By consensus, Council set the fee at \$500 per appeal. By consensus, AB11-98 was forwarded to the November 8, 2011 Meeting for action.

F. Discussion: Potential Uses for Reed Property.

Mayor Johnson said the property at 7109 Barkubein Road E is a water utility property. He said the Public Works Department is currently using it for storage. He said the City has received a number of requests from organizations wanting to use the property. He said the City needs to create a policy for use of the property. He added the City will need to do some work to the property to keep it in good repair. Councilmember Decker suggested the land could be used for horses, the dairy could be a gun range and the house could be a museum. He suggested having a public hearing to allow citizen input on uses for the property. Councilmember Rackley said this item requires more thought and should be a part of the Councils annual retreat in 2012. Councilmember Lewis said the house needs to be kept in good running order. He said he would like to see security or a caretaker at the property full time. Councilmember Hamilton said the City needs to protect the property long term. He said the City needs to find a group that will be stewards and maintain the property. He said this would be a great opportunity to get community involvement. He said the City needs to find a way to keep costs down and still maintain the property. Deputy Mayor Swatman said the City runs the sewer water utility with an enterprise fund. He said the City needs to make sure to

recoup the cost spent on the property. He said the City needs to consider the budget constraints. Councilmember Carter said the property could be used as a trailhead or a dog park, but the City needs to make sure to do the repairs needed to maintain the property, such as the roof. City Administrator Morrison said the City needs to consider fixing the roof before the 2012 Council retreat, as the repairs need to be completed before winter. Councilmember Rackley said the City could let the Historical Society store items at the property but they would need to find a way to secure their items. Councilmember Hamilton said the City needs to repair the roof on the house but the other items could wait or be done for much less. Mayor Johnson said he would bring two options back to Council; one for a renter and one for the Historical Society.

IV. Adjournment:

At 7:48 p.m., Councilmember Carter moved to adjourn the Workshop. Councilmember Hamilton seconded the motion.

Motion to adjourn approved 7 – 0.

Harwood T. Edvalson, CMC
City Clerk

Neil Johnson, Jr.
Mayor

Items Submitted to the November 1, 2011 Council Workshop:

- Bill Stinson – *Email to Council for the public hearing*– Bonney Lake Resident.
- Dennis Dhaese – *Letter to Council on uses of the Reed Property* – Greater Bonney Lake Historical Society.

CITY COUNCIL MEETING

November 8, 2011
7:00 P.M.

DRAFT MINUTES

City of



"Where Dreams Can Soar"

The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

Website: www.ci.bonney-lake.wa.us

Location: Bonney Lake Justice Center, 9002 Main Street East, Bonney Lake, Washington.

I. CALL TO ORDER – Mayor Neil Johnson, Jr. called the meeting to order at 7:01 p.m.

- A. Flag Salute: Mayor Johnson led the audience in the Pledge of Allegiance.
- B. Roll Call: Administrative Services Director/City Clerk Harwood Edvalson called the roll. In addition to Mayor Johnson, elected officials attending were Deputy Mayor Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, Councilmember Randy McKibbin, and Councilmember Jim Rackley.

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Chief Financial Officer Al Juarez, Interim Police Chief Dana Powers, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Jim Dionne, and Records & Information Specialist Susan Duis.

C. Announcements, Appointments and Presentations:

- 1. Announcements: None.
- 2. Appointments:
 - a. **AB11-146** – Motion to Approve Randi Phelps as a Park Board Commissioner.

Councilmember Rackley moved to approve Randi Phelps as a Park Board Commissioner. Councilmember Decker seconded the motion.

Mayor Johnson said Facilities & Special Projects Manager Gary Leaf met with Ms. Phelps and discussed the Board and commissioner roles extensively. He said the Park Board still needs one more member, and encouraged anyone interested in serving to apply.

Motion approved 7 – 0.

- 3. Presentations:
 - a. **AB11-147 – Ordinance D11-147** – Proposed 2011-2012 Mid-Biennial Budget Amendment.

City Administrator Don Morrison presented the Council with a summary of the biennial budget amendments for 2012. He reviewed general fund performance, noting that departments have held the line and the City has not had to use the \$400,000 fund balance authorized by the Council for the 2011 budget. The proposed amendment would carry about \$393,000 in fund reserves over to 2012.

The City Administrator summarized proposed modifications to the general fund and employee cost-of-living adjustments for employees. He said AFSCME employees will receive a 2.8% cost of living adjustment (COLA), and Police Guild employees are negotiating their contract now. The proposed amendment provides a 1.5% COLA for non-represented employees.

The City Administrator also described utility fund performance. He noted that as the city spends System Development Charge (SDC) fund balances for capital projects, at some point debt service may have to be paid using operating funds. He said the 2012 budget does not assume any utility rate increases. He noted that all approved Capital Improvement Projects remain as budgeted, as well as projects that were authorized during 2011.

Councilmember Decker thanked the City Administrator for providing a good overview of the budget amendments.

D. Agenda Modifications: None.

II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:

A. Public Hearings:

1. **AB11-149 – Public Hearing for Ordinance D11-141** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Setting The Amount Of The Annual Ad Valorem Tax Levy Necessary For The Fiscal Year 2012 For The Purposes Set Forth Below.

Mayor Johnson declared the public hearing open at 7:16 p.m. No one came forward to speak. The public hearing was continued to the November 15, 2011 Council Workshop at 5:30 p.m.

B. Citizen Comments:

David Colbeth, 21816 113th St E, Bonney Lake, thanked the Council for taking quick action to draft a Memorandum of Understanding for the Greater Bonney Lake Veteran's Memorial Committee. He said he received the MOU from Public Works Director Dan Grigsby shortly after the previous Council meeting, and has delivered a signed copy for the Mayor's signature. He said the committee will continue working with Director Grigsby on signage options and regulations. They are getting information from monument companies and encouraged interested citizens to attend the next GBLVMC meeting on November 10th. Mayor Johnson said the MOU will be brought before the Council for a vote, and the City would keep moving forward.

Lillian McGinnis, 11002 203rd Av E, Bonney Lake, is the Executive Director of Beautify Bonney Lake. She presented a list of 2011 Beautify Bonney Lake highlights, including various events, fundraisers, and the main Beautify Bonney Lake event in September. She said they had over 550 volunteers working in over 22 sites; the largest participation for the event. She said the organization recently purchased a cargo trailer for tools & supplies. Ms. McGinnis said BBL depends on the strong support of citizens and the Council, and they recently recognized supporters at their board meeting. She thanked Mayor Johnson, City Administrator Morrison, and Councilmembers Rackley, Lewis,

Hamilton, McKibbin, and Carter for their participation. She noted that Mayor Johnson and Councilmember McKibbin have served on the board since 2004.

- C. Correspondence: None.

III. COUNCIL COMMITTEE REPORTS

- A. Finance Committee: Deputy Mayor Swatman said the committee met at 5:30 p.m. earlier in the evening. They discussed personnel updates, noting the City received over 50 applications for the reserve officer list. The committee forwarded the ad valorem tax levy, biennial budget amendments, and cost of living adjustments to the full Council. The committee discussed the WashWise rebate program. Because Puget Sound Energy is not continuing their participation in the program, the City will likely withdraw from the program as well.
- B. Community Development Committee: Councilmember Rackley said the committee met on November 1st and discussed issues with radio-read water meters, reviewed meeting notes, and forwarded Resolution 2167 to the current agenda. He noted that recent project bids did not come in under engineer's estimates for the first time in several years, which may be a sign that the economy is getting better.
- C. Public Safety Committee: Councilmember Hamilton said the committee met on November 7th and reviewed jail contract billings from 2010 through 2011. Interim Chief Powers is working on contracts with the five jails the City currently contracts with. The Buckley Jail may close, which would affect Bonney Lake. Councilmember Hamilton said City Prosecutor Maili Barber brought forward proposed ordinances to clean up Chapter 9 of the municipal code for public peace and welfare. She suggested the City amend the code to apply State RCWs to situations where the City's code is not specific, such as the open container law, brandishing a weapon, etc. She also drafted a defective equipment ordinance that would allow more flexibility in whether a fine is imposed when someone fixes the issue within a certain amount of time. Interim Chief Powers discussed the Washington Traffic Safety Commission grant, which would fully fund a staff position to promote child safety and car seats. The City Prosecutor also suggested the City take steps to improve safety and police access in the WSU Forest.

Councilmember Hamilton noted several upcoming community events, including the Annual Tree Lighting Ceremony on December 3, the holiday food drive, and the Bonney Lake Giving Tree at the Police Department. Other events include the Sumner Fire Department Pancake Breakfast on December 3, 2011. Councilmember Hamilton thanked all those who participated in the 'Take the Plunge Against Domestic Violence' event on October 29th, including EPFR Chief McDonald, Assistant Chief Thorsen, Interim Police Chief Powers, and Sumner Police Chief John Galle. Councilmember Lewis and Mayor Johnson also attended, along with several City staff members.

- D. Other Reports:

Communities for Families: Councilmember Lewis said he attended the November 3rd Communities For Families meeting. He said upcoming Youth Forums are scheduled as follows: November 21st at Mountain View Middle School, December 2nd at Bonney Lake High School, and December 9th at Lakeridge Middle School. He said several food banks and churches are working to provide food to needy families for the Thanksgiving holiday.

The annual Community Dinner will be held on December 10th at Sumner High School. He said organizers are working to arrange transportation for those who want to attend, and over 140 student volunteers will be helping with this year's event. He said the Community Dinner began six years ago with 80 people, and last year over 700 people attended. He said they expect a large group again this year.

Superintendent's Community Coffee: Councilmember Rackley said he attended the Superintendent's meeting with City Administrator Morrison. He said they heard a preview of energy savings realized through the Energy Efficiency Community Block Grant, which the City is participating in along with the Sumner School District. He said the program has resulted in an estimated \$500,000 in savings annually for the district so far, and a more detailed report will be available soon.

IV. CONSENT AGENDA:

- A. **Approval of Corrected Minutes:** October 18, 2011 Council Workshop and October 25, 2011 Council Meeting.
- B. **Approval of Accounts Payable and Utility Refund Checks/Vouchers:** Accounts Payable checks/vouchers #62261 thru 62298 (Including Wire Transfer #s 8196304, 20111012, 20111017) in the amount of \$165,809.88; Accounts Payable checks/vouchers #62299 thru 62347 in the amount of \$3,061.64; Accounts Payable checks/vouchers #62348 thru 62377 in the amount of \$78,650.68; for a grand total of \$247,522.20.
- C. **Approval of Payroll:** Payroll for October 16-31, 2011 for checks 30082-30110 including Direct Deposits and Electronic Transfers in the amount of \$582,630.56.
- D. **AB11-139 – Resolution 2166** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Surplus Property In Accordance With The Provisions Outlined In BLMC 2.70.100.

Councilmember Decker moved to approve the Consent Agenda. Councilmember Lewis seconded the motion.

Consent Agenda approved 7 – 0.

V. FINANCE COMMITTEE ISSUES: None.

VI. COMMUNITY DEVELOPMENT ISSUES:

- A. **AB11-143 – Resolution 2167** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Awarding The Lift Station 17 Flow Meter Addition And Fuel Storage Tank Replacement Project To Stouder General Construction, LLC.

Councilmember Rackley moved to approve Resolution 2167. Councilmember Decker seconded the motion.

Resolution 2167 approved 7 – 0.

Councilmember Rackley said instead of removing the old tank, this project will be to fill the old tank with sand and build the new tank over it.

VII. PUBLIC SAFETY COMMITTEE ISSUES: None.

VIII. FULL COUNCIL ISSUES: None.

IX. EXECUTIVE SESSION: None.

X. ADJOURNMENT:

At 7:40 p.m., Councilmember Rackley moved to adjourn the Council Meeting. Councilmember Decker seconded the motion.

Motion to adjourn approved 7 – 0.

Harwood Edvalson, CMC
City Clerk

Neil Johnson, Jr.
Mayor

Items presented to Council at the November 8, 2011 Meeting:

- City Administrator Don Morrison – *Mid-Biennial Budget Amendment Presentation* – City of Bonney Lake.

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MEMORANDUM OF UNDERSTANDING

WHEREAS, the City of Bonney Lake and the Greater Bonney Lake Veterans Memorial Committee, recognize mutual and public benefit to be served by establishing a Veteran's Memorial in the Downtown; and

WHEREAS, the City of Bonney Lake is willing to dedicate city owned property to establish a Veteran's Memorial Park; and,

WHEREAS, the Greater Bonney Lake Veterans Memorial Committee was formed as a result of the Bonney Lake Park Board being interested in having a memorial to honor the veterans of this great nation; and;

WHEREAS, the Greater Bonney Lake Veterans Memorial Committee is an established 501(c)(3) Federal tax exempt public charity, and is accumulating funds to build the Veterans Memorial.

NOW THEREFORE, the undersigned enter into this non-binding Memorandum of Understanding for the purposes set forth below:

1. The City is willing to enter into an Agreement to reserve land for construction of the Bonney Lake Veterans Memorial in the Downtown area on the site shown by Appendix A.
2. The City is willing to build a retaining wall with fill material to prepare this site for construction of the Veteran's memorial while reconstructing the SR410 and Main Street intersection.
3. The City shall allow one sign to be erected on this site announcing future construction of the Veteran's Memorial that is consistent with sign details used for City construction contracts.
4. The Greater Bonney Lake Veterans Memorial Committee shall raise funds for construction of the memorial.
5. The Greater Bonney Lake Veterans Memorial Committee shall build the memorial complying with the Bonney Lake Municipal Code standards and Appendix B concept.
6. The City will maintain the site in perpetuity.

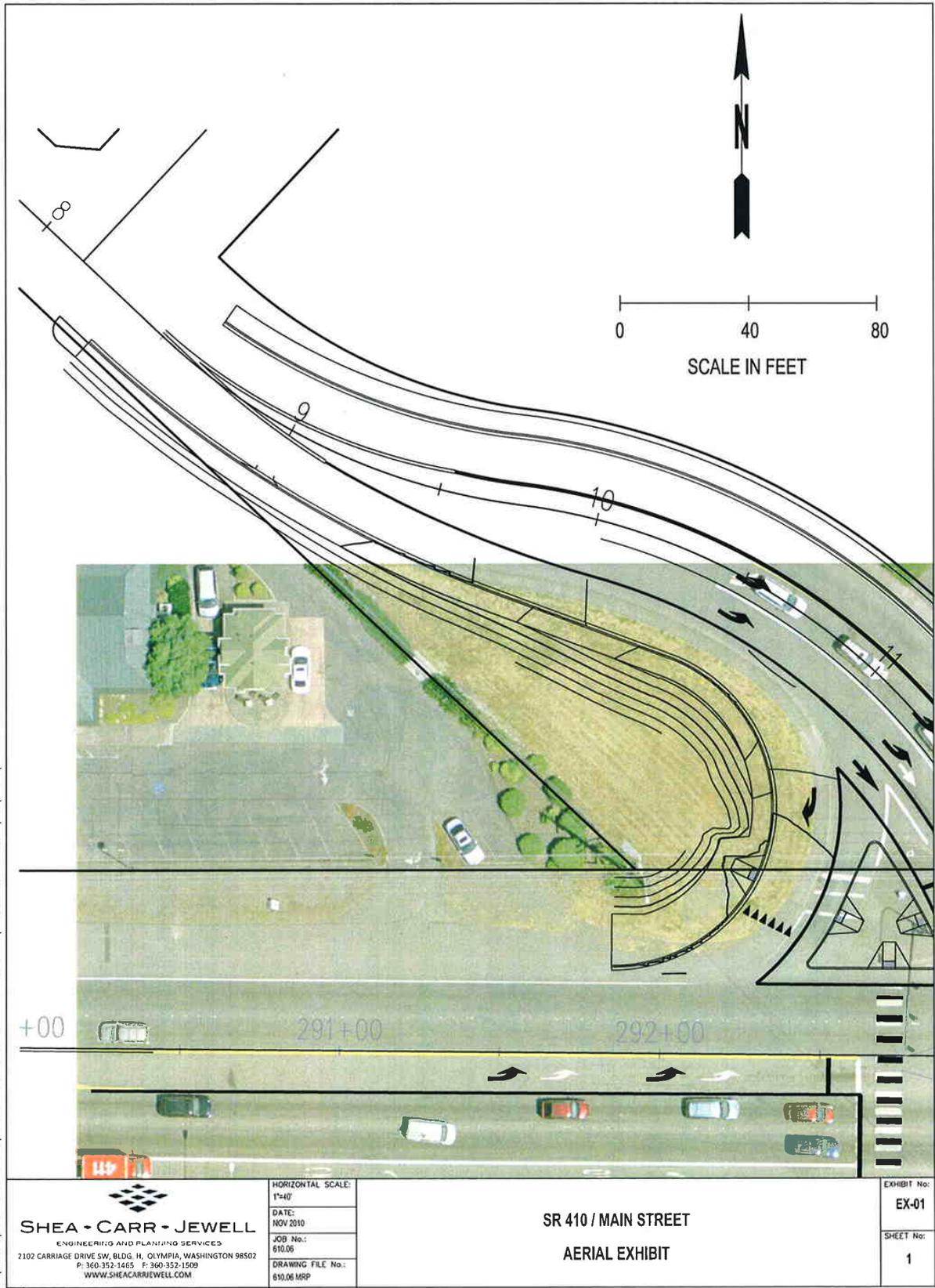
IN WITNESS WHEREOF, this Agreement has been entered into between the parties as of the _____ day of _____, 2011.

CITY OF BONNEY LAKE

GREATER BONNEY LAKE MEMORIAL COMMITTEE

By: Neil Johnson, Jr., Mayor

By: David Colbeth
Its: President



Nov 08, 2010 6:19:02pm - User: [username]
 R:\projects\318101 CITY OF BOSTON\1.00-06 SR 410 SUMNER BUCKLEY HWY TO ANGLENE ROAD\PHASE 02 PRELIMINARY DESIGN\CADD\EXHIBIT 01


SHEA • CARR • JEWELL
 ENGINEERING AND PLANNING SERVICES
 2102 CARRIAGE DRIVE SW, BLDG. H, OLYMPIA, WASHINGTON 98502
 P: 360.352-1465 F: 360.352-1509
 WWW.SHEACARRJEWELL.COM

HORIZONTAL SCALE:	1"=40'
DATE:	NOV 2010
JOB No.:	610.06
DRAWING FILE No.:	610.06 MRP

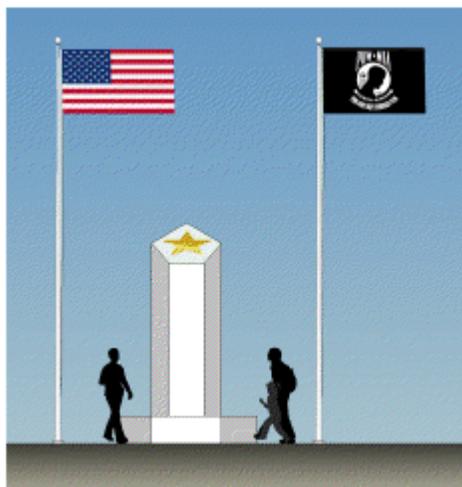
SR 410 / MAIN STREET
AERIAL EXHIBIT

EXHIBIT No:	EX-01
SHEET No:	1

Appendix B: Bonney Lake Veterans Memorial – Concept Plan



Perspective View



Front View

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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: Executive / Don Morrison	Meeting/Workshop Date: 15 November 2011	Agenda Bill Number: AB11-147
Agenda Item Type: Ordinance	Ordinance/Resolution Number: D11-147	Councilmember Sponsor:

Agenda Subject: Mid-Biennial Budget Amendment

Full Title/Motion: An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adopting The Mid-Biennial Budget Amendment For Budget Years 2011 And 2012 ...

Administrative Recommendation: Approve

Background Summary: The Council approved Ordinance No. 1373 which adopted the biennial budget for fiscal years 2011-2012. RCW 35A.34 provides procedures for adopting, managing, and amending a biennial budget, and requires that the adopted biennial budget be subject to a mid-biennial review and modification as needed. The proposed modification (Ord D11-147) amends the 2011 revenues and expenditures based on estimated actuals. The 2012 revenues are likewise amended based on the most recent revenue estimates for next year. In the General Fund, the 2012 amended departmental budgets reflect a continuation of the essential services, but have been further trimmed to reduce dependence on operating reserves. The Council had authorized use of \$400,000 of General Fund reserves to balance the 2011 General Fund operating budget. Fortunately, by holding the line on expenditures the Administration will not need any of the fund balance that was authorized. In fact, we estimate that annual General Fund operating revenues will exceed operating expenditures by some \$159,174. In 2012 we are proposing to carry-over the \$400,000 of reserves the Council had authorized for 2011 but were not used. It is our hope that, like 2011, we will not actually need to use any of it. The expenditures programmed in the utility funds remain largely as originally budgeted, adjusted for changes as a result of grants, PWTF loans, council actions, and the carryover of 2011 capital projects in progress.

Attachments: D11-147 and Exhibits A-D

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation: See Attached			

COMMITTEE, BOARD & COMMISSION REVIEW											
Council Committee Review:	Finance Committee Date: 8 November 2011	Approvals: Chair/Councilmember Dan Swatman Councilmember Mark Hamilton Councilmember James Rackley	<table style="width: 100%; border: none;"> <tr> <td style="text-align: right;">Yes</td> <td style="text-align: left;">No</td> </tr> <tr> <td style="text-align: right;"><input checked="" type="checkbox"/></td> <td style="text-align: left;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: right;"><input checked="" type="checkbox"/></td> <td style="text-align: left;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: right;"><input checked="" type="checkbox"/></td> <td style="text-align: left;"><input type="checkbox"/></td> </tr> </table>	Yes	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yes	No										
<input checked="" type="checkbox"/>	<input type="checkbox"/>										
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<input checked="" type="checkbox"/>	<input type="checkbox"/>										
	Forward to: Workshop	Consent Agenda:	<input type="checkbox"/> Yes <input type="checkbox"/> No								
Commission/Board Review:											
Hearing Examiner Review:											

COUNCIL ACTION	
Workshop Date(s):	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

ORDINANCE NO. D11-147

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, ADOPTING THE MID-BIENNIAL BUDGET AMENDMENT FOR BUDGET YEARS 2011 AND 2012

WHEREAS, the City Council approved Ordinance No. 1373 which adopted a biennial budget for fiscal years 2011-2012; and

WHEREAS, Ch. 35A.34 RCW provides procedures for adopting, managing, and amending a biennial budget; and

WHEREAS, RCW 35A.34.130 requires that the adopted biennial budget be subject to a mid-biennial review and modification as needed; and

WHEREAS, on November 8, 2011 the City Council held a public hearing upon notice for the purpose of considering mid-biennial modifications and amendments to the adopted 2011-2012 biennial budget;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The biennial budget for the City of Bonney Lake for the period January 1, 2011 through December 31, 2012 as contained in the adopted 2011-2012 Biennial Budget for total revenues/sources (including beginning fund balances) and expenditures/uses (excluding ending fund balances) and as revised by the City Council, is hereby amended by Total Revenues and Expenditures for each fund as shown on the attached Exhibit "A" (City of Bonney Lake Mid-Biennial Budget Amendment).

Section 2. The changes to biennial operating expenditures, capital expenditures, transfers and debt service schedules as shown on the attached Exhibit "B" is hereby adopted.

Section 3. The changes to the Equipment Replacement Schedule of the Equipment Rental & Replacement Fund, as shown on the attached Exhibit "C," are hereby adopted.

Section 4. The changes to the Position Summary, as shown on the attached Exhibit "D," are hereby adopted.

Section 5. The City Clerk is directed to transmit a certified copy of the City of Bonney Lake adopted 2011-2012 Mid-Biennial Budget Amendment (Ordinance No. D11-147 and Exhibits "A", and "B") to the Office of the State Auditor and to the Association of Washington Cities.

Section 6. This ordinance concerning matters set out in RCW 35A.11.090, it is not subject to referendum, and shall take effect January 1, 2012 after its passage, approval and publication as required by law.

PASSED by the City Council of the City of Bonney Lake this 13^h day of December, 2011.

Neil Johnson, Jr. Mayor

Attested:

Harwood T. Edvalson, City Clerk

Approved as to Form:

James Dionne, City Attorney

Passed:
Valid:
Published:
Effective Date:

Number	Fund Name	2011			2012			2011/2012 Biennium		
		Adopted	Mid-Biennial	Final	Adopted	Mid-Biennial	Final	Adopted	Mid-Biennial	Final
001	General	15,676,458	(308,851)	15,367,607	13,524,865	(439,214)	13,085,651	29,201,323	(748,056)	28,453,267
120	Drug Investigation	230,698	-	230,698	-	100,000	100,000	230,698	100,000	330,698
126	Contingency	-	-	-	-	-	-	-	-	-
208	1997 G.O. Public Safety Building	357,850	-	357,850	-	-	-	357,850	-	357,850
301	Street CIP	4,617,640	(2,292,970)	2,324,670	550,000	4,047,870	4,597,870	5,167,640	1,754,900	6,922,540
302	Parks CIP	2,571,919	(1,508,000)	1,063,919	245,825	1,365,000	1,610,825	2,817,744	(143,000)	2,674,744
320	General Government CIP	1,580,675	-	1,580,675	2,350,000	700,000	3,050,000	3,930,675	700,000	4,630,675
325	Civic Center CIP	-	-	-	-	-	-	-	-	-
401	Water	12,789,110	(2,951,016)	9,838,094	9,547,853	3,659,239	13,207,092	22,336,963	708,223	23,045,186
402	Wastewater (Sewer)	12,743,420	(3,978,734)	8,764,686	9,024,872	4,657,868	13,592,740	21,768,292	589,134	22,357,426
415	Stormwater	1,530,396	(277,326)	1,253,070	1,393,235	271,497	1,664,732	2,923,631	(5,829)	2,917,802
501	Equipment Rental & Replacement	967,797	14,242	982,039	903,660	256,053	1,159,713	1,871,457	270,294	2,141,751
502	Insurance	413,249	21,680	434,939	413,249	(4,814)	408,435	826,498	16,876	843,374
Total		53,479,212	(11,280,966)	42,198,246	37,953,559	14,523,499	52,477,058	91,432,771	3,242,533	94,675,304

REVENUES

Number	Fund Name	2011			2012			2011/2012 Biennium		
		Adopted	Mid-Biennial	Final	Adopted	Mid-Biennial	Final	Adopted	Mid-Biennial	Final
001	General	12,782,194	94,588	12,876,782	13,338,706	(646,227)	12,692,479	26,120,900	(551,639)	25,569,261
120	Use of Fund Balance	2,894,264	(403,439)	2,490,825	186,160	207,014	393,174	3,080,424	(196,425)	2,883,999
126	Drug Investigation	230,000	-	230,000	-	100,000	100,000	230,000	100,000	330,000
208	Contingency	-	-	-	-	-	-	-	-	-
301	1997 G.O. Public Safety Building	357,850	-	357,850	-	-	-	357,850	-	357,850
301	Street CIP	1,399,100	-	1,399,100	1,293,575	-	1,293,575	2,692,675	-	2,692,675
302	Parks CIP	1,352,000	115,000	1,467,000	373,500	606,000	979,500	1,725,500	721,000	2,446,500
320	General Government CIP	582,000	-	582,000	148,000	(55,000)	93,000	730,000	(55,000)	675,000
325	Civic Center CIP	82,000	-	82,000	148,000	(50,000)	98,000	230,000	(50,000)	180,000
401	Water	10,421,000	-	10,421,000	8,123,200	-	8,123,200	18,544,200	-	18,544,200
402	Wastewater (Sewer)	7,611,100	-	7,611,100	4,098,200	3,325,190	7,423,390	11,709,300	3,325,190	15,034,490
415	Stormwater	1,728,200	-	1,728,200	1,667,500	-	1,667,500	3,395,700	-	3,395,700
501	Equipment Rental & Replacement	1,113,189	1,126,365	2,239,574	1,146,585	8,300	1,154,885	2,259,774	1,134,685	3,394,459
502	Insurance	357,731	-	357,731	357,731	-	357,731	715,462	-	715,462
Total		40,910,628	932,534	41,843,162	30,881,157	3,495,277	34,376,434	71,791,785	4,427,811	76,219,596

General Fund
Revenues + Use of Fund Balance = Expenditures

Revised: 1/18/2011 15:31

2011/2012 Biennial Budget
MID-BIENNIAL BUDGET AMENDMENT

Fund 501: Equipment Rental & Replacement

Asset #	Department	Equipment	2011		2012	
			Adopted	Revised	Adopted	Revised
29	Water	2004 Gummman Van	\$ 25,296	\$ 25,296	\$ -	\$ -
79*	Water	1980 Hyd Boom Truck	125,200	-	-	125,000
PD022	Police	2003 Ford Sedan	37,000	37,000	-	-
PD044	Police	2004 Ford Sedan	37,000	37,000	-	-
PD047	Police	2004 Ford Sedan	37,000	37,000	-	-
PD045	Police	2004 Ford Sedan	37,000	37,000	-	-
PD043	Police	2003 Ford Sedan	-	-	37,000	37,000
PD052	Police	2004 Ford Sedan	-	-	37,000	37,000
PD053	Police	2004 Ford Sedan	-	-	37,000	37,000
PD054	Police	2004 Ford Sedan	-	-	37,000	37,000
PD042	Police	2004 Ford Sedan	-	-	37,000	37,000
37	PW Admin	2001 Ford Taurus Sedan	-	-	16,000	16,000
73	Parks	1992 Ford Pickup ¹	-	-	18,000	18,000
104	Comm Dev	2000 Plymouth Breeze ²	-	-	-	-
133	Comm Dev	2000 Dodge Stratus SE ²	-	-	-	-
106	Comm Dev	2000 Chrysler 300 ²	-	-	-	-
			<u>\$ 298,496</u>	<u>\$ 298,496</u>	<u>\$ 219,000</u>	<u>\$ 344,000</u>

¹Pickup will be retained as roll-down unit for use by seasonal employees.

²Vehicles will be surplused and replaced with one (1) new passenger sedan (shown in new rolling stock).

City of Bonney Lake
POSITION SUMMARY

Year	2008		2009		2010		2011		2011		2012		2012	
	Authorized	F.T.E.	Adopted	F.T.E.	Adopted	F.T.E.	Adopted	F.T.E.	Revised	F.T.E.	Adopted	F.T.E.	Revised	F.T.E.

CITY COUNCIL	Councilmember (Part-Time)	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
TOTAL CITY COUNCIL		7,000												

EXECUTIVE

Mayor	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
City Administrator	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Executive Assistant	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Facilities & Special Projects Manager														
Special Events Coordinator														
Facilities Maintenance Worker II														
Custodian														
TOTAL EXECUTIVE	3,000													

LEGAL

City Prosecutor					1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
TOTAL LEGAL					1,000									

COURT

Municipal Judge	0.750	0.850	0.850	0.850	0.850	0.850	0.850	0.850	0.850	0.850	0.850	0.850	0.850	0.850
Court Administrator	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Court Clerk I	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Court Clerk II	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
TOTAL COURT	5,750	5,850												

FINANCE

Chief Financial Officer	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Accounting Manager														
Financial Operations Supervisor														
Senior Accountant	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Accountant	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Utility Billing Supervisor														
Accounting Specialist III	4,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Accounting Specialist III	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Payroll Officer	1,000													
TOTAL FINANCE	10,000													

CITY CLERK & ADMINISTRATIVE SERVICES

Administrative Services Director/City Clerk	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Records/Information Specialist	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Administrative Specialist III	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Human Resources Manager														
Human Resources Officer	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Information Services Manager														
Information Services Coordinator	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
PO/Network Technician	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Senior Center Manager														
Senior Services Assistant														
Cook														
Senior Center Aide/Van Driver														
Kitchen Aide														
TOTAL CITY CLERK & ADMINISTRATIVE SERVICES	7,000	11,900	7,000	11,900	11,900									

City of Bonney Lake
POSITION SUMMARY

Year	2008	2009	2010	2011	2011	2012	2012
	Authorized FILE	Adopted FILE	Adopted FILE	Adopted FILE	Revised FILE	Adopted FILE	Revised FILE

COMMUNITY SERVICES							
Community Services Director	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Special Events Coordinator	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Community Services Specialist	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Facilities Maintenance Worker II	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Custodian	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Parks Lead Worker	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Maintenance Worker II (Parks/Forestry)	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Senior Center Manager	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Senior Services Assistant	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Kitchen Cook	0,800	0,800	0,800	0,800	0,800	0,800	0,800
Kitchen Aider	0,300	0,300	0,300	0,300	0,300	0,300	0,300
Senior Center Aide/Van Driver	1,800	1,800	1,800	1,800	1,800	1,800	1,800
TOTAL COMMUNITY SERVICES	11,900	11,900	11,900	11,900	10,900	10,900	10,900

POLICE							
Police Chief	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Assistant Police Chief	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Police Lieutenant	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Department Assistant	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Records Clerk	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Police Sergeant	4,000	5,000	5,000	4,000	4,000	4,000	4,000
Patrol Officers	21,000	22,000	22,000	22,000	22,000	22,000	22,000
School Resource Officer	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Community Services Officer	3,200	3,200	3,200	3,600	3,600	3,600	3,600
TOTAL POLICE	36,200	37,200	37,200	37,200	37,600	37,600	37,600

COMMUNITY DEVELOPMENT							
Community Development Director	1,000	1,000	1,000	1,000	1,000	1,000	1,000
GIS Analyst	1,000	1,000	1,000	1,000	1,000	1,000	1,000
GIS Project Specialist	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Planning Manager	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Associate Planner	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Assistant Planner	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Planning Technician	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Code Enforcement Officer	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Development Services Engineer	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Construction Inspector	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Administrative Specialist I/II	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Building Official	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Permit Coordinator	2,000	1,000	2,000	1,000	1,000	1,000	1,000
Permit Technician I/II	4,000	2,000	4,000	1,000	1,000	1,000	1,000
Building Inspector 2	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Building Inspector 1	2,000	2,000	2,000	2,000	1,000	1,000	1,000
TOTAL COMMUNITY DEVELOPMENT	17,000	17,000	17,000	13,000	14,000	13,000	14,000

City of Bonney Lake
POSITION SUMMARY

Year	2008		2009		2010		2011		2011		2012		2012	
	Authorized F.T.E.		Adopted F.T.E.		Adopted F.T.E.		Adopted F.T.E.		Revised F.T.E.		Adopted F.T.E.		Revised F.T.E.	

PUBLIC WORKS (Water, Sewer, Streets, Stormwater, ER&R)	2008		2009		2010		2011		2011		2012		2012	
	Authorized F.T.E.		Adopted F.T.E.		Adopted F.T.E.		Adopted F.T.E.		Revised F.T.E.		Adopted F.T.E.		Revised F.T.E.	
Public Works Director	1,000		1,000		1,000		1,000		1,000		1,000		1,000	
Assistant Public Works Director	1,000		1,000		1,000		1,000		1,000		1,000		1,000	
Public Works Support Services Coordinator	1,000		1,000		1,000		1,000		1,000		1,000		1,000	
Assistant Engineer	1,000		1,000		1,000		1,000		1,000		1,000		1,000	
Administrative Specialist IV	1,000		1,000		1,000		1,000		1,000		1,000		1,000	
Civ Engineer	1,000		1,000		1,000		1,000		1,000		1,000		1,000	
Administrative Specialist III	1,000		1,000		1,000		3,000		3,000		3,000		3,000	
Engineering Technician	1,000		1,000		1,000		1,000		1,000		1,000		1,000	
Maintenance Worker I	7,000		7,000		7,000		6,000		6,000		6,000		6,000	
Maintenance Worker II	18,000		18,000		18,000		17,000		17,000		17,000		17,000	
Maintenance Electrician	1,000		1,000		1,000		1,000		1,000		1,000		1,000	
Mechanic II	1,000		1,000		1,000		1,000		1,000		1,000		1,000	
Meter Reader	2,000		2,000		2,000		2,000		2,000		2,000		2,000	
Project Manager	2,000		2,000		2,000		2,000		2,000		2,000		2,000	
Lead Maintenance Worker	3,000		3,000		3,000		3,000		3,000		3,000		3,000	
Utility Supervisor	1,000		1,000		1,000		1,000		1,000		1,000		1,000	
Street & Stormwater Supervisor	1,000		1,000		1,000		1,000		1,000		1,000		1,000	
Assistant City Engineer - Utilities	1,000		1,000		1,000		1,000		1,000		1,000		1,000	
Parks Lead Worker														
Maintenance Worker II (Parks/Forestry)														
TOTAL ENGINEERING	44,000		44,000		44,000		44,000		46,000		44,000		46,000	

TOTAL STAFFING (excludes elected officials)	133,850		134,900		134,950		131,350		132,350		131,350		132,350	
TOTAL POPULATION	16,220		16,500		16,690		16,857		16,857		17,025		17,025	
F.T.E. per 1,000 population	8.25		8.16		8.09		7.79		7.85		7.71		7.77	

Schedule A
TOTAL REVENUES & EXPENDITURES
GOVERNMENTAL FUNDS (Note A)
2011 - 2016 ANALYSIS

	Actual		Unaudited Actual (B)		Adopted Budget 2011	Adopted Budget 2012	Actual Through August 31 2011	Projected Budget						2011 - 2016 Estimated Totals	
	2007	2008	2009	2010				2011	2012	2011	2012	2013	2014		2015
GENERAL GOVERNMENT															
General Revenues	2,133,942	2,304,267	2,454,803	2,731,060	2,972,150	2,800,872	1,363,295	2,943,429	2,560,155	2,593,006	2,619,017	2,645,207	2,671,659	15,992,592	
Property Taxes (311)	3,511,492	3,628,634	3,118,165	3,351,720	3,519,306	3,780,464	1,694,204	3,519,306	3,535,903	3,749,117	4,011,555	4,252,584	4,633,753	23,744,937	
Sales Tax (312 + 313)	2,518,967	2,473,597	2,705,708	2,350,105	2,403,906	2,476,023	1,495,598	2,655,592	2,699,020	2,179,991	2,891,150	3,053,730	3,211,853	17,809,432	
Utility Tax (314, 316 - 316.20)	0	157,669	145,020	145,020	146,470	148,400	101,062	173,937	173,942	479,189	479,189	580,755	580,755	3,456,133	
Other taxes (316.20, 317, 319)	0	441,005	376,015	459,498	468,074	529,571	232,565	52,975	577,506	582,282	620,779	612,766	632,051	3,573,120	
Licenses & Permits (320)	1,776,038	380,009	569,535	453,216	574,387	571,406	313,142	430,893	472,237	506,384	551,927	601,619	656,756	3,279,188	
Intergovernmental (330)	240,597	380,009	380,009	380,009	380,009	380,009	380,009	380,009	380,009	380,009	380,009	380,009	380,009	3,800,009	
Changes for Goods & Service (341 - 348)	1,066,236	737,114	541,302	653,300	533,034	652,136	421,488	723,532	727,141	756,227	778,914	810,970	834,373	4,630,249	
Fines & Forfeits (350)	307,975	662,461	581,150	614,658	533,034	652,136	51,838	90,900	170,624	171,487	181,931	167,389	169,263	575,060	
Investment Interest (351)	207,150	916,632	234,120	141,659	174,639	176,380	81,201	41,000	41,000	41,000	41,000	41,000	41,000	1,077,335	
Other Rev-Fac Remains (U/C, Amex) (362, 363, 369)	1,055,158	73,321	381,769	28,090	22,528	80,000	37,857	41,000	1,155,996	1,200,976	1,249,015	1,286,485	1,325,080	2,460,000	
Administrative Transfers in (349)	13,025,266	11,109,610	896,991	1,132,035	1,132,035	1,455,896	754,659	12,876,781	12,692,477	13,155,583	13,776,848	14,467,679	15,351,205	82,340,573	
Total Budgeted Revenue	13,025,266	13,123,620	11,990,211	12,233,223	12,782,184	13,338,706	6,953,256	12,876,781	12,692,477	13,295,583	14,036,848	14,897,679	15,976,205	83,775,573	
Additional Revenues Not Included Above															
Resource Conservation Management (RCM) Grant															
800/MHz Related Revenues or Credits (Note G)															
Address Tax Rev - New Retail Establishments															
Total Additional Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Revenues	13,025,266	13,123,620	11,990,211	12,233,223	12,782,184	13,338,706	6,953,256	12,876,781	12,692,477	13,295,583	14,036,848	14,897,679	15,976,205	83,775,573	
Operations & Maintenance - See Schedule B	10,530,401	12,144,193	12,104,965	12,749,805	15,676,438	13,524,865	10,166,378	15,676,607	13,065,632	13,539,363	13,992,544	14,788,270	15,231,918	85,995,354	
Sub-Total Results of Operations	2,494,865	979,427	-114,754	-516,582	-2,894,254	-186,159	-3,332,122	-2,800,826	-383,175	-243,780	54,304	109,409	744,286	-2,219,781	
Debt Service															
Dedicated Revenues (197 Bonds)					358,000	0	0	358,000	0	0	0	0	0	358,000	
1997 Bonds - paid off in 2011 (Note C)					358,000	0	0	358,000	0	0	0	0	0	358,000	
2006 Civic Center Bonds (\$561,443 annual) (Note T)					0	0	0	0	0	0	0	0	0	0	
2008 800 MHz Loan (\$231,000 annual) (Note V)					0	0	0	0	0	0	0	0	0	0	
Total Net Debt Service					358,000	0	0	358,000	0	0	0	0	0	358,000	
Annual Net Available															
Reserve Transfers Out (\$2,600,000) (Note U)															
Fund Balance From Prior Year					5,200,332	5,005,578	NA	4,568,996	2,078,170	1,684,995	1,441,216	1,495,520	1,604,828	4,568,996	
Year End Fund Balance					5,085,978	4,568,996	NA	1,674,732	1,684,995	1,441,216	1,485,520	1,504,928	1,604,828	4,568,996	
Fund Balance as a % of current year expenditures					10.89%	11.01%	NA	13.52%	12.88%	10.64%	10.70%	10.85%	15.42%	15.42%	

Notes:
A. Includes only General Fund Capital and Contingency funds not included in this analysis.
B. 2010 reflects unaudited actuals. Once the audit is completed the audited numbers will be inserted.
C. 1997 GO Bonds for the Public Safety Building will be paid off in 2011.
D. Fire Station Lease, catch up amount of \$260,604 in 2009 included in "other revenue." In years hence the annual lease of \$66K is also included in "other revenue" line item.
E. Justice Center Annex and other leased space is included in "misc revenue" beginning 2010 and is reflected in a separate line item. #622,50
F. Shoreline Marine Planning Grant is included in the line item titled "Intergovernmental" in 2010.
G. 800 MHz Revenues: 2013: Summer-\$25K, EPRR-\$25K, 2014: Summer-\$25K, EPRR-\$25K, 2015: Summer-\$25K, EPRR-\$25K, 2016: Summer-\$25K, EPRR-\$25K
H. Administrative Transfers in: includes changes to other funds, etc. for administrative, professional, technical time, insurance, etc. (+3% beginning 2012 and reassessed in years hence)
Economic Recovery Assumptions as follows:
I. Property Tax: 2012 Preliminary Certification received from Pierce County in the September, 2013 = + 5% of prior year, 2014 = 1% of prior year, 2015 = +7%, 2016 = +8%
J. Sales Tax: Calculated historical average of annual % of increase from 2004 through 2010 = 6.58%, Year 2011 = +5%, 2012 = +5%, 2013 = +6%, 2014 = +7%, 2015 = +7%, 2016 = +8%
K. Utility Tax: Year 2012 = +5%, 2013 = +3%, 2014 = +3%, 2015 = +3%, 2016 = +3%
L. Other Tax: Year 2012 = +5%, 2013 = +3%, 2014 = +3%, 2015 = +3%, 2016 = +3%
M. Licenses & Permits: Year 2012 = +5%, 2013 = +3%, 2014 = +3%, 2015 = +3%, 2016 = +3%
N. Intergovernmental: (This line item includes grants and entitlements) Year 2012 = +3%, 2013 = +3%, 2014 = +3%, 2015 = +3%, 2016 = +3%
O. Changes for goods & services: Year 2012 = +5%, 2013 = +7%, 2014 = +9%, 2015 = +9%, 2016 = +9%
P. Fines & Forfeits: Year 2012 = +5%, 2013 = +4%, 2014 = +3%, 2015 = +4%, 2016 = +3%
Q. Investment Interest: Year 2012 = +1%, 2013 = +3%, 2014 = +3%, 2015 = +4%, 2016 = +3%
R. Other Revenues: (Includes lease to EPRR) Year 2012 = +5, 2013 = +3%, 2014 = +3%, 2015 = +3%, 2016 = +1%
S. Other Revenues: (Separate line item for Justice Center leased space) 2012 through 2016= no additional estimates for leased space
T. 2011 Civic Center Debt Service Bond Payment (\$661,443 included in General Fund, Schedule B)
U. 2011 Reserve Transfers Out (\$2,600,000) as follows: To Fund 301 (Street CIP) = \$1 Million, To Fund 320 (GSCIP) = \$300K, To Fund 501 (EPRR) = \$700K (Additional detail on schedule B, Note Q)
V. 2011 Reserve Transfers Out (\$2,600,000) as follows: To Fund 301 (Street CIP) = \$400K, To Fund 302 (Park CIP) = \$1 Million, To Fund 320 (GSCIP) = \$300K, To Fund 501 (EPRR) = \$700K (Additional detail on schedule B, Note Q)
W. 2011 800 MHz debt service payment budgeted in the Debt Fund (\$231,000) in 2012 through 2016 the annual amount (\$231,000) included in General Fund, Schedule B

Schedule B
General Fund Operations & Maintenance Expenditures
GENERAL GOVERNMENT
2011 - 2016 ANALYSIS

	2007		2008		2009		2010		Adopted Budget	Adopted Budget	Actual Through 31-Aug	Projected Budget						2011 - 2016 Estimated
	Actuals	Unaudited	Actuals	Unaudited	Actuals	Unaudited	Actuals	Unaudited				2011	2012	2013	2014	2015	2016	
11 Legislative	100,760	74,673	105,992	105,992	65,157	89,994	90,527	27,397	45,994	52,004	65,327	88,093	90,736	95,458	96,261	500,068		
12 Judicial	400,346	542,491	527,179	484,658	484,658	558,647	334,621	334,621	532,202	544,932	590,392	627,069	645,912	655,462	613,328	3,425,924		
13 Executive	254,914	355,954	309,144	318,893	318,893	377,667	391,501	208,465	590,392	627,069	1,016,788	1,090,028	1,122,729	1,156,411	1,191,103	3,919,746		
14 Financial Services	639,181	900,358	843,393	886,157	886,157	1,014,287	1,064,967	529,897	1,016,788	1,090,028	1,122,729	1,156,411	1,191,103	1,226,638	6,803,895			
15 Legal	341,610	590,851	500,122	487,895	487,895	350,560	354,060	187,087	346,530	343,132	353,426	358,471	374,950	364,198	2,169,264			
16 Information Technology	426,515	461,435	437,394	474,553	474,553	469,691	487,219	343,487	465,167	492,011	498,471	528,814	544,619	528,706	3,024,229			
18 Administrative Services	456,229	463,034	450,150	448,049	448,049	492,130	500,247	291,645	498,200	513,412	528,814	528,814	568,019	577,650	3,221,974			
21 Law Enforcement	4,040,303	4,588,302	4,588,302	4,749,246	4,749,246	5,243,128	5,331,748	2,907,525	5,195,611	5,362,770	5,523,653	5,689,363	5,860,044	6,035,845	33,668,285			
32 Engineering and Public Works Administration	65,475	163,750	193,660	193,660	77,203	83,894	83,894	44,282	72,895	72,895	72,894	75,081	77,333	79,653	82,043	459,899		
42 Road & Streets Maintenance	909,967	885,130	987,124	1,002,385	1,002,385	925,770	853,597	628,642	988,690	911,719	939,071	967,243	987,243	1,026,148	5,799,130			
57 Senior Center	282,987	305,896	259,622	320,195	320,195	427,471	427,471	201,147	211,920	211,920	274,994	344,971	355,320	385,979	376,959	2,101,208		
58 Comm Devlop (Prior to 2011 in Two Depts #58 & 59)	249,806	239,622	664,124	664,124	670,556	417,164	427,115	273,716	323,056	334,923	342,758	347,041	352,452	355,966	160,675	989,842		
59 Facilities (Note O)	641,724	639,423	472,875	472,875	474,634	1,396,192	1,463,820	786,695	1,388,016	1,428,878	1,471,744	1,515,897	1,561,374	1,608,215	8,954,122			
60 Parks and Recreation (Note P)	381,400	321,673	356,152	410,355	410,355	545,748	516,382	350,505	508,078	548,175	564,620	581,559	599,008	616,976	3,418,414			
78 Facilities (Note P)	381,400	321,673	356,152	410,355	410,355	289,099	289,099	158,151	282,670	282,670	274,994	291,741	300,493	309,508	1,742,650			
80 Non-Departmental (Note O)	405,000	295,590	489,869	971,102	971,102	3,117,810	774,410	2,881,939	3,115,510	770,110	793,213	817,010	841,520	866,766	7,204,129			
Miscellaneous Non-Departmental Expenditures		255,937				15,676,458	13,524,856	10,195,378	15,531,322	13,533,382	13,939,383	14,357,544	14,788,270	15,231,918	87,381,779			
Subtotal - Budgeted Expenditures																0		
C. Potential Additional Revenue																0		
D. Reductions to revised 2012 Expenditure Budget-various Depts.																0		
E. Less specific of 600 MHz debt service transferred to bonding fund																(100,000)		
F. Portion of the LC debt service transferred to fund 320																(100,000)		
G. Fuel GC Station Charges (Additional/Reduction/Transfer)																(100,000)		
H. COLA (2.9% 2012 applicable to General Fund (\$241,918))																(1,186,425)		
I. TOTAL EXPENDITURES	10,530,401	12,144,193	12,104,965	12,749,805	12,749,805	15,676,458	13,524,856	10,195,378	15,531,322	13,533,382	13,939,383	14,357,544	14,788,270	15,231,918	85,995,354			
Estimated Ending Fund Balances are not shown here as they are considered reserves, not programmed expenditures.																		
Notes:																		
A. 2010 reflects unaudited actuals. Audited figures will be inserted at conclusion of audit.																		
B. Figures derived from the 2011/2012 adopted budget document.																		
C. Potential Additional Resources for period 2011 - 2016. A total of 0- non positions for all periods listed.																		
D. 2012 Expenditure Savings reflected in individual department budget lines																		
E. Updated expenditure estimates.																		
F. Adopted 2011 Expenditures estimates submitted by departments and reviewed by management																		
G. Adopted 2012 Expenditures estimates submitted by departments and reviewed by management																		
H. 2013, 2014, 2015 & 2016 Expenditure estimates, each year projected to increase +3% over prior year																		
I. In 2012 a portion of the 600 MHz debt service payment to be disbursed from the Drug Fund (total debt service payment = \$230,000)																		
J. In 2012 a portion of the Justice Center debt service payment to be disbursed from the General Government C.P. Fund #620 (total debt service payment = \$661,000)																		
K. General Fund Staffing Changes. (May be any combination of staff additions or reductions)																		
L. 2011:(1) Finance = ASI position budgeted entire year, less temporary salary cost (\$4,496.79 x 12 = \$53,961) less (\$17.70/hr for 10 mos) x 1,740hr = \$39,580 = Net savings \$24,381																		
M. (2) Legal = Annual salary budgeted for the entire year. Position filled 9/16/2011 therefore budget savings. Monthly Salary + Benefits = \$9,399 x 8.5/mo = \$79,696 savings																		
N. (3) Police = Salary position budgeted for entire year. Vacant for 6 months therefore budget savings. Monthly Salary + Benefits = \$10,463 x 6 mo. = \$62,778 savings																		
O. (4) Police = Vacation & Sick Leave payout to Chief Mitchell = \$36,000																		
P. (5) Planning = Associate Planner budget savings for four months. Monthly salary + benefits = \$8,230 x 4 = \$32,920																		
2012: (1) Finance = ASI position budgeted entire year (salary & benefits = \$88,022). Jump hire for 6 months only (\$20/hr for salary & benefit) x 1040hr = \$20,800. Savings of \$67,200																		
(2) Police = Savings as a result of different salary levels for old Chief versus new Chief - Salary saving = \$18,816 + Benefit saving = \$3,118. Total = \$21,934																		
(3) Police = Savings as a result of different salary levels for Assistant Chief versus Sergeant with 5% out of class premium for 8 months = \$13,345 - \$10,407 = \$2,938 x 8 = \$23,504																		
(4) Police = Delay in filling 2 positions. Annual Salaries & Benefits = \$104,388 + \$97,978 = \$202,366 / 12mos = \$16,864 x 3 months = \$50,592																		
(5) Planning = Salary & Benefit savings (12 months) - vacant Associate Planner position. \$62,819.52 + \$21,660.76 = \$84,480																		
2013 through 2016: Estimates provided by City Administrator																		
A. 2.8% COLA for 2012 was included in Department Budgets. "What If" scenario = back out COLA for everyone (AFSCME, Non-reps, and Police) has a budget balancing tool.																		
(1) AFSCME salary & benefits = \$47,151 + \$14,145 = \$61,296. (2) Non-Represented (Sal + Bene) = \$65,043 + \$18,613 = \$83,656. (3) P.D. (Sal + Bene) = \$76,897 + \$23,066 = \$99,966. Aggregate total = \$241,918																		
O. The program "Non Departmental" includes items such as insurance payments, AWC Dues, etc. In 2011 = \$2,000,000 transfers to various funds - see note below. Also 2011 - 2016 includes Debt Svc for Civic Ctr. and 600MHz.																		
P. Department #60 In 2011 = 31.2 % increase over prior year. Includes expenditures for the RCM grant and additional maintenance at the LIC																		
2011: Transfers out of Gen Fund Balance To:																		
Fund 301 = \$400,000: Neighborhood sidewalks = \$300K; RIJZ Radar units = \$100K																		
Fund 302 = \$1,000,000: Community Recreation Center/WCA																		
Fund 320 = \$500,000: (1) Downtown civic center land acquisitions and related work																		
(2) Tenant improvements in LIC to convert more space for City use																		
(3) Economic development initiatives for downtown, midtown, eastown																		
Fund 501 = \$750,000: Catch up unfunded general fund portion of depreciation																		
Total = \$1,265,000																		

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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: CD / Heather Stinson	Meeting/Workshop Date: 15 November 2011	Agenda Bill Number: AB11-130
Agenda Item Type: Ordinance	Ordinance/Resolution Number: D11-130	Councilmember Sponsor:

Agenda Subject: Comprehensive Plan amendment - Eastown Subarea Plan Element

Full Title/Motion: An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending The Eastown Subarea Plan Element Of The Comprehensive Plan.

Administrative Recommendation:

Background Summary: This amendment was initiated by the Mayor in 2011 and went through review by the Eastown Subcommittee prior to going to the Planning Commission for review.

Attachments: Draft Ordinance D11-130

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation:			

COMMITTEE, BOARD & COMMISSION REVIEW			
Council Committee Review:	<i>Approvals:</i>	Yes	No
Date:	Chair/Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
Forward to:	Consent		
	Agenda: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Commission/Board Review: 9/21/11			
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s): 10/18/11	Public Hearing Date(s): 9/7/11
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director: JPV	Mayor:	Date Reviewed by City Attorney: 10/5/11 (if applicable):

ORDINANCE NO. D11-130

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING THE EASTOWN ELEMENT OF THE COMPREHENSIVE PLAN

WHEREAS, on January 5, 2011 the Mayor added an item to the adopted Planning Commission annual work plan for consideration of amending the Eastown Element of the Comprehensive Plan; and

WHEREAS, an Eastown Steering Committee was assembled that reviewed and provided recommendations to the Planning Commission regarding the Eastown Element; and

WHEREAS, a Notice of Public Hearing was issued on August 23, 2011; and

WHEREAS, the Planning Commission conducted a public hearing on September 7, 2011; and

WHEREAS, at the September 7, 2011 Planning Commission meeting the Planning Commission recommended that the City Council update the language in regards to the Eastown Element; and

WHEREAS, SEPA has been complied with via a Determination of Non-Significance issued on September 7, 2011; and

WHEREAS, RCW 36.70A.106 requiring a 60 day review by the Washington State Department of Commerce has been complied with; and

WHEREAS, this is one of six Comprehensive Plan amendments concurrently coming before the City Council; and

WHEREAS, the criteria for amending the Comprehensive Plan set forth in BLMC § 14.140.090 are: 1) the amendments are consistent with the goals and policies of the Comprehensive Plan, 2) the comprehensive plan would remain internally consistent, 3) the amendments are consistent with the Countywide Planning Policies, 4) the amendments are consistent with the Growth Management Act, and 5) the amendments advance the public health, safety, or welfare and are in the best interest of the residents of Bonney Lake; and

WHEREAS, these criteria have been met.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. A new Eastown Element of the Comprehensive Plan as outlined in Attachment “A” of this ordinance shall replace the existing Eastown Element.

Section 2. This Ordinance concerns powers vested solely in the Council, it is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as required by law

PASSED by the City Council and approved by the Mayor this _____ day of _____, 2011.

Neil Johnson, Mayor

ATTEST:

Harwood Edvalson
City Clerk

APPROVED AS TO FORM:

James Dionne
City Attorney

Passed:

Valid:

Published:

Effective Date:

EASTOWN SUBAREA PLAN



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Executive Summary

The City of Bonney Lake annexed the Eastown area in 2002 in response to rapid growth and a need for additional undeveloped commercial land. Eastown is located at the eastern edge of the City between 214th Avenue and 234th Avenue, and is bisected by SR 410. The area remains largely undeveloped due to lack of city sewer system availability. The Washington State Department of Transportation (WSDOT) widened SR 410 in Eastown in 2011.

The Eastown Subarea Plan serves as a guide for future development of the area, addresses needed improvements to access and circulation, and provides a clear vision for establishment of Eastown as a unique and attractive area. As property in Eastown develops, the necessary infrastructure will be built, including construction of new roadways and extension of the water and sewer systems.

SR 410 through Eastown experiences significant congestion, made worse with uncontrolled access, which will intensify as development increases. This has created an unacceptable safety hazard for motorists and pedestrians alike. Developed properties currently access directly onto SR 410, and there is little cross-connection between north-south roadways. Improvements to SR 410 have included: adding a travel lane in the East-West directions; installing a landscaped, raised center median islands; installing curb, gutter and some sidewalks; installing street lights; and, constructing new stormwater facilities. Left turns out from development sites onto the roadway are prohibited except at signalized intersections. Left turns in are allowed at the end points, quarter points and mid-point in Eastown. The Eastown Development Plan envisions future improvements to SR 410 beyond the WSDOT widening project. These include frontage improvements including, but not limited to, construction of planter strips, sidewalks, and placement of utilities underground. All new development will be required to construct these additional frontage improvements adjacent to SR 410.

The improvements to SR 410 do not provide circulation throughout the adjacent properties. The Eastown Development Plan illustrates a grid network of interconnected streets. The Eastown Future Road Network identifies the new roads that will be built in Eastown. As commercial property develops, property owners will be required to set aside right-of-way for public streets and easements for private roads. All new developments will be required to construct the sections of these internal roadways located on their property that are designated as “mapped streets”.

The City has adopted access management standards consistent with WSDOT guidelines outlined in Washington Administrative Code 468.52.030 to 050 in order to provide access for land development while preserving the safety, capacity and speed of travel on SR 410. SR 410 within Eastown is designated as a class two highway with signalized intersections allowed no closer than one every half mile. Minimum distances between public or private access points are limited to one every 660 feet. Only one access point is allowed to each property unless the frontage exceeds 1,320 feet and no adverse impact on SR 410 traffic flow is created. At full build out, it is anticipated that the access points will be as shown on the

Easttown Future Road Network Map. Existing access points will be allowed until development of that property occurs.

Easttown is currently served by three separate water systems, the City of Bonney Lake municipal system, Tacoma Public Utility (TPU) Water and Valley Water District. At this time, the City of Bonney Lake does not have adequate water system infrastructure to support development in Easttown. New development proposals within the City's current water service area boundary will require installation of portions of the proposed water system network to service the specific development. Development proposals that are submitted within the TPU or Valley Water District water service areas will be required to meet the City's current fire flow standards.

To meet the future demand for sewer system infrastructure, a new sewer lift station will be constructed adjacent to 96th Street and a gravity/force main sewer system will be extended from the existing city sewer system and will be placed within the right-of-way or easements of roads identified in the Easttown Future Roadway Plan. The Easttown sewer lift station design and construction costs will be funded with public-private funding. Ultimately, the City shall be fully reimbursed for public funding expended to develop the Easttown sewer system. This reimbursement may take the form of a Utility Latecomer Agreement (ULA) or a Utility Local Improvement District (ULID). Extension of the city sewer system into Easttown is anticipated to be fully funded by the private development it will ultimately serve. All properties west of 219th Avenue will be served by gravity mains extending from the existing city sewer system. Due to topography, all properties east of 219th Avenue will be served by the new sewer lift station. This may vary depending on actual site specific topography and the order in which new development occurs. Property owners who pay to install portions of the water or sewer system beyond their own property may pursue setting up their own cost sharing options (ULA) so that all property owners pay their pro-rata share of the system costs.

Establishing a future road network and plan for water and sewer lines capable of serving future development is critical to the buildout of Easttown. Equally important is implementation of design standards that help Easttown to develop as a unique area within the City of Bonney Lake. To that end, the Easttown Sub-Area Development Plan establishes land use and development standards to provide for coordinated site development, including interconnected parking, complementary site design, and a logical infrastructure.

As Easttown transitions from a rural to an urban area, the street grid and themes adopted in this Plan will be extended throughout the area. Sidewalks with planter strips, street trees, drought-hardy landscaping, and street lighting in accordance with Bonney Lake Municipal Code, City Development Policies, and Public Works Design Standards will be installed along the new commercial collector roads. All of these elements will function together to establish Easttown as a thriving area within the City with appropriate connectivity to adjacent properties and roadways within Pierce County.



1. Introduction

The area described as Easttown is located at the far eastern edge of the City of Bonney Lake. It is generally bounded by 214th Avenue to the west, and 233rd/234th to the east. The area is largely undeveloped, although it contains scattered commercial development and several residential neighborhoods. In 2002, the City of Bonney Lake annexed the Easttown area in response to a mounting need for additional undeveloped commercial land within the City. Since that time, development within Easttown has been limited by the lack of water and sewer infrastructure and the need for improved transportation connections within the area. In order to help resolve these barriers to development, the City undertook a planning effort to address the infrastructure needs of Easttown. The end product of that planning effort is the Easttown Subarea Plan, which will be adopted as part of the City's Comprehensive Plan.

The objective of the Development Plan project is to create a document that is flexible enough to accommodate incremental growth, yet provides a structure for how the area will function as a whole. The Easttown Development Plan builds upon the goals established in the Bonney Lake Comprehensive Plan and the Strategic Commercial Districts Plan, and will serve as a guideline for future development of the area. In addition to planning for the future extension of water and sewer service to the area, the Plan addresses needed improvements to access and circulation throughout Easttown in order to reduce traffic congestion and accidents. All elements of the Plan are intended to promote orderly, coordinated growth and to provide an attractive living, working and commuting environment.

1.1 Purpose

Until relatively recently, the City of Bonney Lake was a small town in rural Pierce County. During the last few decades, the City has experienced rapid growth and the requisite challenges growth presents. As parcels having easy access to utilities and freedom from environmental constraints have been developed, increased focus has been placed on the more remote and under-served parcels in the Easttown area.

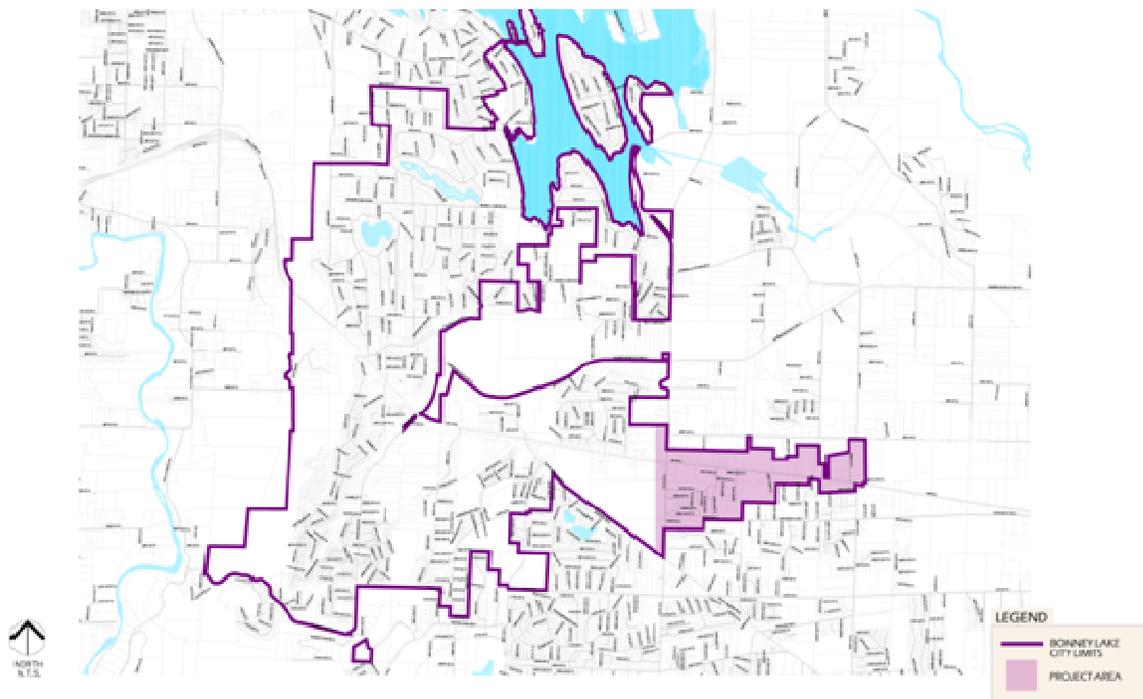
SR 410 serves as the primary access to Bonney Lake. It bisects the Easttown area, which presents challenges to both the extension of services and the creation of an urban area with its

own character and sense of place. As development occurs along SR 410, additional access points to the highway are established which result in lost roadway capacity. Left turns on SR 410 are restricted.

Current development practices can result in undesirable change if new projects are constructed without consideration of neighboring land uses. Infrastructure must be in place to support rapid development and to see that growth is approached in a comprehensive manner in order to establish Easttown as a unique, attractive and thriving area of Bonney Lake. A clear vision for the public elements of the area such as streets, sidewalks and parks is necessary in order to shape the image of Easttown. Infrastructure development standards will ultimately create the character of the area and reflect community goals.

Figure 1 below shows the location of Easttown and its relationship to the City of Bonney Lake.

Figure 1 – Easttown Vicinity Map



1.2 Existing Conditions

At present, Eastown is largely undeveloped. New development is limited by the lack of available sewer service. WSDOT's SR 410 widening project in 2011 relieved congestion and improved safety. In conjunction with the improvements to SR 410, access control standards and frontage improvement standards ensure the improvements have the desired effect. These standards are included within the Circulation segment of this Plan.



1.2.1 Natural Environment

Many parcels in Eastown contain wetlands and tributaries to Fennel Creek that limit their development potential. These areas are indicated on the Eastown Future Roads Plan. As development of parcels with critical areas occurs, developers will be required to conduct delineations to determine the location and extent of those critical areas. They will also need to address mitigation actions as part of their SEPA evaluation process and incorporate these improvements in their development plans. Fennel Creek crosses the northeast portion of Eastown. The area is generally flat or gently sloping from South to North and from West to East. SR 410 is elevated above grade of adjacent properties through much of the area.

1.2.2 Zoning

The intent of the zoning in this area, as stated in the Bonney Lake Municipal Code, is to provide appropriately located areas for various land intensive and/or limited service commercial establishments. Office uses, major retail stores and service establishments are allowed, as are wholesale distribution facilities and light industrial enterprises.

In addition to intensive commercial/industrial uses, zoning in Eastown allows a variety of residential uses. Residential uses currently permitted in this zoning classification include apartments, nursing homes, and group homes.

1.2.3 Development

Because the area is transitioning from a rural to urban character, a wide variety of development types are currently allowed within Eastown. There are a number of older homes and hobby farms interspersed among storage facilities, small retail establishments and several newer residential subdivisions. More intense commercial/industrial development, while allowed under the current zoning, has been prevented by the lack of water and sewer availability in the area. Once adequate utilities are available, additional parcels will likely develop. Infrastructure improvements will be installed by property owners. Latecomer agreements may be established so that future development pays its share of costs to extend utilities into this area and build the roadway system.

1.2.4 Road Network

There is a wide discrepancy in the types of roads that currently exist in the area. Each primary roadway within Eastown is described further below.

State Route 410

SR 410 runs east-west through Eastown and serves as the primary transportation link for through-traffic. WSDOT has designated it as a class two highway. West of 214th Avenue, SR 410 has a six-lane cross-section with two lanes westbound, three lanes eastbound between 192nd Avenue to 198th Avenue, and left-turn lanes at intersections. Within Eastown, between 214th Avenue and 234th Avenue, SR 410 is two lanes in each direction with a landscaped median and limited turning access.

214th Avenue

214th Avenue is a two-lane secondary arterial that runs north-south through the City of Bonney Lake and marks the western edge of the Eastown area. The road provides access to both residential and commercial development. Residential development adjacent to 214th Avenue is primarily south of SR 410. North of SR 410 the area along 214th is experiencing significant commercial development, including addition of a Home Depot. Projected growth in Eastown, development of 590 family housing units in the WSU Forest area, and continued growth in traffic from areas outside the city require reconstruction of the SR 410 and 214th Avenue intersection. This will increase capacity and enhance transportation safety. This project’s design will be completed in 2011. Construction will occur when sufficient funding is available.



233rd/234th Avenue

233rd Avenue is a two-lane collector arterial roadway that runs north-south from SR 410 to 96th Street. 234th Avenue is a two-lane collector arterial that runs north-south through the Eastown area connecting SR 410 with South Prairie Road in the south. These roads are narrow and rural in character. As part of the 2011 WSDOT widening project, intersection improvements occurred that aligned 233rd/234th Avenue and added a traffic signal.



96th Street

96th Street is a Pierce County east-west two-lane rural collector arterial that runs from 214th Avenue in the west past 233rd Avenue in the east. This roadway has a rolling grade and no shoulders. Existing development on both sides of the roadway is characterized by rural residential development and hobby farms.

219th Avenue, 221st Avenue, 229th Avenue

These roadways are all short, two-lane local access facilities that provide access into properties south of SR 410. The roadways intersect SR 410 at stop-sign controlled “tee” intersections. All of these roadways will require upgrades in order to support future development. Left turn-ins were built on SR 410 as part of the 2011 WSDOT widening project at 219th Ave and 229th Avenue.

225th Avenue

This future intersection will be the site of the only traffic signal between 214th and 233rd Avenue. The northern side of this intersection has had curb returns built as part of the WSDOT SR 410 widening project. Developers on the north and south sides will be required to construct this signalized intersection as part of their development.



Northern and Southern Frontage Roads

This plan calls for construction of roads parallel to SR 410 that allow shoppers/commercial users to move around Eastown without disrupting traffic on SR 410. In 2010 and 2011 the City began receiving 41-foot wide easements that allow construction of these roads for installation of the future sewer system and transportation network. Locking in these easements allows any property owner to develop their property without delays caused by development from other property owners. It ensures that when all road segments are built, they will connect with each other in a manner that allows the smooth flow of vehicles. Additionally, it clarifies for prospective developers how Eastown roads will be laid out and the impact the location of these roads will have on the layout of their developments.

Entwhistle Road

Entwhistle Road is a Pierce County two-lane local roadway running east-west that extends from a dead-end near 222nd Avenue easterly past 234th Avenue. In the Eastown area, this roadway is south of SR 410 and serves an area that is predominantly residential in character. Connection of Entwhistle road to the Southern Frontage road and to 214th Avenue at the 104th Street intersection is a long range goal of the Eastown Development Plan.

1.3 Outreach Efforts & Community Comments

An Eastown Stakeholder Informational Meeting was held on April 11, 2005 and on September 24, 2009. Stakeholders agreed that left turns from SR 410 should be limited and that shared entrances to multiple businesses would eliminate constant slowdown of traffic. Other comments included an interest in encouraging more mixed use development in the area, possible establishment of a Local Improvement District or Utility Latecomer Agreement or other mechanisms to help fund construction of sewer and water extensions into Eastown. Attendees were also advised at the 2009 meeting that Latecomer Agreements could be set up to share the costs of road construction between different property owners.

2. Goals and Policies

2.1 Relationship to Other Planning Documents

The Eastown Development Plan is based upon and consistent with a number of previously adopted goals and policies that guide development within the City of Bonney Lake. Several of the relevant goals and policies are discussed below.

2.2 Transportation Related Goals and Policies

The Transportation Element of the Bonney Lake Comprehensive Plan, updated in August, 2006, includes policies relevant to circulation and infrastructure in Eastown.

2.2.1 Service Area Policies:

SR 410 Corridor

1. Access Management (BLMC 12.30.050). The City has adopted access management standards consistent with WSDOT requirements outlined in Washington Administrative Code 468.52.030 to 050. At full build out, only access points identified in the current Eastown Future Roadway Network Map will be allowed. Existing access points will be allowed until development of that property occurs.
2. Left turns out are limited to the signalized intersections at 214th, 225th and 233rd Avenues.
3. Left turns in are limited to the signalized intersections, 219th Avenue and 229th Avenue.

Frontage Roads

1. Private Roads. Only the Northern and Southern Frontage Roads are allowed to be built to private road standards.
2. Public Roads. All North-South and other East-West roads are to be built to public design standards.
3. Private road maintenance and repair is the responsibility of the property owner.
4. Private roads are 41-foot wide and public roads are 57-foot wide.

2.2.2 Financial Policies

1. It is the policy of the City that private development pays its own way. Thus, any City investment in Eastown infrastructure should show a positive return on investment.

City contributions to Eastown infrastructure will generally be on a reimbursable basis through a Utility Latecomers Agreement (ULA), a Local Improvement District (LID), or other suitable financing mechanism.

2.2.3 Facility Policies

1. Requirement to construct public-private roads (BLMC 12.30.030). All new development will be required to construct public and private roads identified on the current version of the current Eastown Future Road Network.
2. Frontage Improvements Required:
 - a. Sidewalks
 - b. Street lights at intersections
 - c. Place existing above-ground utilities underground. BLMC 12.04.005.

2.3 Water System Goals and Policies

The Bonney Lake 2009 Comprehensive Water System Plan (CWSP), adopted in 2010, provides a comprehensive explanation of the City water system, standards, goals and policies. The excerpts contained herein are those of particular interest to Eastown property owners but do not supersede those in the CWSP. They include but are not limited to:

2.3.1 Service Area Policies

Annexation

1. Areas annexed without an existing supply will be served by the City of Bonney Lake at customers' expense.
2. Areas annexed with existing water supply and distribution system must meet Washington State Department of Health water quality standards. A state small system water permit must be available for the system or the area will be deemed not to have an adequate existing water system; thus, requiring connection to the city water system.
3. The City will follow State guidelines in the assumption of small water systems in annexation areas.
4. Private water systems will be decommissioned when the property is connected to the City water system.

Service Area

1. The City of Bonney Lake's water system shall serve all users of water within the City and within the City's water service area subject to appropriate statutes and ordinances and subject to the limitations of the existing water supply and delivery systems.
2. New developments will be required to pay for system extensions and other improvements required to provide sufficient water supply to their development. Provisions for latecomer agreements will be allowed.

3. As lead agency, the City accepts ultimate responsibility for providing water service within its service area.
4. The City will supply all customers within its water service area limits via direct service only.
5. The City will modify its water system as needed to improve hydraulic conditions for its existing customers.

2.3.2 Financial Policies

1. Water rates are described in Bonney Lake Municipal Code 13.04.070. These rates are adjusted annually utilizing the Consumer Price Index and Construction Cost Index
2. Existing customers of the City pay the direct and indirect costs of operating and maintaining existing water facilities through monthly user rates. In addition, the user rates will include revenue for debt service already incurred to finance capital improvements to the utility.
3. New customers seeking to connect to the water system will be required to pay an “equitable share of system charge” or System Development Charge (SDC) to “buy in” to the existing water distribution and water supply system. This revenue will be used to finance Capital Improvement Projects that support growth with new infrastructure or water supply purchases and may include other repairs or improvements to the water system.
4. The term “connection charge” refers to the one-time fee paid by a property owner when connecting to the water system. These fees include both the “equitable share of system charge” (SDC) and the meter “installation charge”.
5. The City will charge for the actual cost of services, material, and equipment required to make a new connection to the system, (hook-up fee or “meter installation charge”) based on an adopted rate per connection.
6. Industrial users will be charged for services on the same basis as all other residential and commercial water customers.
7. The City’s fees and charges shall be calculated for the service area as a whole. Rates will be the same regardless of service location. (Except that for customers residing outside the city limits, water rates will be increased to offset administrative and other costs that non-residents do not contribute revenue to (approximately 1.44 times the residential City rates.)

2.3.3 Facility Policies

Pressure

1. A minimum pressure of 30 pounds per square inch at customer meters shall be provided during normal peak hourly demand conditions, not including fire flow or other emergency demand conditions.
2. During fire flow and other emergency demand conditions, the minimum pressure at customer meters and in the remainder of the system shall not be less than 20 psi.

Storage

1. Storage within the distribution system must be of sufficient capacity to supplement transmission supply when peaking demands are greater than the maximum day demand rate (equalizing storage) and still maintain sufficient storage for fire flow or other emergency demand conditions.
2. Sufficient emergency storage must be provided so that should a fire occur, the supply capacity from the reservoirs would be sufficient to fight the fire while meeting the average rate of the maximum day demand.

Transmission and Distribution

1. All new construction shall be in accordance with the City of Bonney Lake Public Works Design Standards for additions to the water system.
2. Where practical, transmission and distribution mains shall be looped to increase reliability, decrease head losses, and increase capacity.

Booster Pump Stations

1. Booster pump stations shall be built as necessary for the following purposes:
 - Provide supply redundancy to a pressure zone
 - Improve the hydraulic characteristics of a pressure zone
 - Reduce the cost of water supply
 - Improve water quality (i.e., increase circulation and water treatment)
 - Increase fire flow

Reliability

1. Supply to the service area will be pursued to meet maximum day demand during a reasonable “worst case” supply system failure.
2. System demand planning will use historical demand data and assume all available land will be developed at saturation.

2.4 Sanitary Sewer Goals and Policies

The Bonney Lake 2009 Comprehensive Sewer System Plan (CSSP), adopted in 2010, provides a detailed explanation of the City water system, standards, goals and policies. The excerpts contained herein are those of particular interest to Eastown property owners but do not supersede those in the CSSP. They include but are not limited to:

2.4.1 Service Area Policies

1. In compliance with the Growth Management Act, sewer services shall not be provided to customers outside the city limits unless they are inside a Urban Growth Area (UGA) or Comprehensive Urban Growth Area (CUGA).
2. All commercial development must connect to the city sewer system per BLMC.
3. No temporary septic system permits will be authorized within Eastown until such a time as an ordinance allowing this to occur is approved by the City Council.

4. Properties or portions thereof within Pierce County that are zoned for commercial use and are adjacent to Easttown will be allowed to connect to the sewer system.

2.4.2 Financial Policies

1. Sewer utility rates and charges are explained in BLMC 13.12.
2. Sewer customers inside the City limits and outside the city limits are charged the same per agreement with Pierce County.
3. Existing customers of the City pay the direct and indirect costs of operating and maintaining existing sewer facilities through monthly user rates. In addition, the user rates will include revenue for debt service already incurred to finance capital improvements to the utility.
4. New customers seeking to connect to the sewer system will be required to pay an “equitable share of system charge” or System Development Charge (SDC) to “buy in” to the existing sewer collection and treatment system. This revenue will be used to finance Capital Improvement Projects that support growth with new infrastructure or repair/upgrade the existing sewer system.
5. Water and sewer rates are partially based on the amount of water consumption. Emphasize demand management by encouraging water conservation within the households of Bonney Lake. Utilize higher water rates in the summer.
6. Sewer charges are capped for residential customers based on water consumption to reflect use of water for irrigation that is not treated at the Waste Water Treatment Plant (WWTP).

2.4.3 Facility Policies

1. All sewer lines east of 229th Avenue on the south side of SR 410 and all sewer lines east of 219th Avenue on the north side of SR 410 shall flow by gravity to the Easttown sewer lift station. On a case by case basis, where topographic conditions allow, the flow direction by gravity may be reversed.
2. Coordinate with the Tacoma/Pierce County Health Department to ensure that all properties with failed septic systems and new development connects to the City Sewer system.
3. In conjunction with the City of Sumner, increase Wastewater Treatment Plant (WWTP) capacity and/or percentage of plant capacity to meet the needs of the Bonney Lake UGA and full build out within the City limits.
4. Sewer capacity in Bonney Lake is “first come, first serve.” The City will develop alternate WWTP capabilities on the Bonney Lake Plateau to meet wastewater treatment needs in the Northern and Southern Sewer Service Areas in the CUGA. Areas within these two areas are not within the current or planned capacity of the Sumner WWTP by agreement with the City of Sumner. Expansion of the Sumner WWTP capacity to meet these needs would require separate projects and sewer lines.
5. Utilizing a Septic System Abatement program, extend the city sewer system into developed areas when sufficient funding is available to do so.
6. Implement a program to reduce inflow and infiltration in order to reduce the demand on the WWTP capacity.

7. Support City of Sumner and Washington State Department of Ecology efforts to increase and improve secondary treatment capacities and methods to meet state and federal discharge standards.

2.5 Stormwater Goals and Policies

2.5.1 Service Area Policies

1. An update to the Comprehensive Stormwater System Plan (CSWP) is being prepared in 2011.
2. Stormwater collected on commercially developed parcels within the city may be directed to stormwater detention/infiltration ponds located on property outside the city limits within the R5 zoned area.
3. The three public stormwater ponds built by WSDOT shall not be utilized for stormwater runoff from private property. Only runoff from public roads may utilize these three stormwater facilities.

2.5.2 Financial Policies

1. Stormwater utility rates and charges are explained in BLMC 15.14.
2. Rates and charges are based upon the amount of impermeable surface area each parcel contains.
3. A credit on monthly rates may be available for commercial properties pursuant to the Bonney Lake Municipal Code.

2.5.3 Facility Policies

1. The City of Bonney Lake has adopted the Pierce County Stormwater Management and Site Development Manual. All stormwater facility construction and maintenance will comply with that manual.
2. Stormwater must be released at a controlled rate from the parcel where it is generated. This release rate shall be no greater rate than would have occurred when the land was in its natural, undeveloped state.
3. Responsibility for construction and maintenance of the private stormwater ponds belongs to the property owner. Annual City inspection of these ponds will be required in accordance with our NPDES permit.
4. Stormwater permits shall be applied for prior to start of any clearing or grubbing work on site. Applicant must comply with NPDES requirements addressing construction sites.
5. Stormwater released from the site must meet water quality standards achieved through the use of a stormwater facility upstream from a detention or infiltration pond.

2.6 Land Use Goals and Policies

The way in which people experience life in their community and interact with each other is influenced in large measure by community design. The most valued design elements of a community are often those that retain small town features and are reflected in the City's neighborhoods, community meeting places, parks, and tree-lined streets. The Bonney Lake Comprehensive Plan, Community Character and Design Element, includes the following goals and objectives that are relevant to the Eastown planning effort:

- Define a pattern of urban development, which is recognizable, provides an identity, and reflects Bonney Lake values and opportunities;
- Provide and maintain gateways to the city that distinguish Bonney Lake from its neighboring cities and provide a sense of place (234th Ave. E/SR 410);
- Promote design standards, building design and site design that provide appropriate transitions between dissimilar uses and intensities that are respectful of natural conditions;
- To the extent practically feasible, relate commercial development to the street front to ensure attractive street edge and unified streetscape, encourage pedestrian activity when appropriate, and stimulate business;
- Design the major arterial boulevards to be distinctive from other streets and that include as appropriate design features such as street trees, median plantings, special lighting, setback sidewalks, street names, colorful plantings, prominent crosswalks, decorative paving patterns and public art.
- Enhance the Appearance and Identity of Eastown. Encourage a concentration of retail, entertainment, service and higher density residential/retail mixed-use along the Eastown Mapped Streets and frontage roads that will create the vitality that will be essential to identifying this district as a desirable place to be. Facilitate pedestrian activity by creating inter-connected streets and walkways.
- Guide New Development around Eastown. The mixed use, highway-oriented commercial and residential uses that surround Eastown should complement Eastown's core uses. These entertainment, retail, office and residential uses will provide additional "human activity" to support services, retail, professional offices and/or residences.

3. The Future of Eastown

As Eastown transitions from a rural to an urban area and parcels within it are developed or redeveloped, the street grid and themes adopted in this plan will be extended throughout the area. Sidewalks with planter strips, street trees, drought-hardy landscaping, and standard street lighting will be installed along the new public and private roads identified in the Eastown Future Road Network.

Installation of infrastructure in Easttown, including construction of new roadways and extension of sewer and water lines, will occur as property develops. It is likely that road segments will be constructed incrementally, but that as build-out occurs, individual road segments will be connected to create continuous alternative transportation routes throughout the area.

The intent of the Easttown Plan is to establish a framework for construction of the services necessary to support an economically viable and unique area of the City. The guiding principles for the Easttown planning effort are described below.

3.1 Enhance the SR 410 Corridor

SR 410 bisects Easttown and presents challenges to creating an urban area with its own character. Because it is a major transportation route, SR 410 will continue to carry heavy traffic loads. However, the needs of property owners, potential customers, local residents and through-traffic commuters must all be considered in order to create a successful roadway network and a quality living, working and commuting environment.

The Easttown area is sparsely developed at this time, with many of the parcels served by small roadways and driveways directly onto SR 410. As parcels redevelop, access points will be consolidated to enhance the capacity of the corridor. While the WSDOT SR 410 widening project within Easttown added travel lanes, curb and gutter, and a landscaped median, there were only 8-foot shoulders installed at the limits of the travel lanes. As properties develop they will be required to install landscape strips, street trees, and sidewalks to further enhance the aesthetics of the area. Details regarding required frontage improvements along SR 410 are included in Section 4, Circulation.

3.2 Create Alternative Routes for Local Traffic

As Easttown develops, a new network of secondary roads will be constructed to facilitate convenient access to, from, and between businesses. This network will allow drivers additional alternatives to traveling SR 410 to access establishments in the Easttown area. The network will help to preserve the capacity of SR 410 and minimize congestion on the corridor. Smaller local roads also have slower traffic speeds, a more pleasant driving environment, and are ideal bicycle and pedestrian routes.

3.3 Facilitate Extension of City Water and Sewer Services to Easttown

Development within Easttown is dependent upon extension of municipal water and sewer services to the area. Tacoma Water and Valley Water District have provided new water service to some Easttown properties. An evaluation of potential lift station locations was conducted as a part of this 2006 planning effort and is described more fully in Section 6,

Sewer. Subsequently, location of the Eastown sewer lift station has been sited on the WSDOT Stormwater pond “B” property located on the north side of SR 410. The Eastown Future Sewer System provides the locations of the public sewer system.

3.4 Address Conflicting Standards of the Water Purveyors to Eastown

Currently portions of Eastown are served by the Tacoma Water System and Valley Water District. Valley Water District does not require the same design and construction methods and materials as those required by the City. In addition, there has been concern regarding the ability of the Valley Water District to provide adequate water to meet required fire flow standards for major commercial or industrial users. An evaluation of the Valley Water District and establishment of minimum design and construction standards for water systems within the City of Bonney Lake are addressed in Section 5, Water. Since this initial study was done in 2006, Valley Water has upgraded its water system and is capable of meeting fire flow standards for commercial development in the Eastown water service area.

In 2010, Bonney Lake extended their water line eastward along SR 410 from 219th Avenue to 221st Avenue. Developers will be required to complete a loop that connects this waterline to a new water line on 96th Street that connects to the water line in front of Home Depot.

3.5 Provide Improved Predictability to Property Owners and Developers

The issues discussed in 3.3 and 3.4 above create an atmosphere of uncertainty for property owners and developers considering projects in Eastown. This Plan is intended to establish clear requirements for improvements within Eastown and to provide adequate information to facilitate design of water and sewer extensions into the area.

3.6 Facilitate High Quality Development & Foster Economic Growth

Establishment of clear parameters for infrastructure in Eastown sets the framework for attractive, high quality private development. Tree lined streets, comfortable walking routes, and well planned transportation networks encourage quality development which in turn attracts both additional development and new patrons. The ultimate result is an area that offers an attractive entry into the City from the east and that provides a pleasant area for living, shopping, and commuting.

3.7 Establish Identity for Eastown Area

The sparsely developed state of Eastown currently lacks a clear identity or distinguishing characteristics. As the area develops and the streets are lined with trees, sidewalks are built, and a more compact development pattern evolves, Eastown has the opportunity to set itself apart as a unique section of Bonney Lake. Street tree varieties, pedestrian crossing treatments, and street light fixtures unique to Eastown on internal roadways help visitors know they have entered a special place within the City. The City envisions Eastown as a unique mixed-use commercial center.

4. Circulation

Roads are needed for transportation, emergency response, and utilities. An efficient transportation network is a critical element for a developing area. Provision of new roads, location of intersections, number of traffic signals, spacing of driveways, types of turn lanes and provisions for bicyclists and pedestrians are major considerations to be planned in advance of development.

4.1 Operations

4.1.1 Existing Operations

SR 410 through Eastown experiences significant congestion during peak travel hours. As development in the area increases the congestion will intensify. In addition, the intersections of 233rd and 234th with SR 410 are currently identified as high accident locations due to the offset between the two roads. Developed properties on either side of SR 410 access directly onto SR 410, and there is very little cross-connection between north-south roadways.

4.1.2 Future Operations

An interconnected roadway grid system has been identified as a necessity to reduce trips on SR 410 and provide improved local access. The Eastown Future Road Network (adopted by ordinance 1369) establishes the vision for the future grid, and the standards for how it is to be implemented. With these proposed improvements, acceptable Level of Service conditions for future 2025 traffic volumes can be achieved.

4.2 Coordination with WSDOT

Coordinated planning between the City of Bonney Lake and WSDOT has maximized the efficiency of the roadway network and created the backbone of a unique neighborhood. WSDOT started construction of improvements to SR 410 in Eastown in 2010 and completed this project in 2011. Improvements included: alignment of 233rd/234th Avenues and installation of a traffic signal at the new intersection; addition of one lane in each direction; addition of four islands creating a landscaped median separating the eastbound and westbound traffic; installation of street lights from 214th to 234th Avenue; and construction of stormwater facilities.

The City of Bonney Lake intends that the median on SR 410 through Easttown will be landscaped to provide a more attractive travel corridor. Landscaping utilized in the median in Easttown will be duplicated on the west side of town on SR 410 between Old Sumner Buckley Highway and Main Street, providing the best possible first impression of the City at the eastern and western gateways to the city. WSDOT maintains strict standards for signalization and access to State highways. A previous planning effort between the City of Bonney Lake and WSDOT resulted in establishment of one additional future signal location (225th Avenue) and two median openings (219th and 229th Avenue) to allow left turns from SR 410 into development areas. Left turns out of development sites onto the SR 410 corridor are prohibited except at the three traffic signals at intersections with 214th, 225th and 233rd Avenues. The locations of the agreed-upon signal and left turn openings are shown in the figure below:

Figure 2 – Intersection Control & Spacing



New north-south streets are needed that run through the traffic signal and at the two points where left turns are allowed. These three north-south roads will extend from 96th Street south to Entwhistle Road. They will provide access from residential areas directly into the shopping areas located on the Northern and Southern Frontage roads.

4.2.1 SR 410 Improvements

WSDOT completed construction of the Easttown SR 410 widening project in 2011. Private development will be required to build frontage improvements adjacent to SR 410 and the

Easttown public private roads shown on the Easttown Future Road Network to further enhance the roadway and create safe walking conditions.

All new development with frontage on SR 410 will require installation of curbs, gutters, a 4-foot wide planter strip, and an 8-foot wide sidewalk, except at bus pullout locations as determined by Pierce Transit and WSDOT. All development projects will be routed to Pierce Transit and WSDOT for comment. If a bus pullout is determined to be required, Pierce Transit design standards for such facilities will be followed. If buildings are proposed immediately adjacent to the sidewalk, the minimum width of the sidewalk will be 8 feet. If landscaping is located between the back of the sidewalk and other on-site improvements, the minimum width of the landscape area will be 10 feet, in order to screen the development and provide a buffer from the street. Figure 3 below identifies the WSDOT planned improvements to SR 410 and the frontage improvements that will be required with future development adjacent to SR 410.

Figure 3
SR 410 Future Section
With Private Frontage Improvements

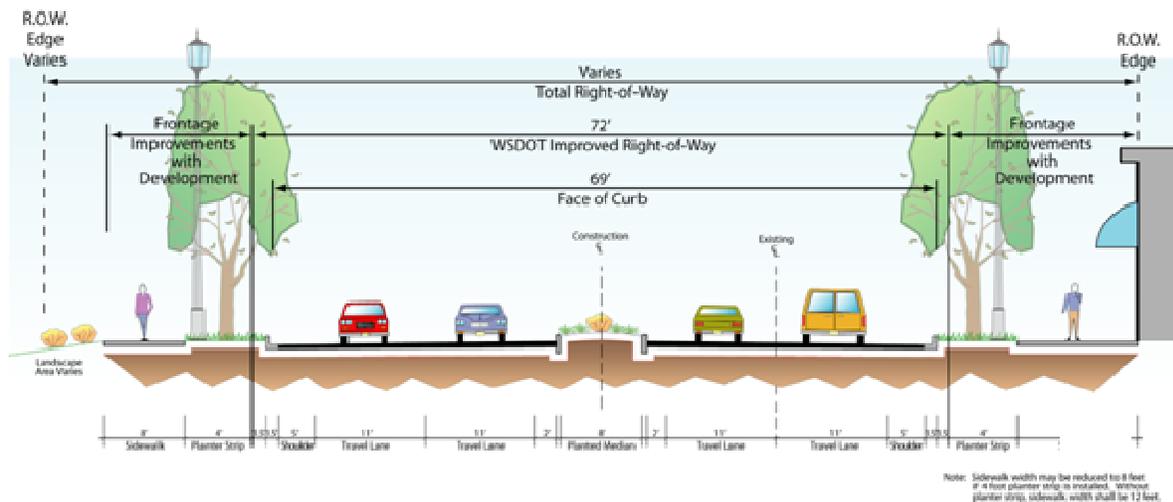
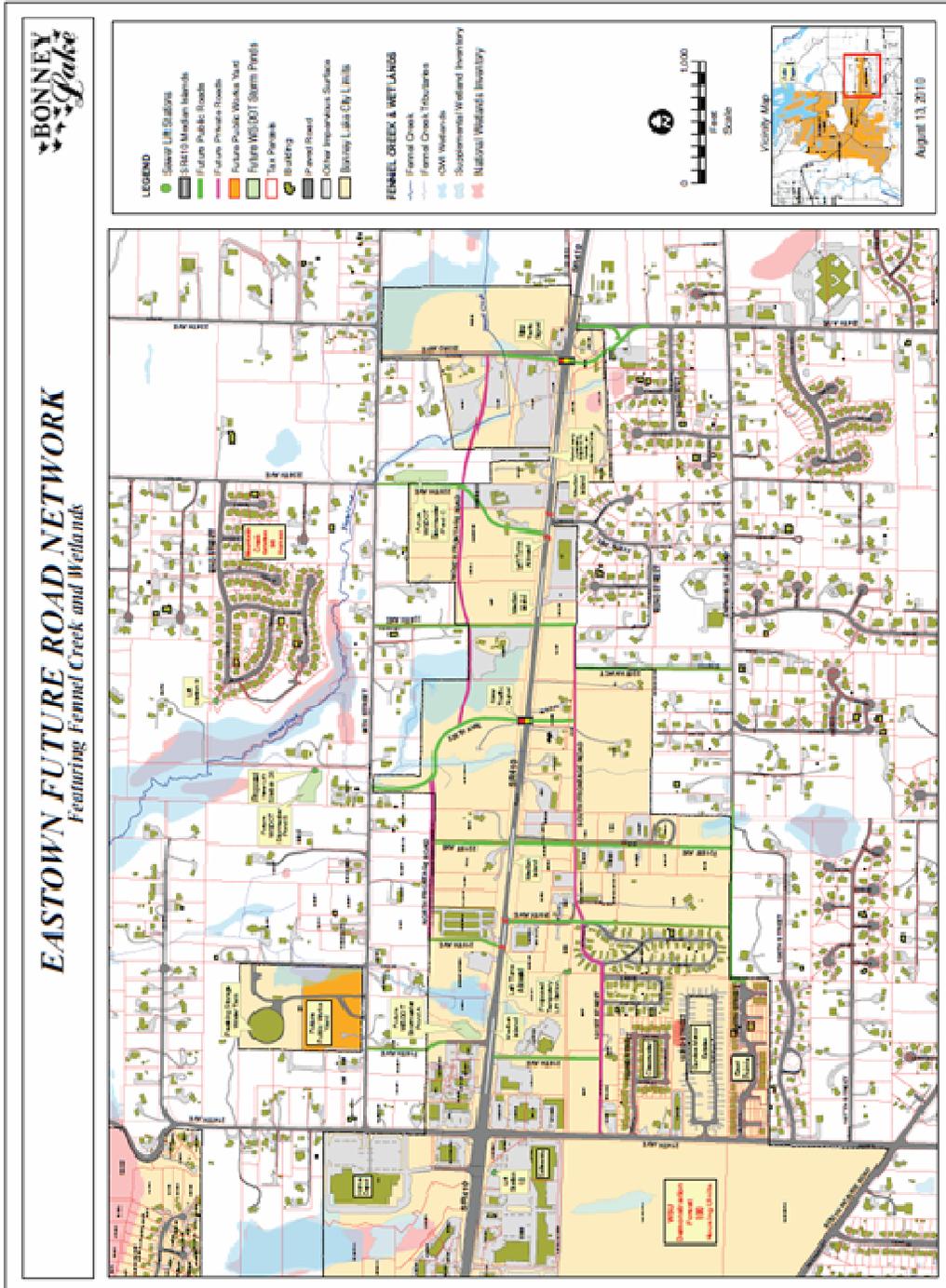


Figure 4 - Eastown Future Road Network



4.3 Future Road Network

The improvements to SR 410 will not provide circulation throughout the adjacent commercial properties. A secondary road network is needed to provide access to parcels within the area. These secondary streets referred to as Commercial Collectors, complete the street grid and provide alternate routes to reach area destinations. The Easttown Future Road Network, illustrated above, is intended to provide access to all properties within Easttown. Additionally, access to Easttown shopping will be convenient to property owners along Entwhistle Road and 96th Street without entering SR 410.

- Existing streets that will act as east-west collectors include 106th Street, Entwhistle Road, and 96th Street. Existing north-south collector roads include 214th Avenue and 233rd /234th Avenue.
- Frontage Roads. New east-west commercial collector roads between 96th Street and SR 410 on the north side and SR 410 and Entwhistle Road on the south side of SR 410 will provide the back bone of internal transportation circulation within Easttown. These two roads are named the Northern and Southern Frontage Roads and will be designed and built to private road standards described in this plan. The Northern Frontage Road will extend from 219th Avenue east to 233rd Avenue. The Southern Frontage Road will extend from 214th Avenue east to 226th Avenue.
- Connector Roads on North Side of SR 410. New collector roads connecting SR 410 to the Northern Frontage Road will be built at 219th Avenue, 221st Ave, 225th Ave and 229th Avenue. Additionally, 229th Avenue will connect with 230th Avenue creating a link between SR 410 and Old Sumner Buckley Highway.
- Connector Roads on South Side of SR 410. New north-south secondary access roads will be built south of SR 410 on 219th Avenue, 221st Avenue, 225th Avenue Court and 226th Avenue connecting SR 410 with Entwhistle Road. In the future, when full build out of Easttown occurs, Entwhistle road will provide a link between 214th and 234th Avenues.
- 216th Avenue on North side of SR 410. This road will connect SR 410 to 96th Street. When the median is built on SR 410, left turns out from this shopping area will not be allowed. Currently, it is very hazardous enter the East bound lanes from this shopping center either directly onto SR 410 or from 214th Avenue. Construction of this road will provide a safe alternative route for motorists to use.
- 216th Avenue on South side of SR 410. This north-south road was partially built in 2010 by a developer. This road will be extended to the Southern Frontage Road when development occurs on the undeveloped properties located adjacent to 101st Street, currently a private road.

This network of internal roads will reduce vehicle trips on SR 410 maximizing the capacity of SR 410 and creating a safer transportation network. This road network will provide

circulation throughout Easttown and will provide access to commercial shopping areas to residents living in the county without motorists needing to use SR 410.

Figure 2 locates the future signals and median breaks on SR 410. Between 214th Avenue and 233rd/234th Avenue E., signalized intersections will be allowed at a new city street between 219th and 229th Avenues E. A signal was built at 233rd/234th Avenue E. in 2011. Two median breaks, located midway between 214th Avenue and the new signal and midway between the new signal and 233rd/234th, will facilitate midpoint left turns into the commercial areas. Left turns out of the commercial area will be prohibited. No other breaks in the restrictive median will be allowed. Other accesses off SR 410 will be limited to right-in, right-out only and must be spaced a minimum of 660 feet apart. The network will provide a choice of routes and minimal back-tracking. Drivers will choose the easiest route based on weather, time of day and traffic conditions.

4.3.1 Locations and Flexibility

Development of commercial property requires a network of roadways, water, sewer, stormwater facilities, and utilities. Each of these systems must be designed with the greater regional network in mind. Without detailed knowledge of the number and type of businesses to be constructed at each location, it is difficult to design a system capable of handling future development without revisions or alterations. Therefore, the design and development standards must be flexible enough to accommodate incremental growth, yet consider the function of the system as a whole. The goal is a uniform system rather than a piecemeal approach.

Roads shown in this plan are needed as a placeholder to ensure that the entire City's population is well served. As development is proposed, actual locations of roads will be determined. New north-south collectors will be public roadways, and the new east-west Northern and Southern Frontage Roads will be private roads with all other east-west roads being public roads. Exact locations of these roads will be determined by the site plan for the individual projects. Road locations shown above will also be adjusted as topography warrants and once the extent of existing wetlands or other site constraints is determined.

Frontage roads are needed to move traffic to the new north-south collectors in order to allow left turns out of Easttown onto SR 410. These roads should not be located immediately adjacent to SR 410. Commercial uses will be located between the frontage roads and SR 410 to present an attractive appearance from SR 410, with parking typically located between the business and the frontage road.

The transportation grid will be constructed in conjunction with development of commercial property along the corridor. This will provide drivers with a choice of routes to destinations within the commercial area. Direct access to SR 410 will not be allowed between the commercial connectors. Temporary access may be granted for parcels that are not immediately adjacent to a planned commercial collector road and cannot otherwise gain reasonable access to SR 410.

A raised median has been installed on SR 410 between the signalized intersections. Traffic volumes are high in the corridor, resulting in very few gaps in the traffic flow to allow left turns; a condition that leads to high accident rates. The median separates opposing lanes of traffic and restrict turning and crossing movements. Studies ¹ have shown significant reduction in the number and severity of accidents on high-volume, commercial corridors with raised medians. Medians help prevent head-on collisions and provide predictable locations for crossing and turning movements. Medians also provide a pedestrian refuge, making it much easier to cross the street. Existing driveways will remain in place until properties are redeveloped. When redevelopment of parcels with existing access to SR 410 occurs, the most appropriate location for access will be reviewed by the City. New access to internal streets will be established, or temporary access to SR 410 may be granted until such time as access to internal commercial collectors is available.

4.3.2 Development Triggers Construction

The grid network will be composed of interconnected streets. As commercial property along the corridor develops, property owners will be required to set aside right-of-way or easements and construct their portion of these necessary public-private roads forming a grid system of roadways.

The Eastown Plan illustrates important roadway connections. As development occurs, there is flexibility for adjustments to the location of the roadways shown on the map, depending on the proposed site plan. All roadways will be required to be constructed to City Eastown standards as described in this plan.

As parcels are developed, the road network will be established. Each development will be required to incorporate the appropriate piece of the road network and provide for future extension of the network by adjoining parcels.

4.4 Internal Road Standards

4.4.1 Road Section

Commercial collectors within the Eastown area will be designed to meet the following standards:

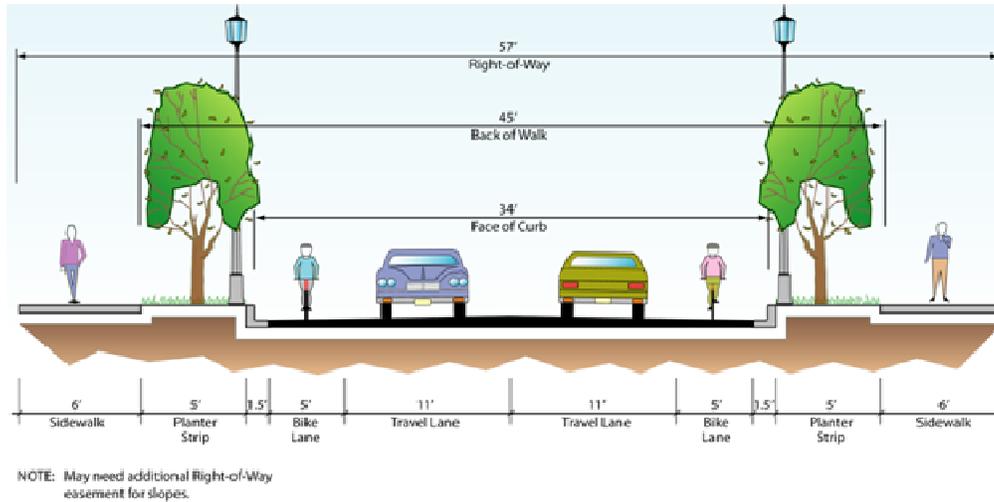
Public Collector Roads and Future Public North-South Roads

- Two travel lanes - 11 feet
- Bike lane – 5 feet, both sides of roadway
- Planter strip – 6 feet, both sides of roadway
- Sidewalks – 6 feet, both sides of roadway
- Total improved right of way width – 57 feet (more right-of-way may be required for slopes)

All stormwater detention/retention facilities shall be located on private property, and the developer will be required to collect, treat and dispose of the runoff generated by the portion

of road directly adjacent to the project site. Existing public roads within Eastown, will meet the standards of the public collector road section.

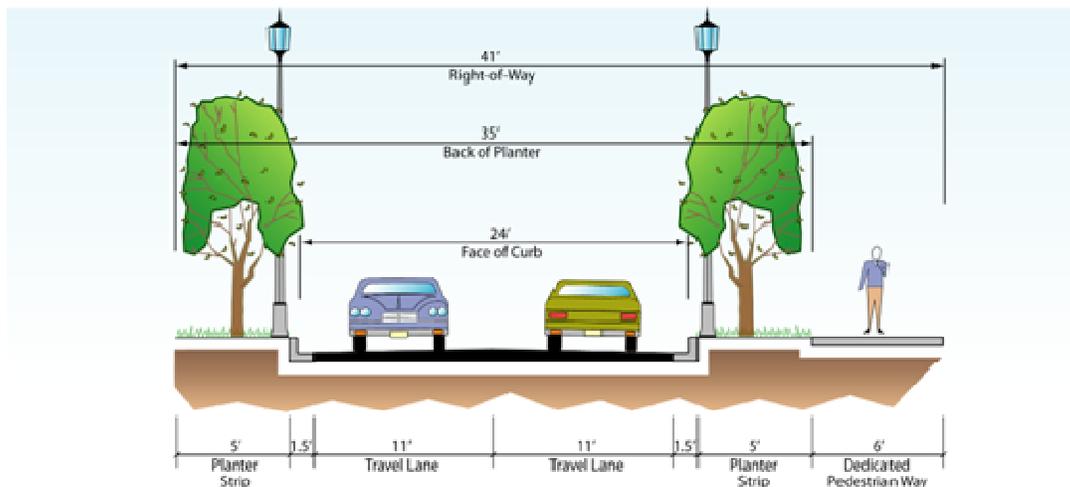
Figure 5 – Public Roadway Section



East-West Private Roads

- Two travel lanes – 11 feet
- Planter strip – 6 feet, both sides of roadway
- Pedestrian Ways – 6 feet, one side of roadway
- Total right-of-way width – 41 feet
- All stormwater detention/retention facilities shall be located on private property, and the developer will be required to collect, treat and dispose of the runoff generated by the portion of road directly adjacent to the project site.

Figure 6 – Private Roadway Section



Parallel on-street parking between the street and sidewalk may be provided at the developer's option. If provided, no parallel parking spaces may be located within 50 feet of an intersection. Parallel parking strips must be identified by landscape bulbs at either end.

Pedestrian Facilities on Private Roads

- At a minimum, a pedestrian facility must be provided on one side of road
- Pedestrian facility may be a sidewalk or other clearly separated safe walking route as approved by the City of Bonney Lake Development Engineering division.
- Adjacent developments should continue their portion of a pedestrian way on the same side of the street as the existing walkway
- If it is necessary to change the side of street for provision of a walkway, this must occur at an intersection
- Landscaping must be provided between the street and the pedestrian way or behind the pedestrian way.

4.4.2 Design Standards and Access Restrictions

Design speeds for all roads in Easttown with the exception of SR 410 are 25 mph. The City may install a restrictive median or require one to be installed if operational or safety conditions warrant. The following table summarizes the access restrictions for Easttown roads.

Figure 7 – Roadway Classification		
Class Description & Function	Minimum Signal & Intersection Spacing	Private Direct Access
Class B Low to moderate speed, moderate volume	½ mile	Allowed with restrictions: <ul style="list-style-type: none"> • 200 feet minimum spacing • One access per parcel or contiguous parcels, exceptions allowed with justification • No additional access for subdivided parcels • All access must meet minimum standards, corner clearance allowances not permitted.
Class C Public road, low speed, moderate volume, short distance road	¼ mile	Allowed with restrictions: <ul style="list-style-type: none"> • 125 foot minimum spacing • One access per parcel or contiguous parcels, exceptions allowed with justification • No additional access for subdivided parcels • Corner clearance restrictions apply
Class D	Less than ¼ mile	Allowed with restrictions:

Figure 7 – Roadway Classification		
Class Description & Function	Minimum Signal & Intersection Spacing	Private Direct Access
Private road, low speed, moderate volume, short distance road	permitted with justification	<ul style="list-style-type: none"> • 100-foot minimum spacing • One access per parcel or contiguous parcels, exceptions allowed with justification • Additional access for subdivided parcels may be allowed with justification • Corner clearance restrictions apply.

See also 4.5, Access Management.

4.4.3 Half Street Option

A half street may be permitted as an interim facility pending construction of the other half of the street by an adjacent property owner whose property is also located within the city limits; and, when there is reasonable assurance for future completion of the roadway, and where the developer can demonstrate the half street will provide adequate access to and from the site. The right-of-way width of the half street may not be less than one-half of the proposed total roadway width or twenty feet of paved roadway with curb, gutter, and sidewalks built on the applicant’s side of the road, whichever is greater. May be required to be wider than 50% of the roadway width in order to accommodate adequate driving lanes for fire department trucks until the other half of the street is constructed.

4.4.4 Non motorized Facilities

As the Eastown corridor develops, some employees and customers of the new commercial uses may walk and bicycle through the neighborhood if and when safe and comfortable facilities are provided. Safe and attractive pedestrian walkways and bicycle routes are encouraged; particularly as Eastown evolves into a unique commercial area with various activity and commercial centers.

Pedestrian Facilities

Sidewalks or bike lanes should be provided on both sides of north-south roadways, with a planter strip separating the sidewalk from the travel lanes. Bike lanes need not be provided on new east-west private roads; a sidewalk should be provided on one side of the east-west roads.

Transit

While the future of Transit service to the area is in question, to date SR 410 serves as the primary east-west transit route between Bonney Lake and Buckley to the east and between Bonney Lake, Sumner, Puyallup and Tacoma to the west. As commercial and/or residential development occurs in Eastown, it is anticipated that both the express route to Tacoma and the route between Bonney Lake and Buckley will have increased ridership. Transit considerations should therefore be included in the design of internal roadways. As

development projects occur, input from Pierce Transit should be obtained to determine the need for in-lane bus stops or bus pullouts on various roadways. Bus stops will be located at the far side of signalized intersections rather than mid-block, unless otherwise specified by the City of Bonney Lake or Pierce Transit. On SR 410, developers should coordinate with Pierce Transit and WSDOT regarding the need to incorporate bus pullouts in site development.

4.4.5 Streetscape Improvements

Streetscape standards address the aesthetic elements of the Easttown area. The design of the street network can create a unique neighborhood with aesthetic appeal and a clear sense of place. Creation of people-friendly spaces encourages development and investment in the area and attracts customers to businesses. A streetscape is created through installation of landscaping, incorporation of green space, street lighting, street furniture, and special pavement treatments for pedestrian areas.

Landscaping

Inclusion of landscape features adjacent to streets results in creation of visual interest along the roadway and, as a result, slower traffic speeds. However, trees should be planted so as not to create visual obstructions of traffic control signs. Plants can also be used to provide uniformity and to enhance sense of place and unique character of neighborhoods.

In Easttown, planter strips with street trees shall be utilized to separate pedestrians from travel lanes on newly-constructed roadways. Street trees should conform to the City's Community Forestry plan and adopted City standards.

Street Lighting

Street lights will be located in the planter strips to meet City of Bonney Lake illumination standards per BLMC 17.12 and BLMC 12.24 and adopted Public Works Standards. Adequate lighting will be provided on interior sidewalks to create safe and secure environment.

The City of Bonney Lake will own and operate street lighting on public streets. The owner of street lights on private roads or streets shall be responsible for their operation and maintenance.



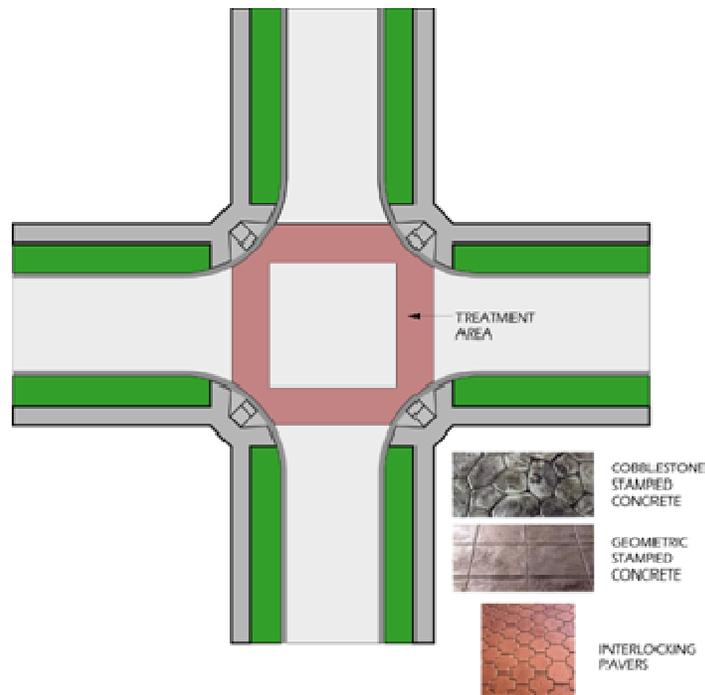
Street Furniture & Plazas

In major commercial activity centers developed within Easttown, street furniture such as park benches, trash receptacles, and drinking fountains should be located in public areas. Such pedestrian plazas will be the responsibility of developers and may be required for large projects as outlined in adopted development and design standards. Outdoor furniture in landscaped areas between and in front of buildings is encouraged and should be provided by developers.

Pavement Treatments

In addition to pedestrian plazas, decorative pavement is encouraged at major internal intersections in Easttown to clearly define pedestrian crossings. Pavement types and colors in the corridor should maintain a unified look.

Figure 8 – Crosswalk/Paving Treatment Options



4.4.6 Storm Water

Commercial collectors within Easttown will be constructed as development occurs to facilitate convenient access between sites, SR 410 and the surrounding road network. As roads are constructed, developers will be required to collect, treat, and dispose of the runoff generated by the portion of road directly adjacent to the project site (from center line to right-of-way edge) in accordance with the standards set forth in the City of Bonney Lake 2009 Development Policies and Public Works Design Standards.

Regional stormwater ponds will be considered that are located on parcels located in Pierce County. This will maximize the amount of land within the city that may be commercially developed. Developers shall purchase the land and build stormwater facilities compliant with current NPDES regulations and adopted design standards.

4.5 Access Management

Development of the Easttown area will provide residents and visitors with new goods and services. It also brings the challenge of providing a reliable, safe, free-flowing transportation network to serve the area. Access Management has been adopted as one of the major tools to meet this challenge.

The intent of Access Management is to provide access for land development while preserving the safety, capacity, and speed of travel on major corridors such as SR 410. Studies have shown that an uncontrolled proliferation of driveways and intersections along a given section of roadway reduces the average speed of travel, increases the number and severity of accidents, and inhibits bicycle and pedestrian usage. It has also been shown that poorly designed entrances and exits cause congestion and create a negative image for a commercial district.

Access Management addresses both the function of the roadway and the impact of proposed access points. These standards establish requirements for spacing of access points and intersections, and median placement for the roads within the Easttown neighborhood. Access points are identified by category based on the volume of traffic predicted to use the proposed driveway. The resulting system provides a framework for evaluating impacts and consistently applying regulations, yet provides flexibility to address special conditions and make exceptions where the public interest is not endangered.

4.5.1 How is Access Management Applied?

Access Management evaluates both the intended use and function of the roadway and the probable impact of the proposed access connection. These two designations are known as Roadway Classification and Access Category.

Roadway Classification

The City of Bonney Lake has classified all of the existing and proposed roadways within the Easttown area, with the exception of SR 410, based on intended function and project traffic volumes. SR 410 is a state facility. 96th Street, 106th Street, Entwhistle Road, and 234th Avenue are currently Pierce County roadways.

SR 410 is a Class 2 State Facility. Roads in this classification have the capacity for medium to high volume traffic over medium to long distances. Direct access to abutting land is subordinate to providing service to traffic movement and private direct access to the state highway system is permitted only when the property has no other reasonable access to the street system. Within the City limits, the City of Bonney Lake manages access to this facility.

Existing roads within Easttown (214th Avenue, 219th Avenue, 221st Avenue, 229th Avenue, 233rd Avenue) are classified as Class B roadways. If roadways currently under Pierce County jurisdiction later become part of the City (96th Street, 106th Street, Entwhistle Road, 234th Avenue), they will be classified as Class B. Roads in this classification provide travel

over moderate distances within a community at low to moderate speeds. Traffic mobility is favored over direct access to abutting land.

New commercial collectors (north-south roads) within Eastown will be classified as Class C roads. Roads in this classification provide travel over short distances within a community at low speeds. Access is allowed with restrictions. The primary function of these roads is to link internal access roadways with the regional network.

New east-west private roads within Eastown will be classified as Class D roads. Access is regulated, but less restrictive than for Class C roadways. These roads are intended to provide access to parking areas and businesses.

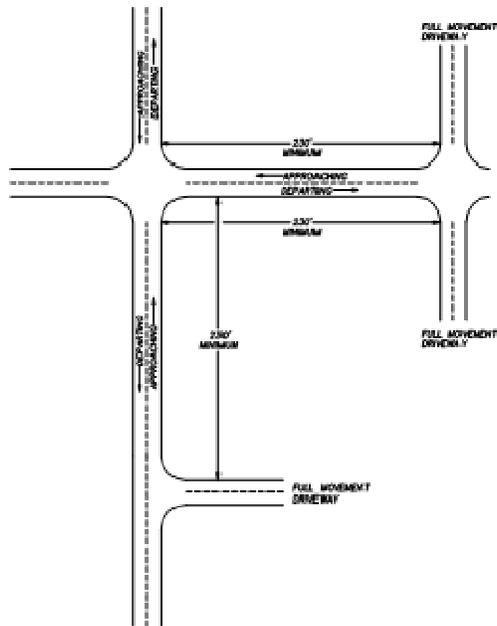
Corner Clearance

Access to lots adjacent to intersections poses special challenges. The high volume of turning traffic, variable speeds, merging cars, and pedestrians often lead to increased congestion and a higher accident rate at these locations. To balance the need for public safety with the need for access to corner lots, the City has adopted special regulations regarding the location of access points for corner lots.

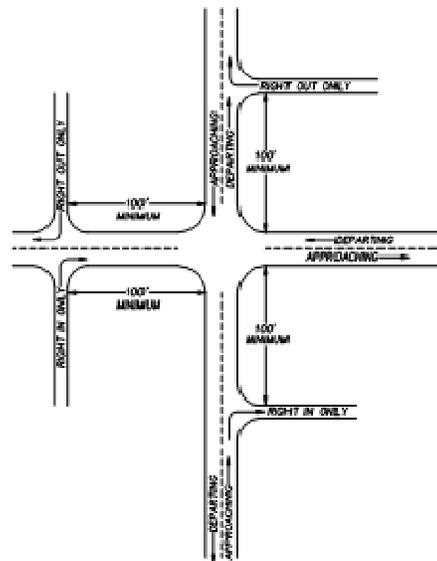
Whenever possible, it is preferable that corner clearances for driveways at intersections meet the minimum spacing requirements. Alternately, access via the internal road network should be considered. However, if minimum spacing cannot be met due to property frontage or size, and joint access cannot be obtained, or the City determines joint access is not feasible, then a single connection might be permitted. That connection would be subject to the following restrictions:

Figure 9 Corner Clearance at Intersections for Class C and D Roadways Without Restrictive Medians		
Position	Access Allowed	Minimum (feet)
Approaching Intersection	Full Access	125
Approaching Intersection	Right In Only	100
Departing Intersection	Full Access	125
Departing Intersection	Right Out Only	100

Figure 10 - Illustrations of Corner Clearances



- 125 FOOT MINIMUM ALLOWED ON CLASS D ROADWAYS WHEN POSTED SPEED LIMIT IS LESS THAN 30 MILES PER HOUR.
- 230 FOOT MINIMUM CORNER CLEARANCE IS DETERMINED BY MEASURING FROM FOGLINE TO FOGLINE.



- 100 FOOT CORNER CLEARANCE IS DETERMINED BY MEASURING FROM FOGLINE TO FOGLINE.

Determination of Access Category

Determination of access shall be the responsibility of the City. If the spacing requirements outlined here cannot be met, the access shall be designed by a traffic engineer using the objectives in this chapter.

Access Category

SR 410 Corridor

SR 410 within Eastown is designated by WSDOT as a class two highway. The City has adopted access management standards outlined in Washington Administrative Code 468.52.030 to 050 in order to provide access for land development while preserving the safety, capacity and speed of travel on SR 410.

Signalized intersections are allowed every half mile. Minimum distances between public or private access points are limited to one every 660 feet. Only one access point is allowed to each property unless the frontage exceeds 1,320 feet and no adverse impact is created on SR 410 traffic flow.

Non-conforming access permits may be issued if no other access is feasible for topographical reasons.

Variance permits may be allowed in accordance with WAC 468-51-105, if topographical conditions warrant, and the applicant demonstrates to the satisfaction of the city that capacity on SR 410 is not reduced or increased safety risks will not be created. The traffic impact analysis, signed, stamped and sealed by a qualified professional transportation engineer registered in Washington State, will be included with a cover letter requesting the deviation.

Any non-conforming access or variance permits will be temporary until the Northern or Southern frontage road is built and connects to a signalized intersection. Construction and decommissioning of temporary access points and roadway structures is the responsibility of the property owner.

Public and Private Mapped Streets

The impact of a given access point on the function of the road network is determined by the amount of traffic likely to be generated by the proposed development. This is based on case studies of similar businesses compiled by the Institute of Transportation Engineers. The resulting manual referred to as the ITE Manual, lists hundreds of types of developments and recognized methods for calculating impacts. The number of estimated vehicle trips entering and leaving the applicant's site on an average weekday, referred to as Average Week Day Vehicle Trip Ends (AWDVTE), can be accurately estimated using this system.

Three connection categories have been established:

- Major Connections for large volume generators such as large shopping malls, fast food restaurants and regional post offices.
- Minor Connections for moderate volume generators such as doctor's offices, single occupant retail sales, or small apartment buildings.

- Minimum Connections for low volume generators such as single family homes, duplexes, and agricultural accesses where retail sales are not included.

The following table summarizes the characteristics and requirements for each category.

Figure 11 Connection Category			
Category & Definition	AWDVTE*	Fee	Requirements
Major – Typical for large commercial, industrial and multi-family developments	Exceeds 1,500 trips <ul style="list-style-type: none"> • Estimated based on ITE Manual • Traffic Study required 	<ul style="list-style-type: none"> • 1,500 to 2,500 AWDVTE = \$2,500 • Over 2,500 AWDVTE = \$4,000 • Fee per additional connection - \$1,000 	<ul style="list-style-type: none"> • Licensed engineer must prepare all plans • Standard application packet with traffic analysis applies • Site plan includes survey • Final inspection may be required
Minor – Typical for moderate commercial or industrial developments	Traffic between 100 and 1,500 trips <ul style="list-style-type: none"> • Estimated based on ITE Manual • Traffic Study may be required 	<ul style="list-style-type: none"> • 100 to 1,000 AWDVTE = \$1,000 • 1,000 to 1,500 AWDVTE = \$1,500 • Fee per additional connection = \$250 	<ul style="list-style-type: none"> • A licensed engineer must prepare all plans • Standard application packet with traffic analysis applies • Site plan includes survey • Final inspection may be required

Non-conforming access or variance permits may be granted if analysis determines that a conforming connection cannot be made and that denial will leave the property without reasonable access. All of the restrictions appropriate for the Connection Category stated above shall apply, plus these additional restrictions:

- Limits on the maximum vehicle use.
- The permit shall specify the properties to be served by the connection.
- Removal of the non-conforming access will be required by the developer, at no cost to the city, if and when it becomes possible to construct a conforming access.

Non-conforming access and variance permits may be allowed in accordance with WAC 468-51-105, only if topographical conditions warrant and the applicant demonstrates (to the satisfaction of the city) that capacity on SR 410 is not reduced or increased safety risks will not be created. A traffic impact analysis, signed, stamped and sealed by a qualified professional transportation engineer registered in Washington State, will be included with a cover letter requesting the non-conforming access or variance.

A fee for a city review of non-conforming access and variance permits will be determined Connection Category as listed above and specified in BLMC.

4.5.2 Interim Access

For parcels not adjacent to the proposed network road, or too small to reasonably build a commercial collector access road, the existing access shall remain in place and does not require permits. As adjoining parcels are developed or redeveloped, the existing driveways will be removed when a frontage road or other internal roadway reaches the property line of that parcel. Additionally, connection to an internal roadway shall not be required until that parcel is redeveloped or developed.

Following the widening of SR 410 by WSDOT, temporary access to this facility will be right-in, right-out only except at a traffic signal and designated left-turn-in locations.

Access to SR 410

Access to SR 410 is allowed only if a commercial collector as indicated on the Eastown Future Road Network and/or if a secondary access is not available or cannot be constructed, as determined jointly by the Public Works Director. Such access will be temporary in nature and must be closed once an alternative access route reaches the property line of that parcel. Costs incurred to connect to the internal roadway system and decommissioning of the SR 410 access and roadway structure will be the responsibility of the developer.

Closure of Temporary Accesses

At the time a commercial collector is constructed and/or secondary access is available to the site, existing accesses and new temporary access points to SR 410 will be required to be closed, or if spacing is sufficient it may be converted to a right out only.

4.5.3 Access Connection Permits

Existing driveways within the Eastown neighborhood may remain in place and do not require permits. As parcels develop, the existing driveways will be removed or replaced in a manner consistent with the Eastown Future Road Network plan. All new access connections will be required to obtain an Access Connection Permit from the City of Bonney Lake before constructing the driveway.

5. Water

5.1 Existing System Characteristics

The Eastown area is located within three different municipal water system service areas: the City of Bonney Lake, Valley Water and Tacoma Public Utility (TPU) water. See the figure titled “Preliminary Water Design” at the end of this section.

5.1.1 City of Bonney Lake Water System

The existing City of Bonney Lake water main infrastructure within Eastown is limited to:

- North side of SR 410. Water service area extends from 214th to 225th Avenue.
- South side of SR 410. Water service area extends from 214th to 218th Avenue.

Existing water mains range in size from 8 inches to 12 inches.

5.1.2 Valley Water District

The existing infrastructure for Valley Water District’s system within the Eastown area is located primarily in the southwest portion of the Eastown area and east of 225th Avenue on the north side of SR 410. Water main sizes range from 6 inches to 12 inches in diameter.

5.1.3 Tacoma Water

Tacoma Public Utility water system contains 12 and 16-inch water mains in 96th Street East between 230th Avenue East and 233rd Avenue East, extending north on 230th Avenue and south in 233rd-234th Avenue East. These mains are Tacoma Water’s route to serve developments along 230th Avenue East and further to the north and west.

5.2 Proposed Water System Improvements for Future Demand

The ability of the City of Bonney Lake to provide adequate water to the developing Eastown area is critical. Predicting water demand and a coordinated approach to satisfy future demand is essential. Future commercial development in the Eastown area is contingent on the availability of fire flow to development sites sufficient to meet current building and fire codes. In 2010, the City of Bonney Lake extended its water main on SR 410 from 219th to 221st Avenue. Developers of the parcel around 225th Avenue East will be required to extend this water main to 96th Street and then west to 214th Avenue creating a loop system. This Development Plan identifies proposed water system improvements that will meet the level of service associated with the proposed land use for the area.

5.2.1 Bonney Lake Water System

The City’s current consultant for comprehensive water system planning and design, RH2 Engineers, has performed analysis of the City’s overall water system and has identified a network of water mains that align with the future Eastown roadway network, extending from the City’s existing system. They have also identified the need for a 15 million gallon water

storage facility which was built in 2007. This storage facility will assure sustained flows during periods of high demand in the within the city’s Water Service Area. See the figure titled “Preliminary Water Design” at the end of this section.

5.2.2 Valley Water District

Valley Water District has sufficient water for their service area, which includes a portion of Eastown. The water supply to the Valley Water District in Eastown is enhanced by a recent agreement between Valley Water District and the City of Tacoma for an intertie. However, significant upgrades to their distribution system and storage capabilities are necessary to meet the commercial fire flow requirements within the Eastown area. Many of these improvements have been completed.

Since the City annexed the Eastown area in 2001, it has the right to assume ownership and full control of the Valley Water District service area within the Eastown annexation boundary seven years from the time of annexation. The City has notified Valley Water District of this. However, since Valley Water District can meet the needs of Eastown developers, there is no intention (at this time) for the City to purchase this water system.

And, in the interim, all new development within the Valley Water District in Eastown must be constructed to meet City fire flow standards.

5.3 Water System Requirements for New Development

New development proposals submitted within the City’s current water service area will require installation of portions of the proposed water main network to service the specific development. This could include extensions of water mains from beyond the development property boundaries. Maintaining continuity by means of incremental “looping” of water mains may also be required.

New development proposals that are submitted within the Valley Water District’s current water service boundary will be required to meet the City’s current water system design standards for fire flow and abide by the City of Bonney Lake Comprehensive Water Service Plan.

Property owners within the current Bonney Lake Water System Area that pay the cost to install the portions of the proposed water system beyond their own property may pursue cost sharing options such as Latecomer Agreements so that all property owners using the new system pay their pro-rata share of the cost of the system.

5.4 Cost Sharing Options for Water Main Extensions

Owners of property within Eastown that are also in the City’s water service area and desire to develop their property will be required to extend water mains. Any request to extend the water system within the City water service area should be done so in accordance with

Chapter 13.04.150 of the Bonney Lake Municipal Code. Where possible, proposed extensions of water mains should be sized and located as shown on “Preliminary Water Design” at the end of this section.

5.4.1 Cost Sharing Options

1. By provisions of ***RCW 35.91.020 Contracts with owners of real estate for water or sewer facilities – Reimbursement of costs by subsequent users***, where water mains are installed at the expense of the owner or owners of property, they may contract with the City in order that they may be reimbursed by noncontributing property owners who subsequently tap into and use a pro-rata share of the system. This cost sharing option is commonly know as a “Latecomer Agreement”.
2. Also by provision of ***RCW 35.91.020***, as part of the same contract described above, the City may choose to install and pay part of the costs of the proposed water, sewer or stormwater system, and in turn be reimbursed by noncontributing property owners who subsequently tap into and use a pro-rata share of the system utilizing a Utility Latecomer Agreement (ULA).
3. By provisions of ***RCW 35.43***, formation of a Local Improvement District, where the City finances and constructs the water system improvements and all property owners within an established benefit area make payments over time for their pro-rata share of the cost of the system plus interest.
4. By provision of ***RCW 35.92.025 Authority to make charges for connecting to water or sewerage system-Interest charges***, the City may choose to establish reasonable connection charges that are proportionate to the cost of the system plus interest. These charges would be in addition the cost to connect to the system and other connection charges that may be already established to pay for construction of other parts of the City’s water system (System Development Charges).

6. Sewer

6.1 Existing System Characteristics

The City's existing sewer infrastructure for the Easttown area is limited to the western portion, serving properties adjacent to SR 410 between 214th Avenue and 219th Avenue. Existing sewer mains are predominantly 8 inches in diameter. Existing flows from the Easttown area are directed toward Lift Station No. 18 which conveys flows in an eight inch diameter force main westerly along SR 410 to approximately 203rd Avenue where it enters a ten inch diameter gravity main line.

6.2 Sewer System Improvements Necessary to Meet Future Demand

As with the water system, there is not adequate sewer system infrastructure to support potential development of the Easttown area. To meet the future demand, new sewer infrastructure will be necessary. Similarly, this Development Plan identifies proposed sewer system improvements to meet the level of service associated with the proposed land use for the area.

RH2 Engineers is also the City's current consultant for comprehensive sewer system planning and design. As with the water system, they have performed analysis of the City's overall sewer system. They have identified the need for a new Easttown sewer lift station and a sewer main network that aligns with the Easttown Future Road Network which extends from the City's existing system. See the figure titled Easttown Future Sewer System at the end of this section. The proposed sewer system shows that all properties west of approximately 219th Avenue are to be served by gravity mains extending from the existing sewer system. Due to topography, all properties west of 219th Avenue are shown to be served by a new Easttown sewer lift station that is shown to be located on the north side of 96th Street at approximately 225th Avenue East.

The following criteria were used for design of the sewer system improvements:

- Proposed building pads were based on existing topography. An exception was made for building No. 61, the proposed Mazatlan Restaurant, for which the planned finished floor elevation (630 feet) from proposed water and sewer drawings was used.
- The sewer will serve at least one building within each parcel.
- The building will be located near the low point of the parcel.
- The lateral invert is 6 feet below finished floor elevation.
- Laterals have a minimum slope of 2% to the property line.
- 8-inch sewers have a minimum slope of 0.6%.
- 12-inch sewers have a minimum slope of 0.33%.
- 8-inch sub-mains are placed along property lines.
- Sewer inverts shall be a minimum of 5 feet below ground surface.
- Drop across manholes was not considered.

6.3 Sewer System Requirements for New Development

New development proposals west of 219th Avenue will be conditioned to require extension of the proposed sewer system across the property allowing connection by adjacent property owners. Some properties may be required to install sewer mains in both the north-south and east-west directions in compliance with the Eastown Future Sewer System plan. New development proposals east of 219th Avenue will be conditioned to install the proposed sewer lift station and force main, as well as extend the proposed sewer system main lines to the upstream side of the subject property. Property owners that pay the cost to install the portions of the proposed sewer system, including the new sewer lift station and force main, may pursue cost sharing options (Latecomer Agreement) so that all property owners that use the new system pay their pro-rata share of the cost of the system.

6.4 Cost Sharing Options for Sewer Line Extensions

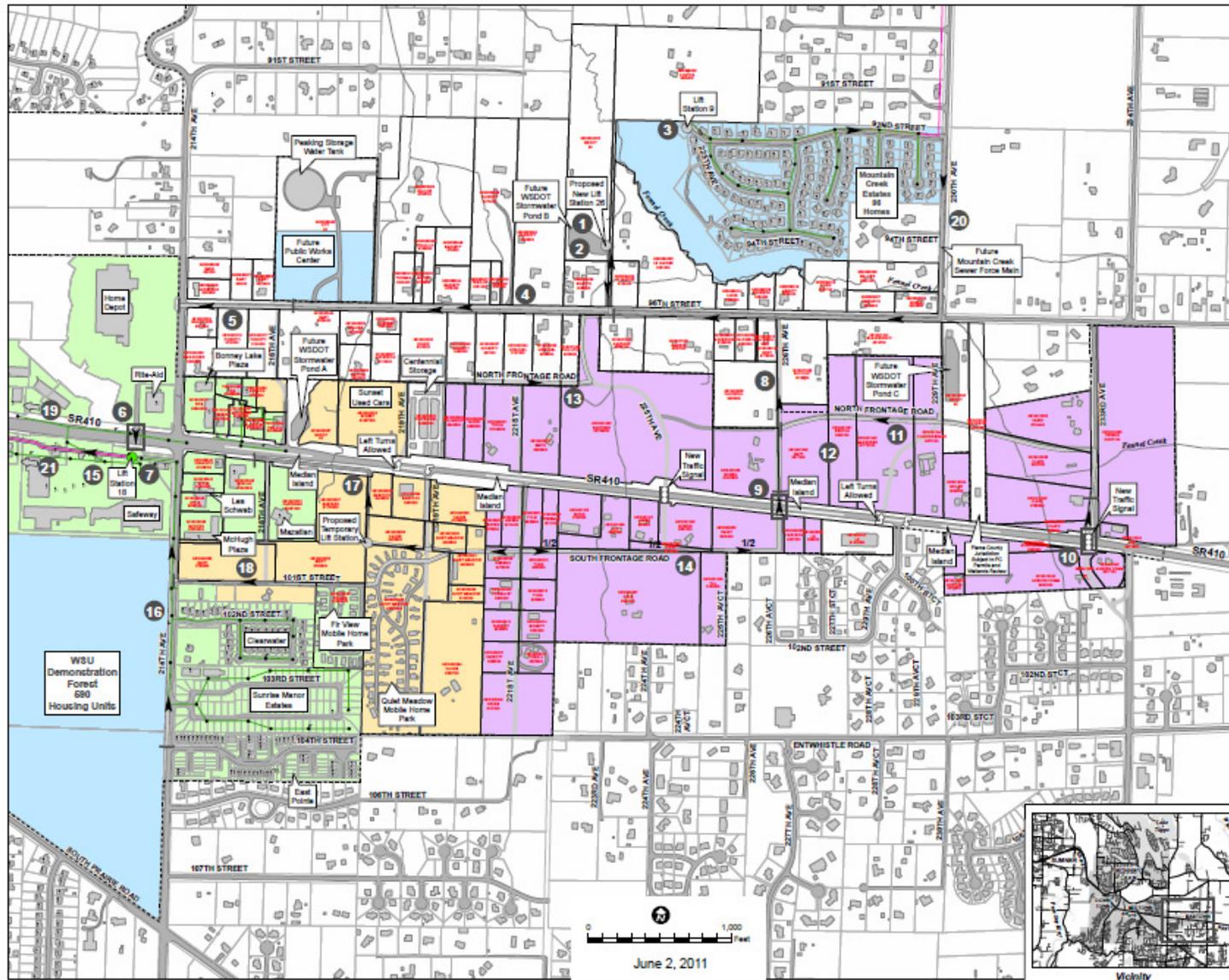
Owners of property within Eastown that desire to develop their property will be required to extend sewer mains. Any request to extend the sewer system (including installation of a sewer lift station and force main) within the City sewer service area must be done so in accordance with Chapter 13.12.390 of the Bonney Lake Municipal Code. Proposed extensions of sewer system (including sewer lift station) should be sized and located as shown on the Eastown Future Sewer System plan at the end of this section.

6.4.1 Cost Sharing Options

1. By provisions of *RCW 35.91.020 Contracts with owners of real estate for water or sewer facilities – Reimbursement of costs by subsequent users and Bonney Lake Municipal Code Chapter 13.16 Developer Extensions*, where a portion of the proposed sewer system is installed at the expense of the owner or owners of property, they may contract with the City in order that they may be reimbursed by noncontributing property owners who subsequently tap into and use a pro-rata share of the system. This cost sharing option is commonly known as a “Latecomers Agreement”.
2. Also by provision of *RCW 35.91.020*, as part of the same contract described above, the City may choose to install or pay part of the costs to install all or portions of the proposed sewer system network and in turn be reimbursed by noncontributing property owners who subsequently tap into and use a pro-rata share of the system utilizing a Latecomer Agreement.
3. By provisions of *RCW 35.43*, formation of a Local Improvement District.
4. By provision of *RCW 35.92.025 Authority to make charges for connecting to water or sewerage system-Interest charges*, the City may choose to install a portion or the entire proposed sewer system network and establish reasonable connection charges that are proportionate to the cost of the system. These charges would be in addition to the cost (System Development Charge) to connect and other connection charges that may be already established for construction other parts of the City’s sewer system.

EASTOWN PROPERTIES CURRENTLY WITHOUT BONNEY LAKE SEWER SERVICE

Overlaid on Eastown Future Sewer Projects and Roads Base Map



EXISTING SEWER SERVICE

- 1 Existing Bonney Lake Sewer Customer
- Manhole
- Lift Station
- Sewer Force Main
- Sewer Gravity Main
- Eastown Tax Parcels with:
 - Parcel Number
 - Owner
 - Assessed Value
- Bonney Lake Sewer Service Currently Provided to Existing Lift Station 18
- No Bonney Lake Sewer Service Currently Available; Future Lift Station 26 Service
- No Bonney Lake Sewer Service Currently Available; Future Existing Lift Station 18 Service
- No Bonney Lake Sewer Service Currently Available; Future Rebuilt/Expanded Lift Station 18 Service
- No Development Planned; Existing Septic System will be used in the Future

FUTURE SEWER PROJECTS

- 12 Future Sewer Project Number
- Lift Station
- SR410 Highway Crossing
- Project Start/Stop
- ▶ Flow Direction
- Gravity Main
- Force Main

FUTURE ROADS BASE MAP

- SR410 Median Islands
- Future Public Roads
- Future Private Roads
- Tax Parcels
- Building
- Paved Road
- Bonney Lake City Limits
- Fennel Creek & Tributaries

7. Eastown Development Standards

Design and development standards provide for coordinated site development which is a crucial element in the creation of the Eastown commercial district with interconnected parking, complementary site design, and a logical infrastructure. Design and development standards for Eastown have been adopted as Chapter 18.33 of the Bonney Lake Municipal Code.

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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: CD / Heather Stinson	Meeting/Workshop Date: 15 November 2011	Agenda Bill Number: AB11-131
Agenda Item Type: Ordinance	Ordinance/Resolution Number: D11-131	Councilmember Sponsor:

Agenda Subject: Zoning Code Amendment - Eastown Design Standards

Full Title/Motion: An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adding A Chapter 18.33 To The Bonney Lake Municipal Code Adopting Design Standards For Eastown.

Administrative Recommendation:

Background Summary: This amendment was initiated by the Mayor in 2011 and went through review by the Eastown Subcommittee prior to going to the Planning Commission for review. In answer to a Council question about BLMC 18.33.030(C) in the draft regarding lighting not reducing landscaping standards: this standard prevents against light poles in parking lots reducing the overall required landscaping of a project.
Attachments: Draft Ordinance D11-131

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation:			

COMMITTEE, BOARD & COMMISSION REVIEW			
Council Committee Review:	<i>Approvals:</i>	Yes	No
Date:	Chair/Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
Forward to:	Consent	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Commission/Board Review:	9/21/11		
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s): 10/18/11	Public Hearing Date(s): 9/7/11
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director: JPV	Mayor:	Date Reviewed by City Attorney: 10/5/11 (if applicable):

ORDINANCE NO. D11-131

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, ADOPTING A NEW CHAPTER 18.33 OF THE BONNEY LAKE MUNICIPAL CODE RELATING TO EASTOWN DEVELOPMENT STANDARDS.

WHEREAS, on January 5, 2011 the Mayor added an item to the adopted Planning Commission annual work plan for consideration of amending the Eastown Design Standards of the Comprehensive Plan; and

WHEREAS, an Eastown Steering Committee was assembled that reviewed and provided recommendations to the Planning Commission regarding the Eastown Design Standards; and

WHEREAS, a Notice of Public Hearing was issued on August 23, 2011; and

WHEREAS, the Planning Commission conducted a public hearing on September 7, 2011; and

WHEREAS, at the September 7, 2011 Planning Commission meeting the Planning Commission recommended that the City Council amend the Design Standards for Eastown; and

WHEREAS, SEPA has been complied with via a Determination of Non-Significance issued on September 7, 2011; and

WHEREAS, RCW 36.70A.106 requiring a 60 day review by the Washington State Department of Commerce has been complied with.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. A new Chapter 18.33 shall be added to the Bonney Lake Municipal Code as stated in Attachment “A” of this ordinance.

Section 2. This Ordinance concerns powers vested solely in the Council, it is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as required by law.

PASSED by the City Council and approved by the Mayor this _____ day of _____, 2011.

Neil Johnson, Mayor

ATTEST:

Harwood Edvalson
City Clerk

APPROVED AS TO FORM:

James Dionne
City Attorney

Passed:

Valid:

Published:

Effective Date:

Attachment “A”

Chapter 18.33 Eastown Development Standards

18.33.010 Purpose.

Land use and development standards provide for cohesive site development which is a crucial element in the creation of an Eastown commercial district that has interconnected parking, complementary site design, and a logical infrastructure. The standards included in this Chapter build upon the goals and policies established in the Community Character and Eastown Element of the Bonney Lake Comprehensive Plan.

18.33.020 General provisions.

- A. All requirements of applicable underlying zoning shall be met, except as modified in this Chapter.
- B. All site plans shall include sufficient detail to determine whether site and building designs comply with this Chapter, including the Eastown Future Road Network.
- C. Developments at the northeastern most end of Bonney Lake shall provide an easement for placement of a City sponsored gateway sign.

18.33.030 Lighting

- A. Lighting shall be designed and installed so that it does not spill onto adjacent properties.
- B. Lighting shall be provided in all loading, storage, and circulation areas, but shall incorporate cut-off shields to prevent off-site glare.
- C. Lighting standards shall not reduce the amount of landscaping provided for the project.

18.33.040 Drive-through facilities

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

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

18.33.050 Parking

- A. Commercial developments shall design parking facilities to allow for internal traffic circulation with adjacent developments. Where feasible, such circulation shall be achieved through connected parking lots.
- B. Developments shall plan for driveways that can be jointly used by adjacent development.
- C. All parking lots containing over 100 parking spaces must contain well-defined pedestrian walkways that separate pedestrians from cars. At least one walkway must be provided for every four rows of parking. Interconnections between walkways shall be provided to create safe walking.

E. Multifamily developments except nursing homes, assisted living centers and designated senior housing, shall provide visitor parking at a ratio of one visitor parking space per five dwelling units. This parking may be accomplished by designating visitor spaces within a parking lot or by creating on-street parking on private internal roads.

F. Bicycle parking must be provided in all new parking lots. A minimum of one bicycle parking space per ten vehicle spaces must be provided, with a maximum ten bicycle stalls per parcel. Bicycle parking areas shall be:

1. located in a covered, secure area with racks for locking bicycles;
2. accessible by means other than stairs;
3. separated from vehicle parking areas by physical barriers such as bollards, posts, or landscaping;
4. located adjacent to each building within a multi-building complex.

18.33.060 Pedestrian Circulation

A. Pedestrian walkways must provide direct connections between roadways, parking lots and building entrances.

B. Developments shall be designed to allow pedestrian walkways and bicycle lanes to connect to adjacent developments.

C. Internal sidewalks must extend to property lines to facilitate pedestrian connections between adjacent developments.

18.33.070 Building Design

A. Multi-story commercial buildings and commercial buildings wider than 100 feet (measured along walls adjacent to streets and / or front entrances) shall include at least three of the following articulation features along all facades at articulation intervals of no wider than 75 feet:

1. Providing building modulation of at least 2 feet in depth and 4 feet in width.
2. Repeating distinctive window patterns at intervals narrower than the articulation interval.
3. Providing a covered entry or separate weather protection feature for each articulation interval.
4. Change of roofline.
5. Changing materials and/or color with a change in building plane.
6. Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.
7. Other methods that meet the intent of this Chapter as approved by the Director.

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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: CD / Heather Stinson	Meeting/Workshop Date: 15 November 2011	Agenda Bill Number: AB11-132
Agenda Item Type: Ordinance	Ordinance/Resolution Number: D11-132	Councilmember Sponsor:

Agenda Subject: Comp Plan Amendment - CUGA

Full Title/Motion: An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Establishing Pre-Annexation Planning And Zoning For The Comprehensive Urban Growth Area To The South Of The City Limits.

Administrative Recommendation:

Background Summary: This ordinance is the beginning of the planning process anticipating an attempt to annex the southern sewer service area.

Attachments: Draft Ordinance D11-132

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation:			

COMMITTEE, BOARD & COMMISSION REVIEW			
Council Committee Review:	<i>Approvals:</i>	Yes	No
Date:	Chair/Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
Forward to:	Consent Agenda: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Commission/Board Review: 9/21/11			
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s):	Public Hearing Date(s): 11/1/11
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director: JPV	Mayor:	Date Reviewed by City Attorney: 10/5/11 (if applicable):

ORDINANCE NO. D11-132

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, ESTABLISHING PRE-ANNEXATION PLANNING AND ZONING FOR THE COMPREHENSIVE URBAN GROWTH AREA TO THE SOUTH OF THE CITY LIMITS.

WHEREAS, RCW 35A.14.330 and .340 gives cities authority to establish pre-annexation land-use planning and zoning for areas that the city reasonably expects to annex in the future; and

WHEREAS, on August 10, 2010 the City Council passed Resolution 2065 declaring a proposed annexation of the southern CUGA area adjacent to the City, including an area known as “Plateau 465”; and

WHEREAS, the City Council has held two public hearings at least thirty days apart, on November 1, 2011 and December 6, 2011 respectively, and has published notice of the time and place of these hearings in the newspaper of general circulation within the City and the area intended to be annexed; ; and

WHEREAS, the Planning Commission has evaluated the appropriate pre-annexation planning and zoning for the area as part of its work plan; and

WHEREAS, at the September 7, 2011 Planning Commission meeting the Planning Commission recommended the following:

1. That the City Council add a Comprehensive Plan Land Use Designation titled “Planned Community District” and develop zoning regulations consistent with this designation; and
2. That the City Council pre-assign the Planned Community District land use designation and zoning to the property formerly known as Plateau 465; and
3. That the City Council pre-assign the Public Facilities land use designation and zoning to the property known as the Proposed Regional Park; and
4. That the City Council pre-assign that portion of tax parcel 0519032003 currently in Pierce County with the Midtown Core Land Use Designation and Zoning.
5. That the City Council pre-assign the remainder of the proposed annexation area with the Land Use Designation and Zoning of Medium Density Residential (R-2); and

WHEREAS, SEPA has been complied with via a Determination of Non-Significance issued on September 7, 2011; and

WHEREAS, RCW 36.70A.106 requiring a 60 day review by the Washington State Department of Commerce has been complied with.

WHEREAS, this is one of six Comprehensive Plan amendments concurrently coming before the City Council; and

WHEREAS, the criteria for amending the Comprehensive Plan set forth in BLMC § 14.140.090 are: 1) the amendments are consistent with the goals and policies of the Comprehensive Plan, 2) the comprehensive plan would remain internally consistent, 3) the amendments are consistent with the Countywide Planning Policies, 4) the amendments are consistent with the Growth Management Act, and 5) the amendments advance the public health, safety, or welfare and are in the best interest of the residents of Bonney Lake; and

WHEREAS, these criteria have been met.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Figure 3-5 of the Land Use Element of the City’s Comprehensive Plan is amended as follows:

FUTURE LAND USE

The Future Land Use Plan (Figure 3-4) depicts the future land uses. Designations are based largely on existing land use and zoning, former comprehensive plan designation, and physical constraints. The maps in the Natural Environment Element depict areas with physical constraints. Following are Bonney Lake’s land use designations together with their intended purposes, densities, implementing zones, and acreages.

Figure 3-5 Future Land Uses				
Designations	Intent and density at build-out	Implementing zone	Acres So Designated on Figure 3-4	% of Area of City
Single-family Residential	Single-family neighborhoods. Undeveloped lands will be platted at 4-5 units per net acre (critical areas, streets, stormwater ponds, etc. netted out).	R-1	2,586	52%
Medium-Density	Neighborhoods of various housing types, with	R-2	613	12%

Residential	overall single-family character, five to nine units per acre.			
High-Density Residential	Apartments or condominiums, up to 20 units per acre.	R-3	86	2%
Neighborhood Commercial	Commercial and service uses compatible with neighborhoods and principally oriented to serve adjacent residential areas and neighborhoods	C-1	2.91	.06%
Commercial	Sales and services, serving a large market area, with optional residential units. Pedestrian-oriented Downtown.	C, Commercial	260	5%
Commercial & Light Industrial	Highway-oriented commerce, warehousing, and light industry serving a large market area.	C-2/C-3, Combined retail commercial, warehousing and light manufacturing	286	6%
Mixed Use	Mixed commercial, multi-family residential, and office. Pedestrian-oriented.	Downtown Mixed	15	.3%
Retail Mixed Use	Commercial on the ground floor, multi-family residential and office on all other floors. Pedestrian oriented.	Downtown Core	9	.2%
Conservation/ Open Space	Open space, natural resource production lands, and environmentally sensitive areas.	RC-5, residential/conservation and other zones	729	15%
Fennel Creek Corridor	Preservation of this environmentally sensitive corridor in its natural state.	RC-5, residential/conservation and other zones	278	6%
Public Facilities	Public and quasi-public facilities that provide educational, governmental, and cultural services.	PF Public Facilities	146	3%
<u>Planned Community</u>	<u>Mixed commercial and residential planned community.</u>	<u>PCD Planned Community District</u>	<u>560</u>	<u>—</u> %

Section 2. The City Comprehensive Plan’s Future Land Use Map (Figure 3-4) is hereby revised to show Tax parcel No. 0519151011, also known as “Plateau 465” as identified in attachment “A” designated “Planned Community District” and “Proposed UGA.”

Section 3. Upon annexation, new zoning regulations shall govern the Plateau 465 area referenced in Section 2 of this Ordinance, as follows:

Chapter 18.27 PCD - PLANNED COMMUNITY DISTRICT

Sections:

- 18.27.010 General intent.
- 18.27.020 Use Requirements
- 18.27.030 Development Plan Required
- 18.27.040 Residential Regulations
- 18.27.050 Commercial Regulations
- 18.27.060 Landscaping and Pedestrian Connection
- 18.27.070 Project Approval

18.27.010 General intent.

The PCD, Planned Community District, is designed to accommodate master-planned, mixed-use developments that make economical and efficient use of the land, while providing a harmonious variety of housing choices, easy access to urban amenities, and the preservation of natural and scenic qualities of open spaces.

18.27.020 Use Requirements

The use table in BLMC 18.10 designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in the Use Table and not deemed similar to a listed use by the Director are prohibited. Uses shall be planned and mixed in a manner that promotes efficient use of land, walkable neighborhoods with commercial and retail amenities serving residential uses, and a harmonious mix of housing choices.

18.27.030 Development Plan Required

As part of any development in the PCD, the applicant shall submit as part of the application packet a Development Plan that shall at a minimum include:

- A. A drawing and narrative plan for the development, establishing that the development incorporates a mix of uses and is at least twenty (20) acres in total size;
- B. The location, type, and density of residential development;
- C. The location and type of non-residential development;

D. The location and type of open space, recreational facilities, stormwater facilities, public facilities such as schools and libraries, and transportation systems including auto, pedestrian, bicycle;

E. A phasing plan and the expected build-out period for the project and its phases;

F. The acreage and range of uses authorized for any non-residential development within the development; and

G. The minimum and maximum number of residential units for the overall development.

18.27.040 Residential regulations

The following regulations shall apply to all residential development within the PCD zone:

A. Minimum lot area shall be determined by yard setbacks, parking, landscaping and open space requirements.

B. Residential density shall be a minimum of 4 and a maximum of 20 units per net acre for residential uses, exclusive of public rights-of-way. "Net acre" is defined in BLMC 18.04.140.

C. Minimum lot width: 30 feet for detached single-family uses, and 20 feet for all other residential uses.

D. Minimum residential front setback: 10 feet from right-of-way or private road without a garage entry in front of the residence, and 20 feet with a garage entry in front of the residence.

E. Minimum side yard setback: consistent with building codes.

F. Minimum residential rear setback is 15 feet; provided, that a separated garage may be built within 10 feet of the rear property line or edge of private roadway.

G. Minimum setback between a detached single-family residential development and a multi-family or non-residential structure: 30 feet. Exception: With residential and non-residential buildings taller than 35 feet, the setback shall increase by one foot from any detached single-family residential development for every one foot of building height increase over 35 feet. For example, a proposed building of 50 feet shall have a setback of at least 45 feet from any detached single-family residential development (30 feet plus 15 extra feet for the height increase over 35 feet).

H. Maximum height: 35 feet; provided, that structures up to 50 feet may be approved by the Community Development Director with the concurrence of the fire chief of Pierce

County Fire Protection District No. 22 if adequate provision is made for fire protection and emergency response.

I. Maximum impervious surface: 80 percent.

J. For off-street parking and loading requirements, see Residential Development Standards, Chapter 18.22.100 BLMC.

K. Single-family detached residential development shall be located off arterials.

18.27.050 Commercial Regulations

The following regulations shall apply to all non-residential development within the PDC zone:

A. Commercial uses allowed in the C-1 (neighborhood commercial) zone under Chapter 18.24 BLMC may be located off arterials if adequate provision is made to protect residential development from parking and noise impacts. All other commercial uses allowed by BLMC shall be located on arterials.

B. Minimum Front Setback.

1. Service station pump islands: 15 feet from street property line;

2. Other structures may be built to the edge of the right-of-way, subject to utility easements, landscaping requirements and sight distance for streets or driveways; and provided that the public works director may require a greater setback from streets with rights-of-way narrower than 51 feet.

C. Minimum side and rear setback for structures shall be 30 feet from a residential development from the building to the property line.

D. Minimum rear setback for structures on lots adjacent to other than residential zones shall be consistent with building code requirements.

E. Maximum height of buildings: 35 feet. Structures which are 35 to 50 feet may be approved by the director of planning and community development, with concurrence of the fire marshal of Pierce County Fire Protection District No. 22 regarding provisions for fire protection and emergency rescue, and provided that the structure allows for an additional one foot of setback from residential uses for every foot of additional height.

F. Any non-residential development in a PCD zone shall make adequate provision for landscaping or public open space, excluding parking and driving surfaces.

G. For off-street parking and loading requirements, see Commercial Development Standards, Chapter 18.31 BLMC.

18.27.060 Landscaping and Pedestrian Connection

A Type 1 landscaping buffer as defined in BLMC 16.14 shall be installed between commercial and residential development and landscaping in parking lots shall be designed and installed pursuant to BLMC 16.14.100, provided that bicycle and pedestrian connections are allowed and encouraged to flow through required landscape buffers.

18.27.070 Project Approval

A. Development proposals in the PCD zone shall be reviewed in accordance with BLMC Title 14.

B. Criteria:

Approval of the project shall include findings that demonstrate:

1. The proposal is consistent with the Bonney Lake Comprehensive Plan
2. The Development Plan incorporates a mix of harmonious uses
3. The system of ownership and means of developing, preserving, and maintaining open space is suitable.
4. SEPA has been complied with.
5. Proven ability to finance the needed capital facilities.
6. There are adequate provisions for the preservation of open space. The preservation of open space should be consistent with the Comprehensive Plan policies.
7. School impacts should be addressed, if applicable.
8. Landscape buffers will be provided between the project and adjacent urban development.
9. The applicant has included Low Impact Development methods of stormwater management in the overall design of the project.

Section 4. Upon annexation, a new column shall be added to the zoning matrix in BLMC Chapter 18.08 as follows:

Zone Use	PCD
Residential Uses	
Accessory Dwelling Unit	
Adult Family Home	P
Apartments / Condominiums	P
Boarding Homes	
Duplexes (two-family residences);	P
Family day cares	A
Group homes	
Home occupations; provided the criteria in BLMC 18.22.010 are met.	A
Mobile / manufactured homes subject to BLMC 15.08	
Mobile/manufactured home parks in existence as of annexation into the city	
Nursing homes and Assisted Living	C
Private docks, mooring facilities and boathouses; provided the project complies with shoreline management regulations and the provisions of BLMC 18.22.070;	
Residences in connection with a business establishment.	P
Residential Care Facilities	P
Single family residences, detached	P
Townhouses	P

Educational Uses	
Colleges and universities or extension classrooms	P
Dancing, music, art, drama and instructional / vocational schools	P
Elementary school	P
Junior high, high schools and junior colleges, public or private	P
Preschool	P

Cultural, Religious, Recreational, and Entertainment Uses	
Adult entertainment facilities subject to the provisions of Chapter 18.32 BLMC;	P
Amphitheater	
Campgrounds	C
Essential public facilities	C
Galleries	P
Golf courses	C
Golf driving range	
Government buildings and facilities	P
Gymnasiums and fitness centers, public or commercial	P
Libraries	P
Municipal offices	P
Museums	P

Parks, opens space and trails;	P
Pocket Park	P
Private meeting halls	P
Public meeting halls	P
Recreation Facilities, outdoor	C
Recreational Vehicle Parks	C
Religious Institutions	P
Swimming pools, public or private	P
Theaters	P

Industrial Uses

Assembly or processing of previously prepared materials in a fully enclosed building	
Junk, salvage or wrecking yard; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the open storage use	
On-site treatment and storage facility as an accessory use to a permitted use which generates a hazardous waste subject to compliance with the state siting criteria adopted pursuant to the requirements of Chapter 17.105 RCW and issuance of State Hazardous Waste Management Facility Permit.	
Storage or distribution of sand, gravel, top soil, or bark; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the storage area	
Storage or processing of any hazardous waste as defined in Chapter 70.105 RCW is not permitted as a principal use.	
Trailer-mix concrete plant; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the concrete plant and storage yard	
Retail and Wholesale warehousing and distribution of goods within a fully enclosed building.	

Resource Management Uses

Agriculture and orchards	P
Forestry and tree farms	P
Raising of livestock, small animals and fowl; provided the requirements of BLMC 18.22.060 are met.	A

Transportation, Communication, Utilities

Parking garages	P
Public utility facility; provided, the requirements of BLMC 18.22.050 are met;	P

Commercial Uses

Ambulance service	
Antique shops	P
Arcade	P
Automatic teller machines (ATM's)	P
Automatic teller machines (ATMs) with no drive-thru	P
Automobile fuel and recharging stations and car washes	P
Automobile, boat and trailer sales	
Automobile repair, boat and trailer repair	C
Bakery, retail	P
Bakery, wholesale	
Banks, savings and loan associations	P
Banks, savings and loan associations with no drive-thru	P
Barber shops and beauty shops	P

Bars	P
Bed and breakfast houses; provided the criteria in BLMC 18.22.030 are met;	P
Beer and wine specialty shops	P
Bookstores	P
Brewpubs and microbreweries	P
Cabinet and carpenter shop	P
Candy shop	P
Cart Vendors	P
Coffee shops, cafes, no drive-thru	P
Coffee stand, drive-thru	P
Commercial, professional and service uses associated with a residential complex, including banks, savings and loan associations, barber and beauty shops, business and professional offices, medical and dental clinics and neighborhood grocery, coffee shops, or restaurants; provided, such uses occupy no more than 10 percent of the land area of the parcel or parcels within the residential complex and no individual commercial, professional or service use exceeds 5,000 square feet of floor area.	A
Commercial uses associated with a permitted use, such as a snack bar or gift shop; provided the commercial activity is open for business no more than 150 days per year or is within the same building as the permitted use.	A
Contractor yards; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the open storage use	
Day care centers	P
Department Store	
Dry Cleaning	P
Food markets, delicatessen and meat markets (beer and wine may be sold);	P
Furniture and small household appliance repair shops	P
Furniture building, repair and upholstery	
Hardware Stores	P
Horticultural nursery and garden supply, indoor or outdoor	P
Hospitals	
Hotels, motels	
Kennels	
Laundromats	P
Liquor stores	
Locksmiths and security alarm shops	P
Machine shops	
Massage therapy/spas	P
Medical-dental clinics;	P
Medical offices	P
Mini day care center	P
Mini-storage facilities	
Nail Salons	P
Nightclub	
Open storage yards, including storage and sale of building materials and heavy equipment; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the open storage use;	
Outdoor storage and sale of building materials and nursery stock; provided such use is accessory to a permitted use and enclosed within a sight-obscuring fence.	
Pet shop, grooming and supplies	P

Pharmacies	P
Photographic processing and supply	P
Photography studios	P
Plumbing shops, electricians, heating, air conditioning sales or repair	P
Pool hall	P
Printing, copying and mailing services	P
Professional offices	P
Restaurants, including drive-in restaurants	
Restaurants, no drive thru	P
Retail shops	P
Roadside Produce Stands	P
Shoe Repair	P
Shopping center	P
Stables and riding schools	P
Tailor shops	P
Tanning salon	P
Tavern	
Veterinary clinics, animal hospitals	P
Veterinary clinics with no outdoor kennel space or dog runs	P
Wireless communications facilities are permitted as principal or accessory uses provided the requirements of Chapter 18.50 BLMC are met.	P

Section 5. In a subsequent Ordinance providing for the annexation, the City shall adopt the Planned Community Zone regulations referenced in Sections 3 and 4 of this ordinance as part of the Bonney Lake Municipal Code, and apply them to the Plateau 465 area.

Section 6. The City Comprehensive Plan’s Future Land Use Map is hereby revised to show tax parcel No. 0519151012, also known as the Proposed Regional Park as identified in attachment “B” designated “Public Facilities” and “Proposed UGA.” In a subsequent Ordinance providing for the annexation, the City shall apply the Public Facilities zone, Chapter 18.34 BLMC, to the area referenced in this Section.

Section 7. The City Comprehensive Plan’s Future Land Use Map is hereby revised to show the remainder of the CUGA annexation area, except for tax parcel 0519032003, as identified in attachment “C” designated “Medium Density Residential” and “Proposed UGA.” In a subsequent Ordinance providing for the annexation, the City shall apply the Medium Density Residential (R-2) zone, Chapter 18.16 BLMC, to the area referenced in this Section.

Section 8. The City Comprehensive Plan’s Future Land Use Map is hereby revised to show that portion of tax parcel 0519032003 currently within Pierce County, as identified in attachment “D” designated “Midtown Core” and “Proposed UGA.”

Section 9. This Ordinance concerns powers vested solely in the Council, it is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as required by law

PASSED by the City Council and approved by the Mayor this _____ day of _____, 2011.

Neil Johnson,
Mayor

ATTEST:

Harwood Edvalson
City Clerk

APPROVED AS TO FORM:

James Dionne
City Attorney

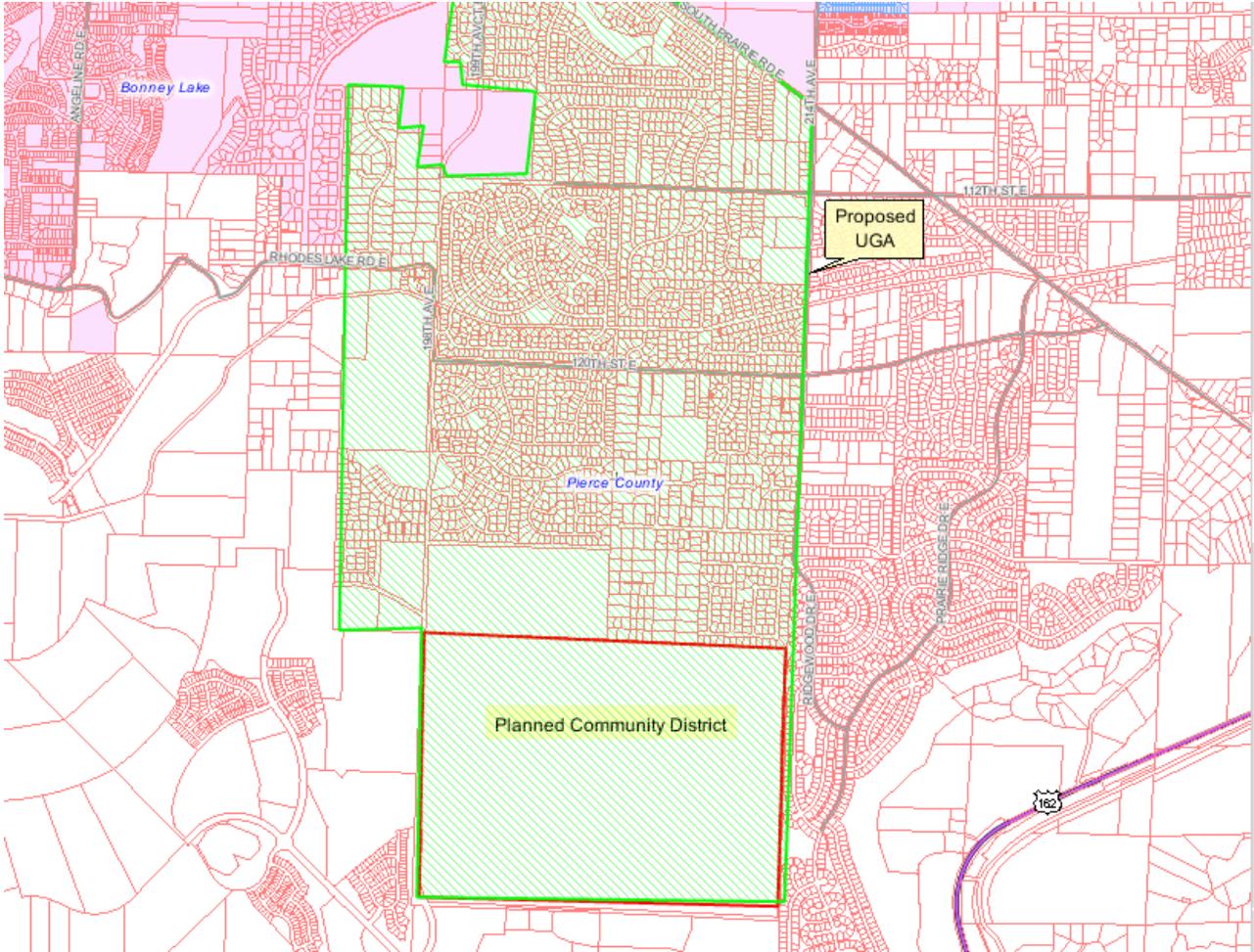
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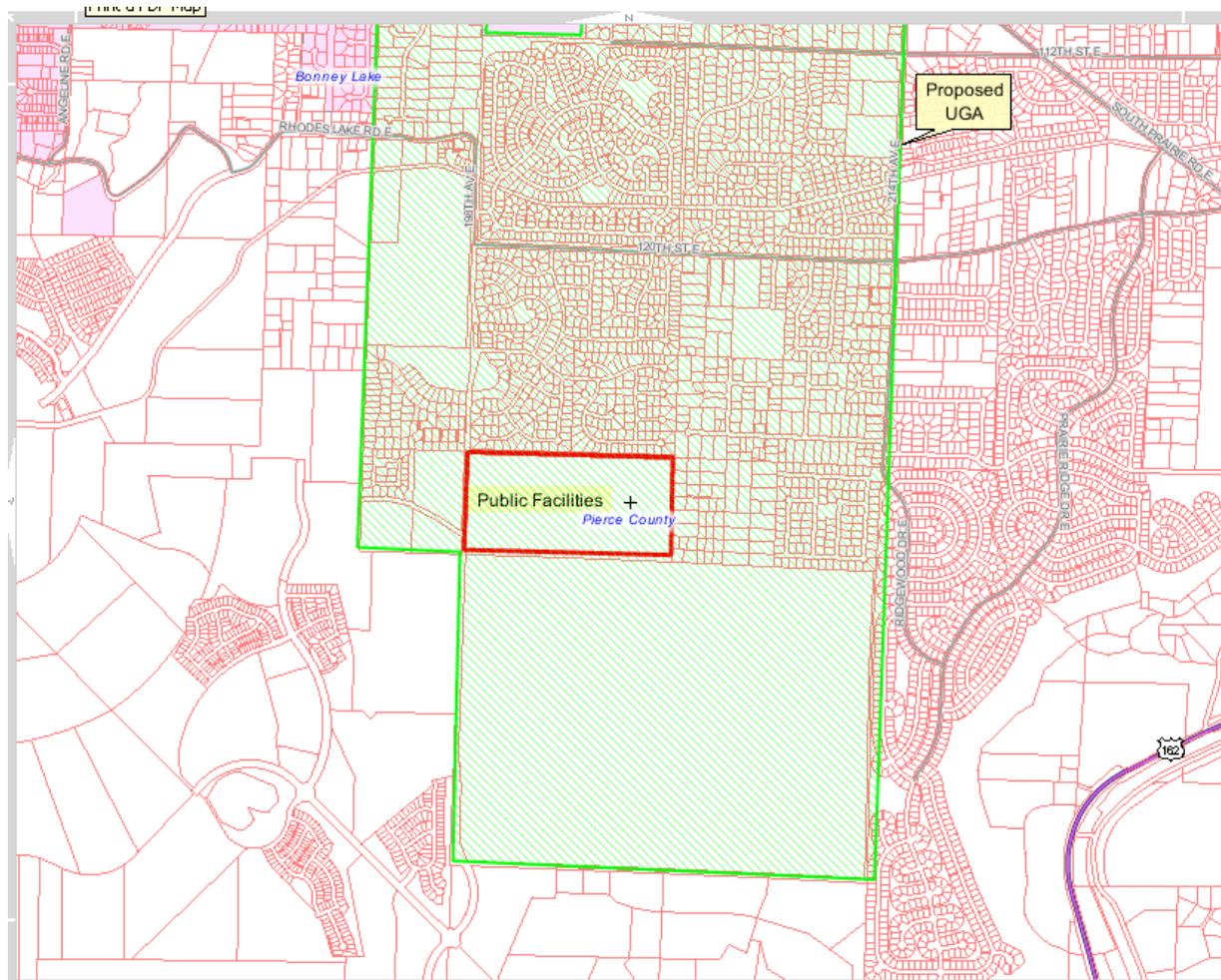
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Effective Date:

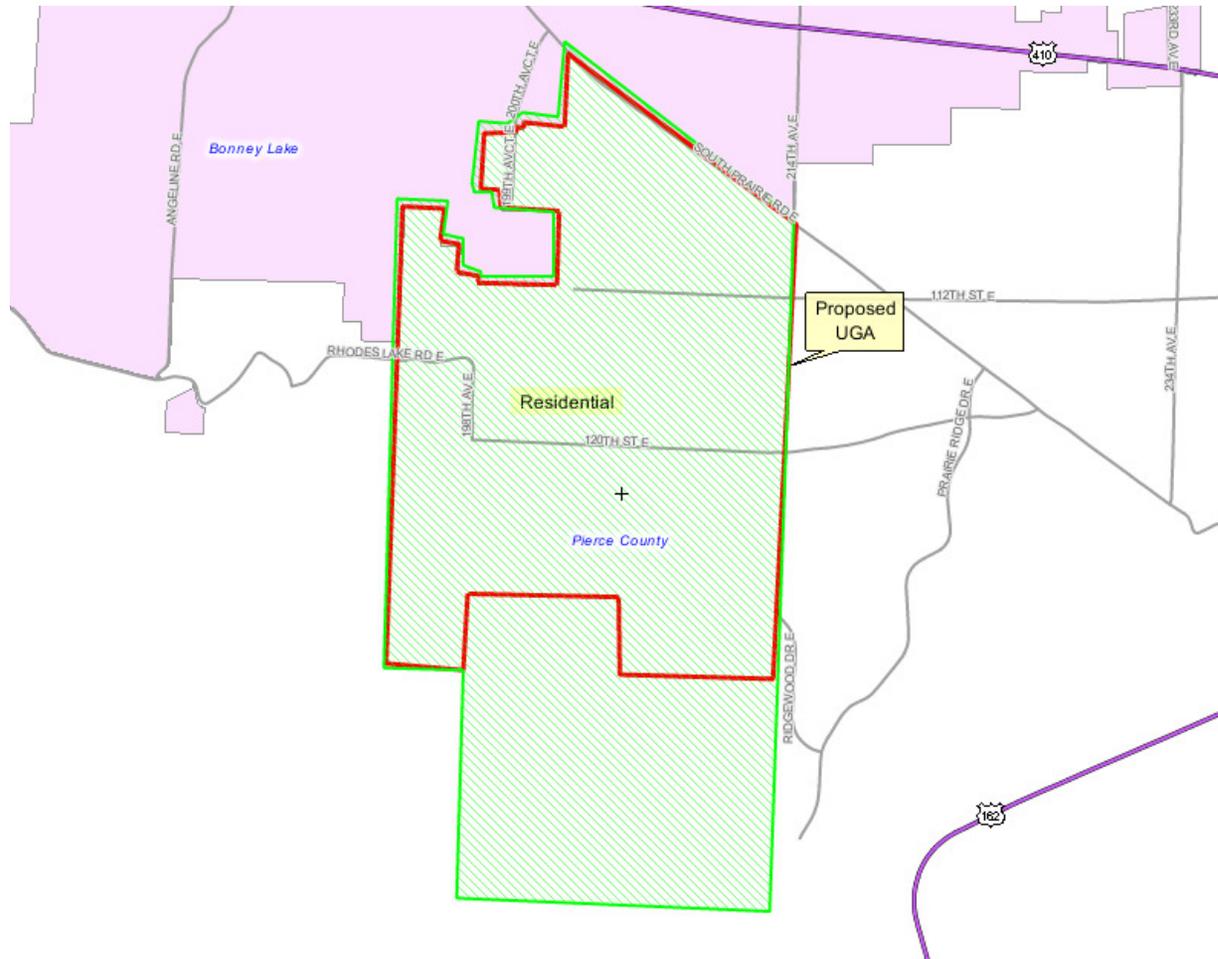
Attachment "A"



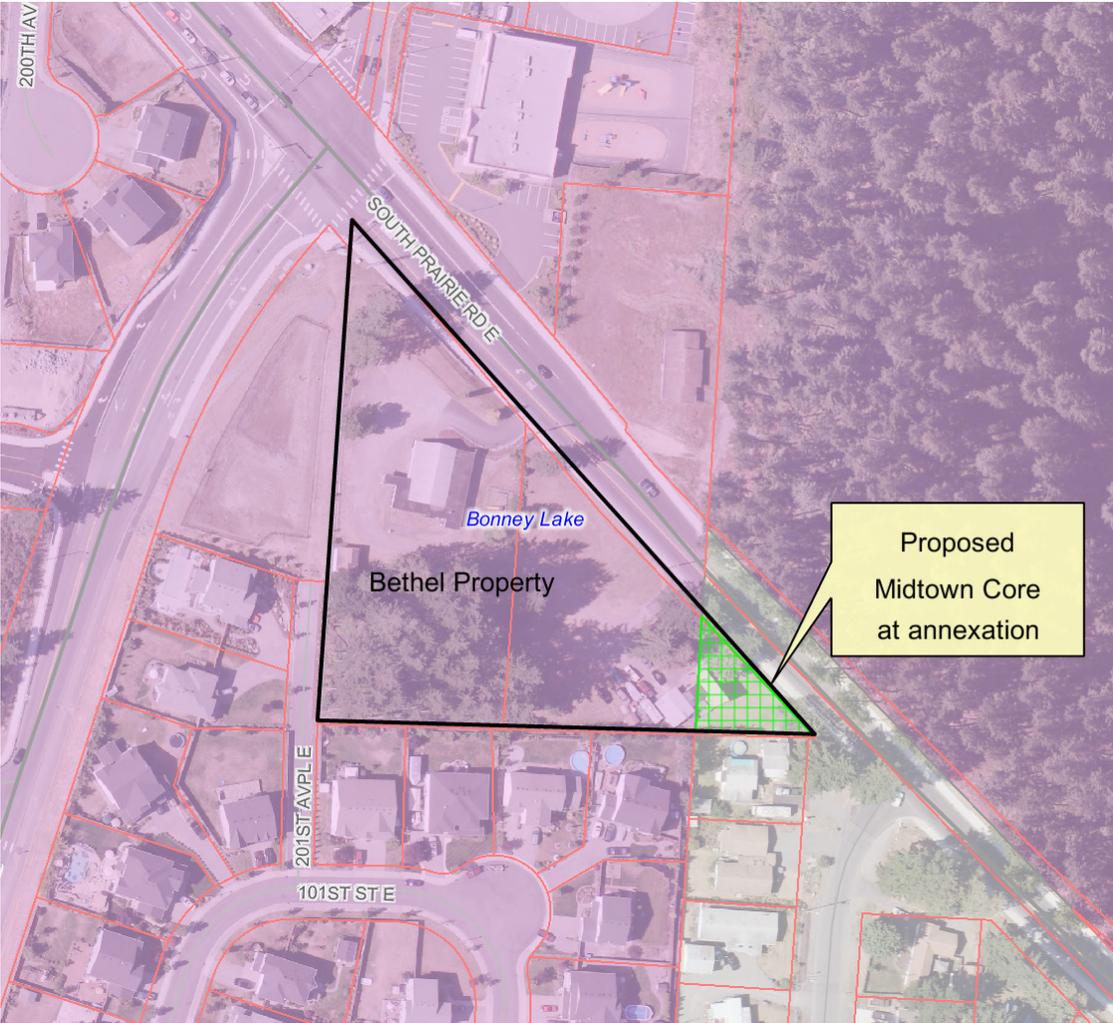
Attachment "B"



Attachment "C"



Attachment "D"



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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: CD / Heather Stinson	Meeting/Workshop Date: 15 November 2011	Agenda Bill Number: AB11-133
Agenda Item Type: Ordinance	Ordinance/Resolution Number: D11-133	Councilmember Sponsor:

Agenda Subject: New Comp Plan Element - Midtown Plan

Full Title/Motion: An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adopting A Midtown Plan Element To The Comprehensive Plan As Chapter 11.

Administrative Recommendation:

Background Summary: This ordinance was initiated by City Council. It articulates a vision for Midtown.

Attachments: Draft Ordinance D11-133

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation:			

COMMITTEE, BOARD & COMMISSION REVIEW			
Council Committee Review:	<i>Approvals:</i>	Yes	No
Date:	Chair/Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
Forward to:	Consent		
	Agenda: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Commission/Board Review: 9/21/11			
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s): 10/18/11	Public Hearing Date(s): 9/7/11
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director: JPV	Mayor:	Date Reviewed by City Attorney: 10/5/11 (if applicable):

ORDINANCE NO. D11-133

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, ADOPTING THE MIDTOWN ELEMENT AS CHAPTER 11 OF THE COMPREHENSIVE PLAN

WHEREAS, on May 25, 2010 the City Council adopted the Planning Commission annual work plan that included consideration of adopting a Midtown Plan; and

WHEREAS, a Notice of Public Hearing was issued on August 2, 2011; and

WHEREAS, the Planning Commission conducted a public hearing on August 17, 2011; and

WHEREAS, at the September 7, 2011 Planning Commission meeting the Planning Commission recommended that the City Council adopt the attached Midtown Element as Chapter 11 of the Comprehensive Plan; and

WHEREAS, SEPA has been complied with via a Determination of Non-Significance issued on September 7, 2011; and

WHEREAS, RCW 36.70A.106 requiring a 60 day review by the Washington State Department of Commerce has been complied with; and

WHEREAS, this is one of six Comprehensive Plan amendments concurrently coming before the City Council; and

WHEREAS, the criteria for amending the Comprehensive Plan set forth in BLMC § 14.140.090 are: 1) the amendments are consistent with the goals and policies of the Comprehensive Plan, 2) the comprehensive plan would remain internally consistent, 3) the amendments are consistent with the Countywide Planning Policies, 4) the amendments are consistent with the Growth Management Act, and 5) the amendments advance the public health, safety, or welfare and are in the best interest of the residents of Bonney Lake; and

WHEREAS, these criteria are met.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Attachment “A” of this ordinance shall be added as Chapter 11 of the Comprehensive Plan.

Section 2. This Ordinance concerns powers vested solely in the Council, it is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as required by law

PASSED by the City Council and approved by the Mayor this _____ day of _____, 2011.

Neil Johnson, Mayor

ATTEST:

Harwood Edvalson
City Clerk

APPROVED AS TO FORM:

James Dionne
City Attorney

Passed:

Valid:

Published:

Effective Date:

MIDTOWN

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Executive Summary

“Midtown” is Bonney Lake’s commercial center of gravity. It is automobile-oriented but has potential for higher-diversity and human-scale development in the areas that remain undeveloped, especially in those portions that will be served by side streets and frontage streets. Pedestrian-orientation can also be incorporated as redevelopment occurs. As the Community Character element of this Plan states, Downtown is intended to be pedestrian-oriented, Eastown is intended to be auto-oriented, and Midtown is intended to be a gradient between the two.

The western boundary of Midtown is Fennel Creek and eastern boundary is 214th Avenue. The north and south boundaries follow those properties zoned Medium Density Residential (R-2), High Density Residential (R-3), Public Facilities (PF) and Commercial (C-1, C-2, C-2/C-3) within Midtown.

The Midtown Plan serves as a guide for future development of the area, addresses needed improvements to access and circulation, and provides a clear vision for establishment of Midtown as a unique and attractive area. As property in Midtown develops, the necessary

infrastructure will be installed, including construction of new roadways and extension of water and sewer lines.

SR 410 through Midtown experiences significant congestion, which will intensify as development increases. Developed properties currently access directly onto SR 410, and there is little cross-connection between north-south roadways. The Midtown Development Plan illustrates a grid network of interconnected streets. As commercial property develops, property owners will be required to set aside right-of-way or construct their portion of the necessary grid system roadways.

The City has adopted access management standards in order to provide access for land development while preserving the safety, capacity and speed of travel on SR 410. Access points are identified by category based on the volume of traffic predicted to use the proposed driveway. These standards are required by WSDOT to manage traffic on SR 410.

The current boundaries of Midtown are served by the City of Bonney Lake municipal water system. At this time, the City of Bonney Lake has adequate water system infrastructure to support development in Midtown as outlined in the City's Comprehensive Water Plan referenced in Chapter 8, Capital Facilities. Future construction of water systems in Midtown are anticipated to be funded by the private development they will ultimately serve.

Establishing a future road network capable of serving future development is critical to the buildout of Midtown. Equally important is establishment and implementation of design standards. To that end, the Midtown Development Plan establishes land use and development standards to provide for coordinated site development, including interconnected parking, complementary site design, and a logical infrastructure. This development configuration will help create an attractive corridor along SR 410 and encourage drivers to slow down, appreciate the area's character and patronize the businesses within Midtown. Pedestrian and bicycle linkages shall be provided between adjacent developments, and within large parking fields.

1. Introduction

The area described as Midtown, as the name suggests, is centrally located in the City of Bonney Lake. It is generally bounded by 214th Avenue to the east, and Fennel Creek to the west. The area is largely developed as the main commercial corridor of the City.

The objective of the Midtown Development Plan project is to create a document that is flexible enough to accommodate incremental growth, yet provides a structure for how the area will function as a whole. The Midtown Development Plan builds upon the goals established in the Bonney Lake Comprehensive Plan and the Strategic Commercial Districts Plan, and will serve as a guideline for future development of the area. In addition to planning for the design of Future Development, the Plan addresses needed improvements to access and circulation throughout Midtown in order to reduce traffic congestion and accidents. All elements of the Plan are intended to promote orderly, coordinated growth and to provide an attractive living, working and commuting environment.

1.2 Existing Conditions

At present, Midtown is largely developed with a commercial corridor along SR 410 flanked to the north and south by single family residential that is zoned for more dense housing. There are pockets of undeveloped and underdeveloped land including the area formerly known as the WSU demonstration forest and approximately 15 acres of land north of and adjacent to the Target shopping area.

1.2.1 Natural Environment

Pockets of wetlands are scattered throughout Midtown although most have already been identified and protected as mitigation measures of past development projects.

The portion of the area formerly known as the WSU Demonstration Forest that is now owned by the City remains in its natural state until the City goes through future planning for that area.

1.2.2 Zoning

Most of the Commercial Area in Midtown is currently zoned Commercial (C-2), with some pockets of Combined Retail-Commercial, Warehousing & Light Manufacturing (C-2/C-3) and a two parcel area zoned C-1. The intent of the C-2 zone, as stated in the Bonney Lake Municipal Code, is to provide located areas for office uses, retail stores and service establishments offering commodities and services required by residents of the city and its surrounding market area. Office uses, major retail stores and service establishments are allowed. The purpose of C-1 is to provide certain commercial and service uses which are compatible with neighborhoods and principally oriented to serve adjacent residential areas and neighborhoods. A C-1 district is intentionally limited in area. The number of businesses in any one C-1 area shall be generally limited to one of each type.

In addition to commercial uses, zoning in Midtown allows a variety of residential uses in the Medium Density Residential (R-2) and High Density Residential (R-3) zones. One area of Midtown also includes an R-3 zoning overlay that allows for some flexibility from the underlying R-3 zoning.

1.2.3 Development

Because the area is urban in nature, a wide variety of development types are currently allowed and built within Midtown. The areas available for development are primarily the Commercial and Residentially zoned portions of the area formerly known as the WSU Demonstration Forest as well as approximately 15 acres at the southwest corner of 192nd Ave. E. and Sumner-Buckley Highway. However, Zoning in the Cedar Grove and Cedar View areas would allow for more dense Residential development dependent on the availability of sewer.

1.2.4 Road Network

Midtown is bounded on the north by Sumner-Buckley Highway, which is a Pierce County owned and maintained right-of-way. State Route 410 bisects Midtown and on the southern end the major road is South Prairie. The primary north-south connectors between Sumner-Buckley highway and SR 410 roads are 192nd Ave. E, 198th Ave. E. and 214th Ave. E.

South of SR 410, Angeline Road connects residential development to Sumner Buckley Highway and Rhodes Lake Road. South Prairie Road connects SR 410 to 214th Ave. E. and 192nd Ave. E. flows through a Medium Density Residential Area and dead ends. 200th Ave. E. leads from South Prairie Road south and dead ends at an intersection connecting Mountain View Middle School and Bonney Lake High School.

These two dead-end roads are anticipated to be connected south dependent on funds available. The connection of 200th Ave. E. south to Rhodes Lake Road is dependent and funded in part by the Cascadia development.

2. Goals and Policies

The Midtown Development Plan is based upon and consistent with a number of previously adopted goals and policies that guide development within the City of Bonney Lake. Several of the relevant goals and policies are discussed below.

2.1 Transportation Related Goals and Policies

The Transportation Element of the Bonney Lake Comprehensive Plan, updated in August, 2006, includes policies relevant to circulation and infrastructure in Midtown.

2.1.1 Service Area Policies

Access Management (BLMC 12.30.050). The City has adopted access management standards consistent with WSDOT requirements outlined in Washington Administrative Code 468.52.030 to 050.

2.1.2 Financial Policies

It is the policy of the City that private development pays its own way. Thus, any City investment in Midtown infrastructure should show a positive return on investment.

2.1.3 Facility Policies

1. Requirement to construct public roads (BLMC 12.30.030). All new development will be required to construct public roads identified on the current version of the current Midtown Future Road Network.
2. Frontage Improvements Required:
 - a. Sidewalks
 - b. Street lights at intersections
 - c. Place existing above-ground utilities underground. BLMC 12.04.005.

2.2 Land Use Goals and Policies

The way in which people experience life in their community and interact with each other is influenced in large measure by community design. The most valued design elements of a community are often those that retain small town features and are reflected in the City's neighborhoods, community meeting places, parks, and tree-lined streets. The Bonney Lake Comprehensive Plan, Community Character and Design Element, includes the following goals and objectives that are relevant to the Midtown planning effort:

- Develop the Midtown as a mixed use district with the highest possible level of architectural interest, pedestrian orientation, and human-scale design consistent with the fact that 1) much of it is already built and 2) pedestrian traffic alongside and across the highway will suffer due to high vehicular traffic. Wherever possible, developments should reach deeply into the adjoining commercial land, provide local access streets as dictated by the Transportation Element, and place their building facades at the edge of the sidewalk adjoining said local access streets.
- Define a pattern of urban development, which is recognizable, provides an identity, and reflects Bonney Lake values and opportunities;
- Promote design standards, building design and site design that provide appropriate transitions between dissimilar uses and intensities that are respectful of natural conditions;
- Utilize site design that encourages pedestrian access and transit use;
- To the extent practically feasible, relate commercial development to the street front to ensure attractive street edge and unified streetscape, encourage pedestrian activity when appropriate, and stimulate business;
- Design the major arterial boulevards to be distinctive from other streets and that include as appropriate design features such as street trees, median plantings, special lighting, setback sidewalks, street names, colorful plantings, prominent crosswalks, decorative paving patterns and public art.
- Enhance the Appearance and Identity of Midtown. Encourage a concentration of retail, entertainment, and service along major roads that will create the vitality that will be essential to identifying this district as a desirable place to be. Facilitate pedestrian activity by creating inter-connected streets and walkways.
- Protect existing neighborhoods from development-related impacts.

3. The Future of Midtown

Installation of infrastructure in Midtown, including construction of new roadways and extension of sewer and water lines, will occur as property develops. It is likely that road segments will be constructed incrementally, but that as build-out occurs, individual road segments will be connected to create continuous alternative transportation routes throughout the area.

The intent of the Midtown Development Plan is to establish a framework for construction of the services necessary to support an economically viable and unique area of the City. The guiding principles for the Midtown planning effort are described below.

3.1 Create Alternative Routes for Local Traffic

As Midtown develops, a new network of secondary roads will be constructed to facilitate convenient access to, from, and between businesses. This network will allow drivers additional alternatives to traveling SR 410 to access establishments in the Midtown area. The network will help to preserve the capacity of SR 410 and minimize congestion on the corridor. Smaller local roads also have slower traffic speeds, a more pleasant driving environment, and are ideal bicycle and pedestrian routes.

3.2 Establish Identity for the Midtown Area

The sparsely developed state of Midtown currently lacks a clear identity or distinguishing characteristics. As the area develops and the streets are lined with trees, sidewalks are built, and a more compact development pattern evolves, Midtown has the opportunity to set itself apart as a unique section of Bonney Lake.

4. Circulation

Roads are needed for transportation, emergency response, and utilities. An efficient transportation network is a critical element for a developing area. Provision of new roads, location of intersections, number of traffic signals, spacing of driveways, types of turn lanes and provisions for bicyclists and pedestrians are major considerations to be planned in advance of development.

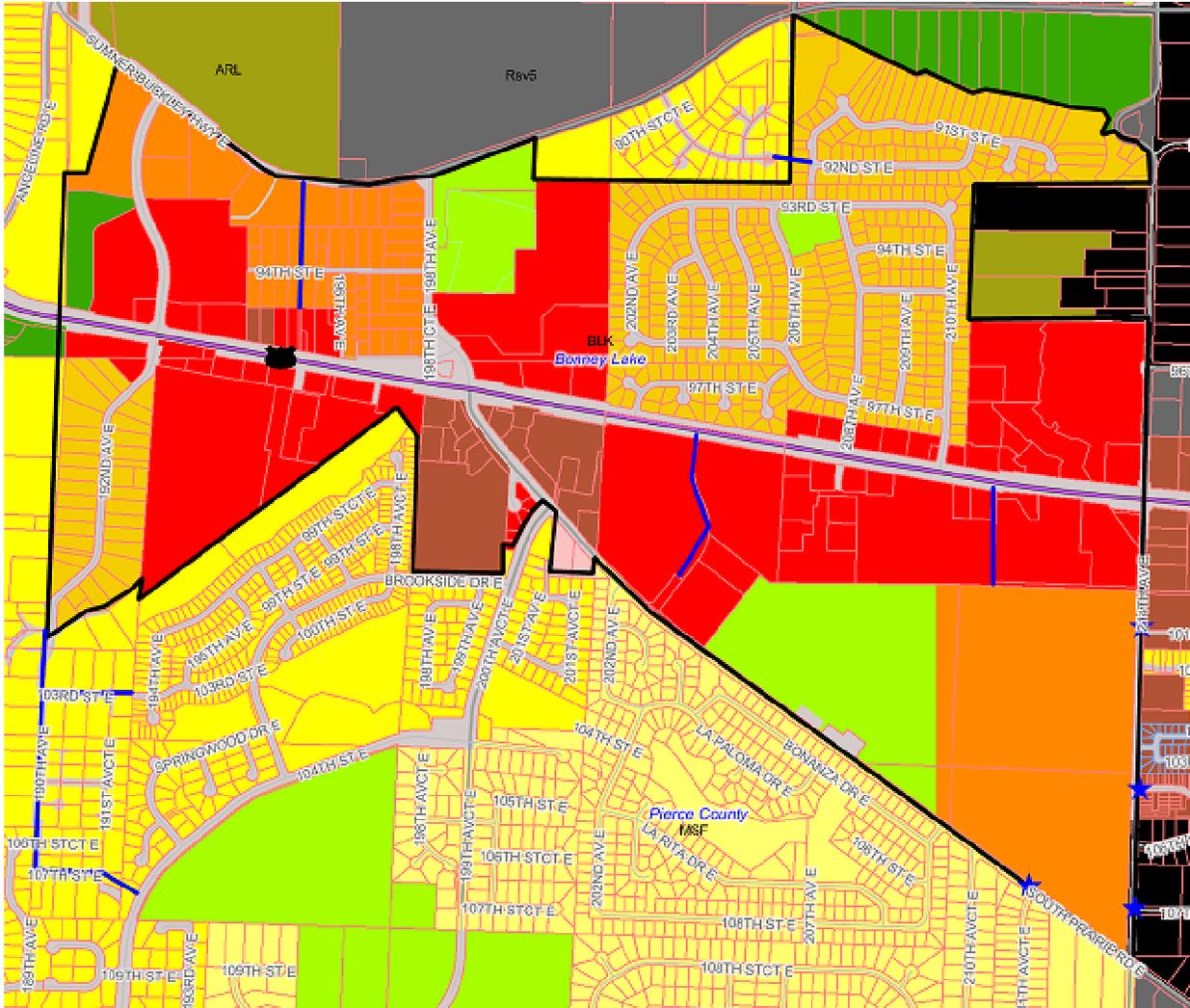
4.1 Future Road Network

Development of commercial property requires a network of roadways, water, sewer, stormwater facilities, and utilities. Each of these systems must be designed with the greater regional network in mind. Without detailed knowledge of the number and type of businesses to be constructed at each location, it is difficult to design a system capable of handling future development without revisions or alterations. Therefore, the Development Plan must be flexible enough to accommodate incremental growth, yet consider the function of the system as a whole. The goal is a uniform system rather than a piecemeal approach.

Roads shown in this plan are needed as a placeholder to ensure that the entire City's population is well served. As development is proposed, actual locations of roads will be determined. Road locations shown above will be adjusted as topography and property ownership and development warrants and once the extent of existing wetlands or other site constraints is determined.

Figure 2 below shows the proposed location of future roads in Midtown:

Figure 2 - Midtown Future Road Network



4.2 Design Standards

Design speeds for all roads in Midtown with the exception of SR 410 are 25 mph. Streets in Midtown are subject to the 2005 Bonney Lake Public Works design standards.

4.3 Non-motorized Facilities

As the Midtown corridor develops, employees and customers of the new commercial uses will walk and bicycle through the neighborhood if and when safe and comfortable facilities are provided. Safe and attractive pedestrian walkways and bicycle routes are a priority.

4.4 Transit

SR 410 has served as the primary east-west transit route between Bonney Lake, Buckley and Enumclaw to the east and between Bonney Lake, Sumner, Puyallup and Tacoma to the west. Bus stops in Midtown may be added on SR 410 as determined at time of development by Pierce Transit.

5. Water

The Midtown area is located entirely within the City of Bonney Lake public water system. New development proposals submitted within the City's current water service boundary will require installation of portions of the proposed water main network to service the specific development if unavailable. This could include extensions of water mains from beyond the development property boundaries. Maintaining continuity by means of incremental "looping" of water mains may also be required.

Property owners within the current Bonney Lake Water System boundary that pay the cost to install the portions of the proposed water system beyond their own property may pursue cost sharing options so that all property owners using the new system pay their pro-rata share of the cost of the system.

6. Sewer

Sewer systems in Midtown are services provided entirely by the City of Bonney Lake. Sewer capacity in Bonney Lake is "first come, first serve." While there is capacity for more development in the City in general, sewer treatment capacity could not serve all land currently available to be developed. New development proposals submitted within the City's current sewer service boundary will require installation of portions of the proposed sewer network to service the specific development. This could include extensions of sewer lines from beyond the development property boundaries and / or sewer lift stations.

Property owners within the current Bonney Lake Sewer System boundary that pay the cost to install the portions of the proposed sewer system beyond their own property, may pursue cost sharing options so that all property owners using the new system pay their pro-rata share of the cost of the system.

City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: CD / Heather Stinson	Meeting/Workshop Date: 15 November 2011	Agenda Bill Number: AB11-134
Agenda Item Type: Ordinance	Ordinance/Resolution Number: D11-134	Councilmember Sponsor:

Agenda Subject: Design Standards - Midtown

Full Title/Motion: An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adopting A New Chapter To The Bonney Lake Municipal Code Articulating Design Standards For The Midtown Area.

Administrative Recommendation:

Background Summary: This ordinance was initiated by City Council. It articulates Design Standards for Midtown. In answer to a Council question about BLMC 18.34.030(C) in the draft regarding lighting not reducing landscaping standards: this standard prevents against light poles in parking lots reducing the overall required landscaping of a project.
Attachments: Draft Ordinance D11-134

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation:			

COMMITTEE, BOARD & COMMISSION REVIEW			
Council Committee Review:	<i>Approvals:</i>	Yes	No
Date:	Chair/Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
Forward to:	Consent	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Commission/Board Review: 9/21/11			
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s): 10/18/11	Public Hearing Date(s): 8/17/11
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director: JPV	Mayor:	Date Reviewed by City Attorney: 10/5/11 (if applicable):

ORDINANCE NO. D11-134

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, ADOPTING A NEW CHAPTER 18.34 OF THE BONNEY LAKE MUNICIPAL CODE RELATING TO MIDTOWN DEVELOPMENT STANDARDS.

WHEREAS, on December 13, 2011 the City Council passed Ordinance No. D11-133, which adopted the Midtown Subarea Plan Element of the Comprehensive Plan; and

WHEREAS, the intent of this adoption was to facilitate a cohesive vision for Midtown; and

WHEREAS, development standards are necessary to implement a cohesive vision of Midtown; and

WHEREAS, a Notice of Public Hearing was issued on August 2, 2011; and

WHEREAS, the Planning Commission conducted a public hearing on August 17, 2011; and

WHEREAS, at the August 17, 2011 Planning Commission meeting the Planning Commission recommended that the City Council adopt development regulations for Midtown in the Bonney Lake Municipal Code; and

WHEREAS, SEPA has been complied with via a Determination of Non-Significance issued on September 7, 2011; and

WHEREAS, RCW 36.70A.106 requiring a 60 day review by the Washington State Department of Commerce has been complied with.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. A new Chapter 18.34 shall be added to the Bonney Lake Municipal Code as stated in Attachment "A" of this ordinance.

Section 2. This Ordinance concerns powers vested solely in the Council, is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as required by law.

PASSED by the City Council and approved by the Mayor this _____ day of _____, 2011.

Neil Johnson, Mayor

ATTEST:

Harwood Edvalson
City Clerk

APPROVED AS TO FORM:

James Dionne
City Attorney

Passed:

Valid:

Published:

Effective Date:

Attachment “A”

Chapter 18.34 Midtown Development Standards

18.34.010 Purpose.

Land use and development standards provide for cohesive site development which is a crucial element in the creation of a Midtown commercial district that has interconnected parking, complementary site design, and a logical infrastructure. The standards included in this Chapter build upon the goals and policies established in the Community Character and Design Element of the Bonney Lake Comprehensive Plan.

18.34.020 General provisions.

- A. These standards shall apply to all properties zoned Midtown Core (MC) and High Density Residential (R-3) within the Midtown boundaries as identified in the Midtown Element of the Comprehensive Plan.
- B. All requirements of applicable underlying zoning shall be met, except as modified in this Chapter.
- C. All site plans shall include sufficient detail to determine whether site and building designs comply with this Chapter, including the Midtown Future Road Network.
- D. Developers are strongly encouraged to work together to coordinate site planning, so that the consistency requirements of this Chapter can be more easily met.

18.34.030 Lighting

- A. Lighting shall be designed and installed so that it does not spill onto adjacent properties.
- B. Lighting shall be provided in all loading, storage, and circulation areas, but shall incorporate cut-off shields to prevent off-site glare.
- C. Lighting standards shall not reduce the amount of landscaping provided for the project.

18.34.040 Drive-through facilities

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

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

18.34.050 Parking

- A. Commercial developments shall design parking facilities to allow for internal traffic circulation with adjacent developments. Where feasible, such circulation shall be achieved through connected parking lots.
- B. Developments shall plan for driveways that can be jointly used by adjacent development.

C. All parking lots containing over 100 parking spaces must contain well-defined pedestrian walkways that separate pedestrians from cars. At least one walkway must be provided for every four rows of parking. Interconnections between walkways shall be provided to create safe walking conditions throughout the parking lot.

D. On parcels fronting SR 410, the area between the building and front property line shall be limited to required frontage improvements, landscape buffers and a maximum of two rows of parking stalls that must be devoted to customers and / or employees and must include a 20 foot drive aisle.

E. Multifamily developments shall provide visitor parking at a ratio of one visitor parking space per five dwelling units. This parking may be accomplished by designating visitor spaces within a parking lot or by creating on-street parking on private internal roads.

F. Bicycle parking must be provided in all new parking lots. A minimum of one bicycle parking space per ten vehicle spaces must be provided, with a maximum ten bicycle stalls per parcel. Bicycle parking areas shall be:

1. located in a covered, secure area with racks for locking bicycles;
2. accessible by means other than stairs;
3. separated from vehicle parking areas by physical barriers such as bollards, posts, or landscaping;
4. located adjacent to each building within a multi-building complex.

18.34.060 Pedestrian Circulation

A. Pedestrian walkways must provide direct connections between roadways, parking lots and building entrances.

B. Developments shall be designed to allow pedestrian walkways and bicycle lanes to connect to adjacent developments.

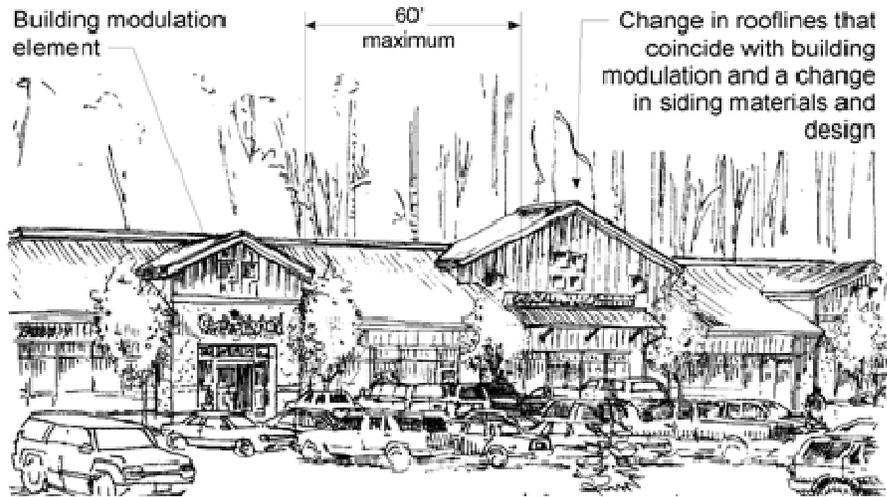
C. Internal sidewalks must extend to property lines to facilitate pedestrian connections between adjacent developments.

18.34.070 Building Design

A. Any developments occupying five acres or more of land area shall provide a plaza or other exterior gathering space equivalent to at least 1% of the overall acreage of the site. The plaza design must include gathering areas with benches or seating spaces, landscaping, and trash receptacles.

B. Multi-story commercial buildings and commercial buildings wider than 100 feet (measured along walls adjacent to streets and / or front entrances) shall include at least three of the following articulation features along all facades at articulation intervals of no wider than 60 feet:

1. Providing building modulation of at least 2 feet in depth and 4 feet in width.
2. Repeating distinctive window patterns at intervals narrower than the articulation interval.
3. Providing a covered entry or separate weather protection feature for each articulation interval.
4. Change of roofline.
5. Changing materials and/or color with a change in building plane.
6. Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.
7. Other methods that meet the intent of this Chapter as approved by the Director.
8. The following is an illustration of building modulation:



C. All residential buildings and residential portions of mixed-use buildings shall include at least three of the following modulation and/or articulation features at intervals of no wider than 30 feet along all facades facing a street, common open space, and common parking areas:

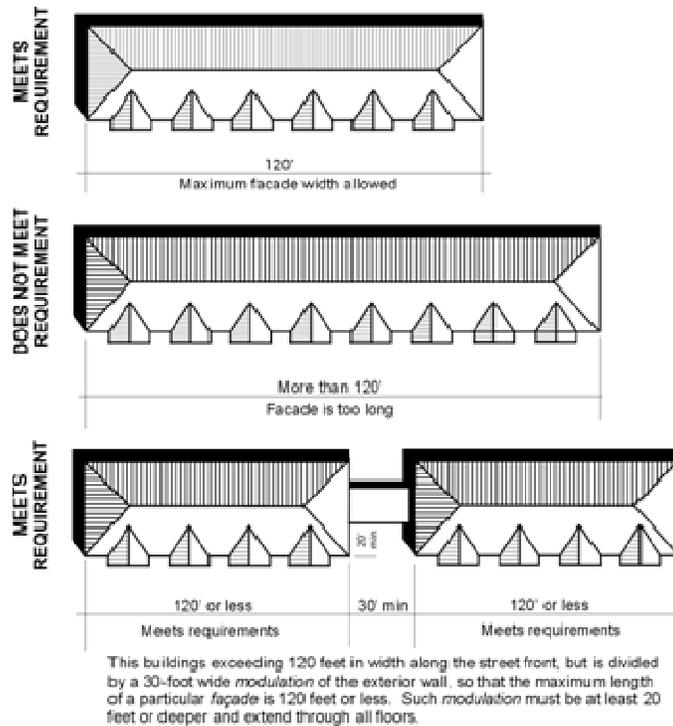
1. Repeating distinctive window patterns at intervals less than the required interval.
2. Vertical building modulation. Minimum depth and width of modulation is 18 inches and 4 feet (respectively) if tied to a change in color or building material and/or roofline modulation. Otherwise, minimum depth of modulation is 10 feet and minimum width for each modulation is 15 feet. Balconies may not be used to meet modulation option unless they are recessed or projected from the façade and integrated with the building’s architecture as determined by the Director. For example, “cave” balconies or other balconies that appear to be “tacked on” to the façade, as shown in the photographs below, will not qualify for this option



3. Horizontal modulation (upper level step-backs) a minimum of 5 feet.

- 4. Articulation of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.

D. The maximum façade width, which is the apparent width of the structure facing the street including required modulation, is 120 feet. Buildings exceeding 120 feet in width along the street front shall be divided by a minimum 30-foot wide modulation of the exterior wall, so that the maximum length of a particular façade is 120 feet. Such modulation must be at least 20 feet or deeper and extend through all floors. Other design features will be considered by the Director that effectively break up the scale of the building and add visual interest. This could include a combination of a clear change in vertical articulation and a contrasting change in building materials and/or finishes.



E. Multiple building commercial developments are encouraged to employ a variety of colors, building materials, and architectural treatments to reduce monotony.

F. On parcels adjacent to 204th Avenue East, no parking shall be located between the building and the front property line.

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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: CD / Heather Stinson	Meeting/Workshop Date: 15 November 2011	Agenda Bill Number: AB11-135
Agenda Item Type: Ordinance	Ordinance/Resolution Number: D11-135	Councilmember Sponsor:

Agenda Subject: Land Use - Midtown

Full Title/Motion: An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending The Comprehensive Plan To Include A "Midtown Core" Land-Use Designation And Amending The Future Land Use Map To Show All Properties Currently Zoned Commercial In Midtown Designated "Midtown Core".

Administrative Recommendation:

Background Summary: This ordinance was initiated by City Council Resolution 2120 and a private application for a Comprehensive Plan amendment for the Bethel Family Fellowship property.
Attachments: Draft Ordinance D11-135

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation:			

COMMITTEE, BOARD & COMMISSION REVIEW			
Council Committee Review:	<i>Approvals:</i>	Yes	No
Date:	Chair/Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
Forward to:	Consent		
	Agenda: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Commission/Board Review: 9/21/11			
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s): 10/18/11	Public Hearing Date(s): 8/17/11
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director: JPV	Mayor:	Date Reviewed by City Attorney: 10/5/11 (if applicable):

ORDINANCE NO. D11-135

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, ADOPTING THE MIDTOWN CORE LANDUSE DESIGNATION AND APPLYING IT TO PROPERTIES CURRENTLY DESIGNATED NEIGHBORHOOD COMMERCIAL, COMMERCIAL, AND COMMERCIAL & LIGHT INDUSTRY IN MIDTOWN

WHEREAS, on May 2, 2011 McNeely Design applied for a Comprehensive Plan amendment requesting a change of land use designation for tax parcel 0519032018 and that portion of parcel number 0519032003 currently within City of Bonney Lake limits from Neighborhood Commercial to Commercial; and

WHEREAS, on April 26, 2011 the City Council passed Resolution 2120 with the stated goal of consolidating and making consistent the various commercial zone types within Midtown, as well as establishing uses and standards unique to commercially-zoned areas in Midtown; and

WHEREAS, a Notice of Public Hearing was issued on August 2, 2011; and

WHEREAS, the Planning Commission conducted a public hearing on August 17, 2011; and

WHEREAS, at the September 7, 2011 Planning Commission meeting the Planning Commission recommended that the City Council adopt a new land use designation titled "Midtown Core"; and

WHEREAS, at the September 7, 2011 Planning Commission meeting the Planning Commission recommended that the City Council apply the Midtown Core land use designation to all Commercially zoned properties in Midtown; and

WHEREAS, SEPA has been complied with via a Determination of Non-Significance issued on September 7, 2011; and

WHEREAS, RCW 36.70A.106 requiring a 60 day review by the Washington State Department of Commerce has been complied with; and

WHEREAS, this is one of six Comprehensive Plan amendments concurrently coming before the City Council; and

WHEREAS, the criteria for amending the Comprehensive Plan set forth in BLMC § 14.140.090 are: 1) the amendments are consistent with the goals and policies of the Comprehensive Plan, 2) the comprehensive plan would remain internally consistent, 3) the amendments are consistent with the Countywide Planning Policies, 4) the amendments are consistent with the Growth Management Act, and 5) the amendments advance the public health, safety, or welfare and are in the best interest of the residents of Bonney Lake; and

WHEREAS, these criteria are met.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Figure 3-5 of the Land Use Element of the Comprehensive Plan shall be amended to read as follows:

Figure 3-5 Future Land Uses				
Designations	Intent and density at build-out	Implementing zone	Acres So Designated on Figure 3-4	% of Area of City
Single-family Residential	Single-family neighborhoods. Undeveloped lands will be platted at 4-5 units per net acre (critical areas, streets, stormwater ponds, etc. netted out).	R-1	2,586	52%
Medium-Density Residential	Neighborhoods of various housing types, with overall single-family character, five to nine units per acre.	R-2	613	12%
High-Density Residential	Apartments or condominiums, up to 20 units per acre.	R-3	86	2%
Neighborhood Commercial	commercial and service uses compatible with neighborhoods and principally oriented to serve adjacent residential areas and neighborhoods	C-1	294 .25	.004%
Commercial	Sales and services, serving a large market area, with optional residential units.	C-2	260 24	.4%
Commercial & Light Industrial	Highway-oriented commerce, warehousing, and light industry serving a large market area.	C-2/C-3, Combined retail commercial, warehousing and light manufacturing	286 257	5%
<u>Midtown Core</u>	<u>Sales and services, serving a large market area in the Midtown subarea</u>	<u>Midtown Core</u>	<u>264</u>	<u>5.2%</u>
Mixed Use	Mixed commercial, multi-family residential, and office. Pedestrian-oriented.	Downtown Mixed	15	.3%
Retail Mixed Use	Commercial on the ground floor, multi-family residential and office on all other floors. Pedestrian oriented.	Downtown Core	9	.2%
Conservation/ Open Space	Open space, natural resource production lands, and environmentally sensitive areas.	RC-5, residential/ conservation and other zones	729	15%
Fennel Creek Corridor	Preservation of this environmentally sensitive corridor in its natural state.	RC-5, residential/ conservation and other zones	278	6%
Public Facilities	Public and quasi-public facilities that provide educational, governmental, and cultural services.	PF Public Facilities	146	3%

Section 2. The Comprehensive Plan Future Land Use Map (Figure 3-4) shall be amended according to attachment “A” of this ordinance.

Section 3. This Ordinance concerns powers vested solely in the Council, it is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as required by law

PASSED by the City Council and approved by the Mayor this _____ day of _____, 2011.

Neil Johnson, Mayor

ATTEST:

Harwood Edvalson
City Clerk

APPROVED AS TO FORM:

James Dionne
City Attorney

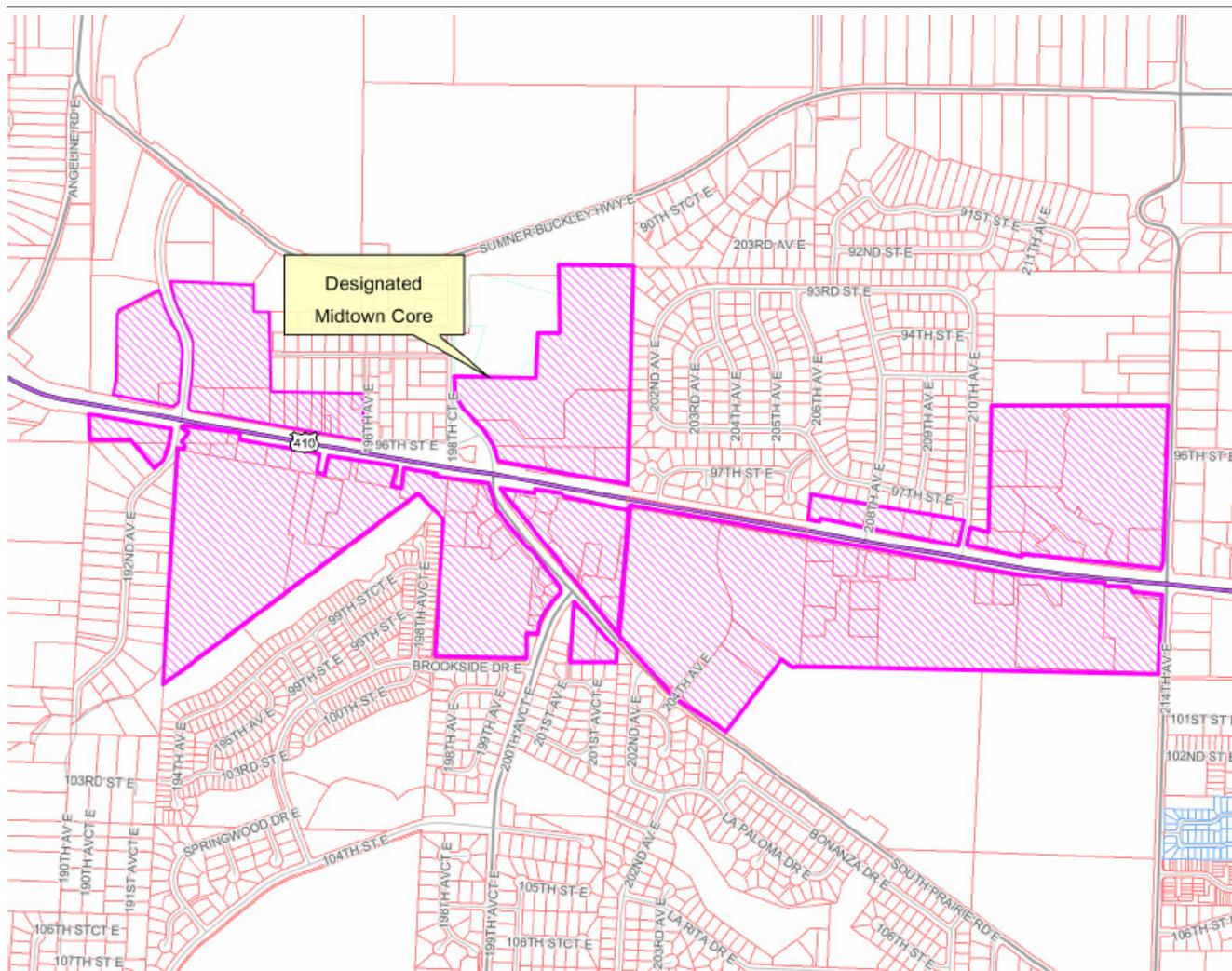
Passed:

Valid:

Published:

Effective Date:

Attachment "A"



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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: CD / Heather Stinson	Meeting/Workshop Date: 15 November 2011	Agenda Bill Number: AB11-136
Agenda Item Type: Ordinance	Ordinance/Resolution Number: D11-136	Councilmember Sponsor:

Agenda Subject: Comprehensive Plan amendment - Parks Element

Full Title/Motion: An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending The Parks Element Of The Comprehensive Plan.

Administrative Recommendation:

Background Summary: This ordinance was initiated by City Council and includes analysis by the Park Board of the 2010 park survey.

Attachments: Draft Ordinance D11-136

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation:			

COMMITTEE, BOARD & COMMISSION REVIEW			
Council Committee Review:	<i>Approvals:</i>		Yes No
Date:	Chair/Councilmember NAME		<input type="checkbox"/> <input type="checkbox"/>
	Councilmember NAME		<input type="checkbox"/> <input type="checkbox"/>
	Councilmember NAME		<input type="checkbox"/> <input type="checkbox"/>
Forward to:	Consent		
	Agenda: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Commission/Board Review:	9/21/11		
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s): 10/18/11	Public Hearing Date(s): 9/7/11
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director: JPV	Mayor:	Date Reviewed by City Attorney: 10/5/11 (if applicable):

ORDINANCE NO. D11-136

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING THE PARKS ELEMENT OF THE COMPREHENSIVE PLAN

WHEREAS, on May 25, 2010 the City Council adopted the Planning Commission annual work plan that included consideration of amending the Parks Element of the Comprehensive Plan; and

WHEREAS, a Notice of Public Hearing was issued on August 23, 2011; and

WHEREAS, the Planning Commission conducted a public hearing on September 7, 2011; and

WHEREAS, at the September 7, 2011 Planning Commission meeting the Planning Commission recommended that the City Council update the language in regards to Parks Element; and

WHEREAS, SEPA has been complied with via a Determination of Non-Significance issued on September 7, 2011; and

WHEREAS, RCW 36.70A.106 requiring a 60 day review by the Washington State Department of Commerce has been complied with; and

WHEREAS, this is one of six Comprehensive Plan amendments concurrently coming before the City Council; and

WHEREAS, the criteria for amending the Comprehensive Plan set forth in BLMC § 14.140.090 are: 1) the amendments are consistent with the goals and policies of the Comprehensive Plan, 2) the comprehensive plan would remain internally consistent, 3) the amendments are consistent with the Countywide Planning Policies, 4) the amendments are consistent with the Growth Management Act, and 5) the amendments advance the public health, safety, or welfare and are in the best interest of the residents of Bonney Lake; and

WHEREAS, these criteria have been met.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Attachment “A” of this ordinance shall replace the Parks Element of the Comprehensive Plan.

Section 2. This Ordinance concerns powers vested solely in the Council, it is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as required by law

PASSED by the City Council and approved by the Mayor this ____ day of _____, 2011.

Neil Johnson, Mayor

ATTEST:

Harwood Edvalson
City Clerk

APPROVED AS TO FORM:

James Dionne
City Attorney

Passed:

Valid:

Published:

Effective Date:

Parks Element

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Introduction

In this Element, unless the meaning is clearly otherwise, “parks” is meant to include open space, trails, and recreational facilities such as ball fields, athletic courts, and senior, youth, and community centers.

Parks boost a community’s quality of life by facilitating active play, quiet reflection, and community interaction. They are gathering places, fostering a sense of community. Parks can also preserve important environmental features such as as wildlife habitat and open space corridors. The City is sorely lacking in parks. It needs to acquire park land as soon as possible, because as the City grows the availability of suitable park land decreases.

This Element determines how Bonney Lake will identify park needs and acquire and develop them. It also makes the City eligible for government grants earmarked for parks and recreation. The latest update to this Element considers two scenarios: 1) existing Bonney Lake city limits and 2) existing city limits plus the adjacent Comprehensive Urban Growth Area (CUGA) to the south of Bonney Lake. When the CUGA is annexed it will increase Bonney Lake’s population by nearly 50 percent.

Existing Parks, Open Space, and Trails

Figure 6-2 (next page) shows all existing recreation facilities in the City of Bonney Lake and CUGA, regardless of ownership.

Figures 6-1 and 6-2 show open space and recreation facilities owned by the City of Bonney Lake and Pierce County. Figure 6-3 includes properties listed in Figures 6-1 and 6-2 as well as private parks and open space inside the CUGA. Figures 6-4 through 6-8 show Allan Yorke Park, Ken Simmons Park, Cedarview Park, Viking/Dog Park, and Madrona Park. Figure 6-9 depicts Midtown Park on land and open space recently acquired by the City from Washington State University, the site of the previous 4-H program.

In Figures 6-1 and 6-2 “Open Space” includes publicly owned park land that is currently undeveloped. This includes land that is expected to be developed with recreational facilities in the future such as Midtown Park & Open Space; parcels acquired for future trail and trailhead use such as two Conservation Futures parcels; and a recreational parcel donated to the City by the developer of the Brookside neighborhood. Wetlands and streams, and their buffers, inside City parks and open space parcels are included in acreage totals. In addition, three open space parcels include contiguous storm ponds that are added into the acreage total since those particular ponds are expected to be made usable for passive or active recreation by investing in certain facilities. More storm ponds could be added later to this inventory if investments can be made to remove fences and make them accessible to the public. For example, the proposed development plan depicted in Figure 6-9 shows two four-acre “infiltration areas with wet storm ponds” inside the private development area. These 8 acres could be easily converted into open space or parks in the future with minimal investment. In addition Summer School District property and private (HOA) parks are considered to provide the parks and open space value as described later in this document.

**Figure 6-1
Existing City-Owned Open Space and Recreational Facilities**

Park	Acres	Facilities	Notes
Allan Yorke Park	43.31	* picnic facilities * children's play area * double boat ramp * swimming area * 4 baseball/soccer fields * 2 tennis courts * basketball court * skate park	Includes acquisitions in 2004 (12.42 acres) and 2009 (2.48 acres).
Senior Center	1		
Viking Park	3.7	Interim dog park, picnic tables	Purchased from Sumner School District in 2004
Cedarview Park	2.73	* children's play area * ball field * ½ basketball court * picnic facilities	Gifted by Cedarview homeowners association in 2004 on condition it remain as a park
Ken Simmons Park	1.3	* picnic tables * children's play area * boat ramp (DFW)	Boat ramp is owned by the Department of Fish and Wildlife but maintained by the City of Bonney Lake; acreage of boat ramp is not included
Ascent Gateway	N/A	"Welcome to Bonney Lake" entry sign; no public access	Leased from WSDOT; City could consider coordinating with WSDOT and/or acquiring adjacent land to create a scenic viewpoint of the Puyallup Valley, with additional landscaping
Madrona Park	0.37	* ½ basketball court * children's play area * picnic table	Demonstration pocket park; underlying land owned by Water Department
Fennel Creek Trailhead	9.75	None/Open Space	2009 Conservation Futures acquisition; future trail and trailhead site
Fennel Ridge Trail	0.54	None/Open Space	Dedicated to City as part of Fennel Ridge development; will connect to Fennel Creek Trail
Fennel Creek	43.65	None/Open Space	Willowbrook (37.99) plus new Safe Routes (5.66 acres) trail parcels
Fennel Creek Wetlands	1.45	None/Open Space	Garden Meadows, Crystal Meadows parcels
Fennel Creek Trail Parcel	1.70	None/Open Space	Purchased in 2008 from the Phillips family; future trail site and open space
Park & Open Space	47.8	Currently Open Space	Currently undeveloped: storm ponds/infiltration area; future community center, buffer trail; corner pocket park
Brookside Neighborhood	17.70	None/Open Space	Currently storm ponds and neighborhood park; potential new passive community park
Total	173.6		

**Figure 6-2
Existing County-Owned Open Space in the CUGA**

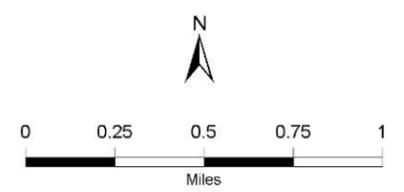
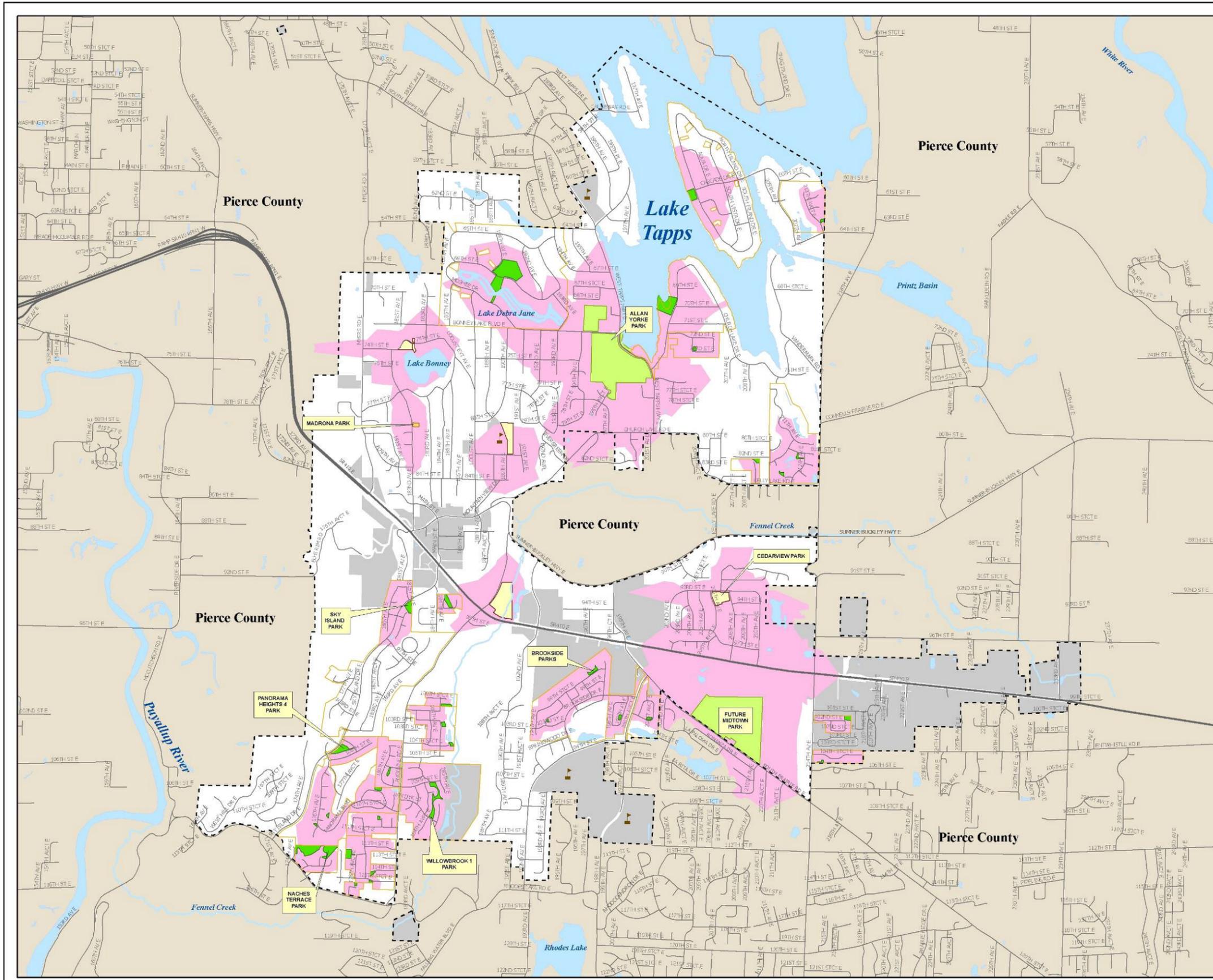
Park	Acres	Facilities	Notes
Buckley-Bonney Lake Regional Park	80.00	Currently Open Space	This is land set aside for a future regional park; Pierce County has a planned master plan. This property may or may not transfer to the City in the event of annexation of the CUGA.



City of Bonney Lake

Existing and Future Service Areas City and HOA Parks

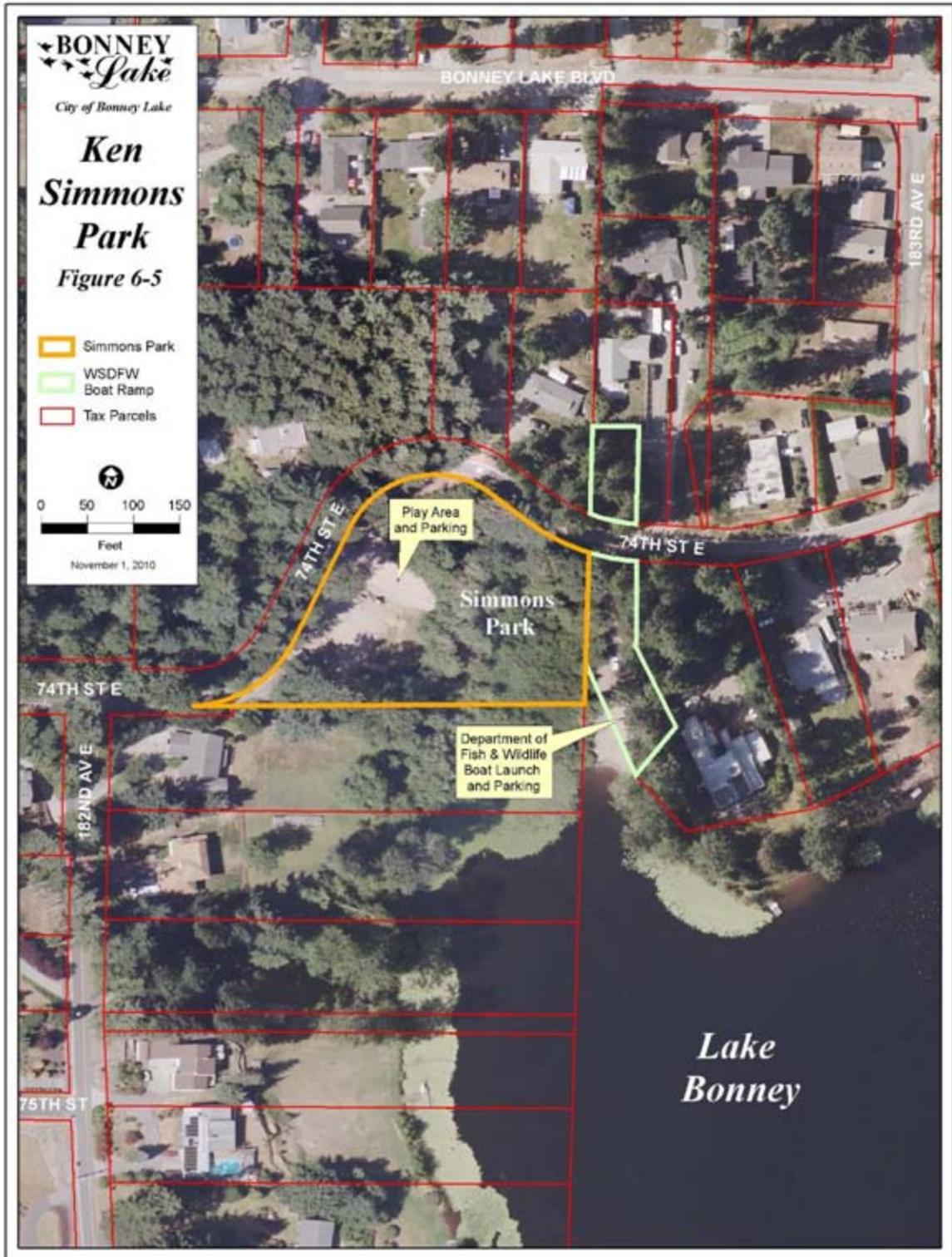
- School
- HOA Neighborhood Park: HNP
- City Community Park: C
- City Neighborhood Park: NH
- City Mini-Park: MP
- Primary Service Area
(C = 1/2 mile, NH = 1/4 mile, HNP = 1/4 mile, MP = 1/4 mile)
- Non-Residential Zoning
- Bonney Lake City Limits

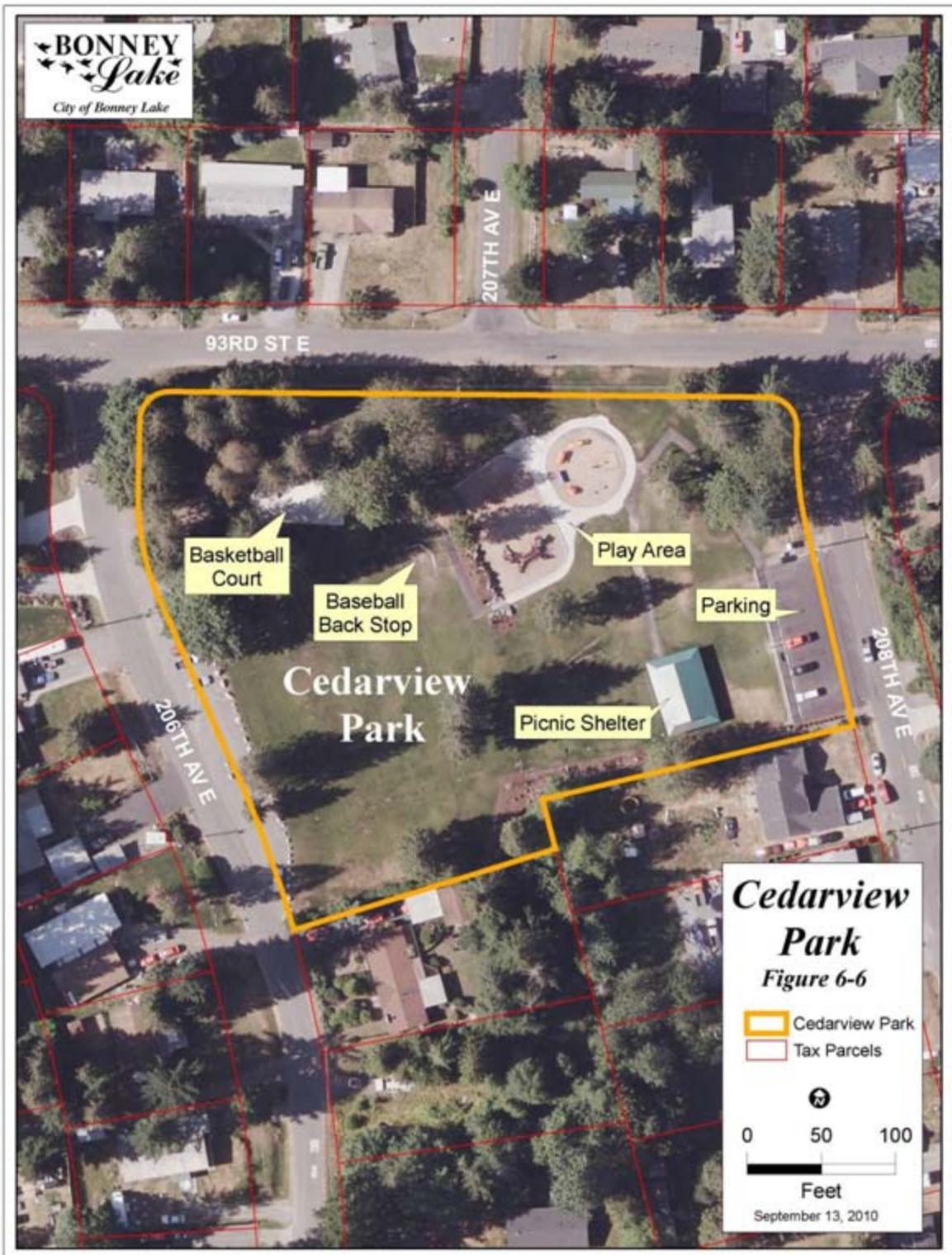


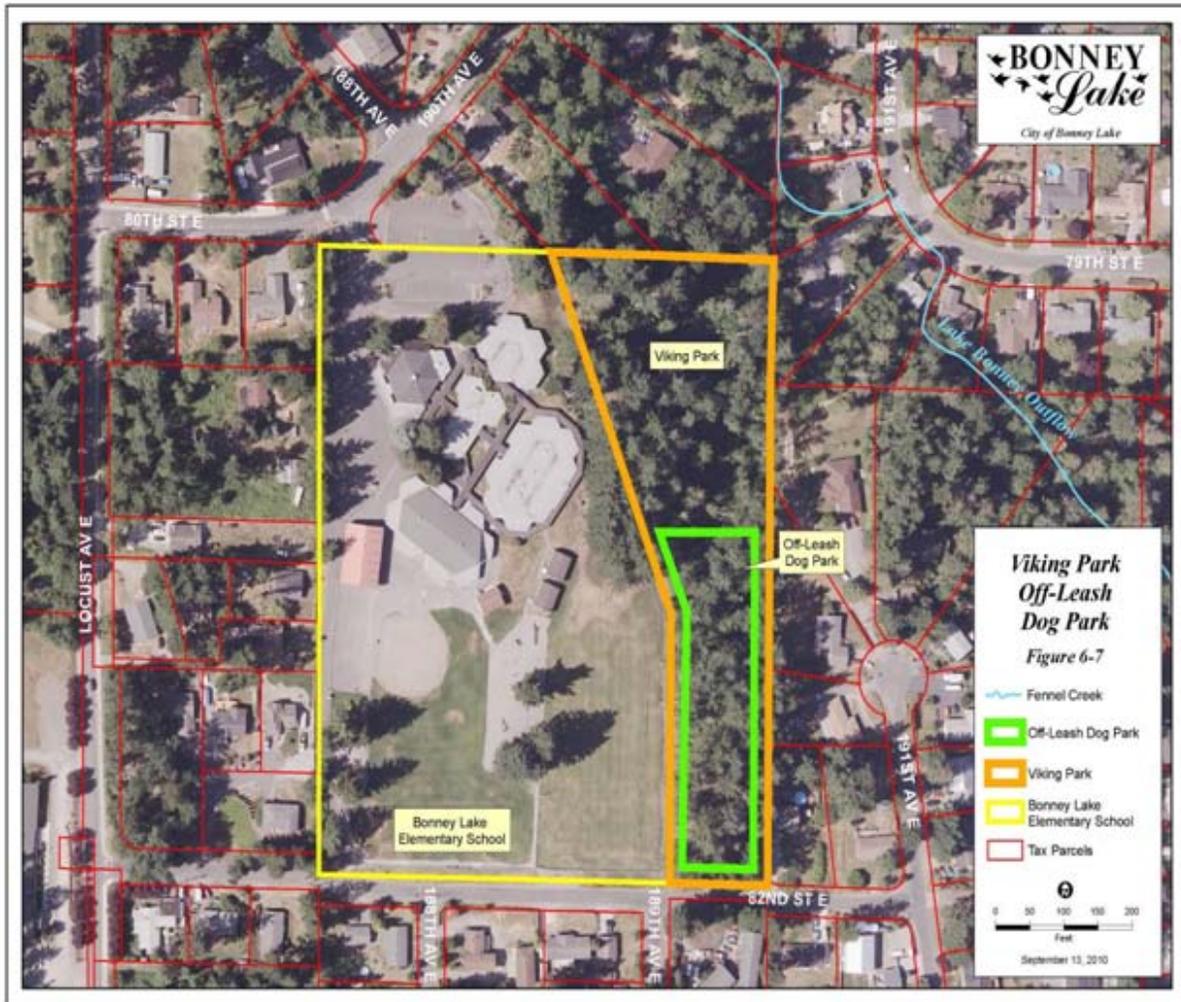
September 22, 2011

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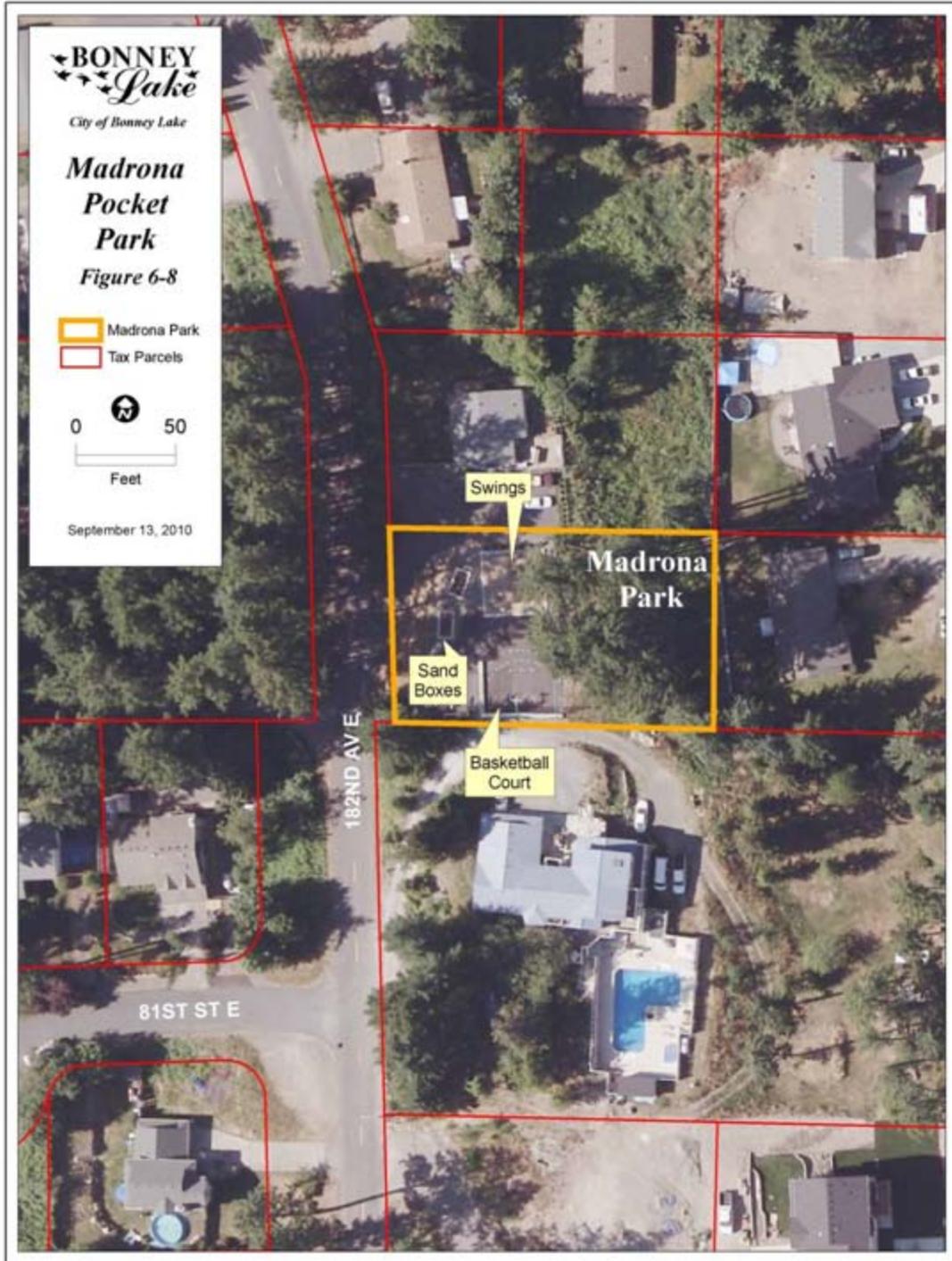




Figure 6-9

Homeowner Associations

Homeowner associations inside the Bonney Lake urban growth boundary own parks totaling 61 acres, as shown in Figures 6-10 through 6-13. These facilities are generally for residents and guests only. These do not include private parks outside the UGA, such as Jenks Park.

Private (HOA) parks listed in Figures 6-10 and 6-12 are included in the existing inventory of neighborhood parks assuming a weighting factor of 50%. This reflects the value of HOA parks to their immediate neighborhoods but avoids overstating their value to other City residents who cannot use them. A similar weighting factor is applied to the value of Open Space listed in Figures 6-11 and 6-12 based on the assumption these open spaces have to neighborhoods and the community as a whole. Figures 6-16 and 6-17 therefore incorporate HOA neighborhood parks and open space.

**Figure 6-10
Private (HOA) Parks in Bonney Lake**

Home Owners Association	Acres	Facilities
Ashton Woods	1.15	Basketball Court, Picnic Space
Bohemian Estates	0.16	Play Area, Basketball Court, Picnic Space
Brookside 3	0.07	Play Area, Picnic Space
Brookside	0.41	Play Area, Basketball Court, Picnic Area
Church Lake Waterfront	2.56	Play Area, Tennis Court, Picnic Space, Lake Access, Parking
Clearwater	0.43	Play Area, Play Area, Picnic Space
Copperfield Estates	0.47	Play Area, Basketball Court, Picnic Space
Debra Jane Common Area	1.81	Common Area
Debra Jane	5.97	Club House, Swimming Pool, Basketball Court, Tennis Court, Ball Field, Picnic Area
East Pointe	0.06	Play Area
Fennel Ridge	0.41	Park
Foxglove	0.02	Play Area
Inlet Island	1.16	Boat Launch, Basketball Court, Swimming, Club House, Docks, Picnic, Parking
Lake Debra Jane	20.12	Fishing, Boating, Foot Bridge
Lakeview Terrace	0.17	Basket Ball Court, Play Area, Picnic Space
Naches Terrace	5.25	Sky Stone, Play Area, Picnic Space
Panorama Heights Phase 1	0.29	Play / Picnic Space, Basketball Court
Panorama Heights Phase 4	2.52	Basketball Court, Picnic Area
Panorama West	14.27	Park
Sky Island Division 1	0.96	Play / Picnic Space
Sky Island Division 2	0.25	Recreation Area
Springhaven Greenbelt	0.59	Play Area, Picnic Space - 0.21 acres; Basketball Court, Play Area, Picnic Area - 0.38 acres;
Whitehorse Junction	0.12	Play Area, Picnic Space
Willow Brook Phase 1	1.65	Basket Ball Court, Play Area, Picnic Space
Willow Brook Phase 2	0.23	Play Area, Picnic Space
Total	61.10	

**Figure 6-11
Private (HOA) Open Space in Bonney Lake**

Home Owners Association	Acres	Facilities
Angeline Heights	0.90	Open Space
Ashton Village	0.21	Wetland Buffer - 0.16 acres; Open Space - 0.05 acres
Bohemian Estates	16.08	Sensitive Areas
Brookside 2	0.15	Signage and Landscaping
Brookside 3	3.97	Steep Slopes - 3.66 acres; Open Space - 0.31 acres
Brookside	15.91	Steep Slopes - 7.87 acres; Open Space - 8.04 acres
Brookwater	7.85	Open Space - 1.24 acres; Open Space / Wetland - 5.7 acres; Wetland - .091 acres
Clearwater	0.40	Open Space and Buffer - 0.14 acres; Planting Buffer - 0.26 acres
Copperfield Estates	0.88	Open Space
Crystal Meadows	1.26	Open Space
East Pointe Greenbelt	1.95	Open Space
Enchanted Estates Phase 2	0.11	Open Space
Fennel Creek Estates	8.87	Wetland
Fennel Ridge	9.99	Open Space
Foxglove	1.65	Open Space, Greenbelt and Wetland Buffer
Garden Meadows	0.38	Open Space
Highland Ridge Phase 1	0.25	Open Space
Inlet Island	0.76	Open Space
Kelly Glade	2.49	Open Space Park - 2.11; Stormwater Facility - 0.38 acres
Lakeview Terrace	3.56	Greenbelt / Wetland Buffer - 3.43 acres; Open Space - 0.13 acres
Panorama Heights Phase 1	2.00	Open Space, Picnic Area
Panorama Heights Phase 2	18.63	Open Space
Panorama Heights Phase 3	13.65	Open Space
Panorama Heights Phase 5	0.76	Signage and Landscaping; Open Space
Panorama West Park	15.81	Wetland and Buffer
Ptarmigan Ridge	0.55	Open Space
Sky Island Division 1	0.14	Open Space & Landscaping
Sky Island Division 2	0.31	Open Space/Landscaping - 0.19 acres; Emergency Access/Open Space - 0.12 acres
Sky Island Division 3	12.98	Open Space/Stormwater Facility - 0.23 acres; Open Space/Steep Slope - 12.75 acres
Sky Island Division 4	4.08	Open Space - 2.46 acres; Open Space - 1.62 acres
Sky Island Division 5	3.90	Open Space - 2.51 acres; Open Space, Roadway and Utility Easement - 1.39 acres
Sky Island	0.10	Greenbelt Common Areas - 0.07 acres; Open Space - 0.03 acres
Springhaven	11.21	Greenbelt/Wetlands-10.98 acres; Greenbelt Areas/Future Access to Parcels-0.23 acres
Willow Brook Phase 1	4.44	Open Space
Willow Brook Phase 2	5.32	Open Space / Greenbelt Common Areas
Total	171.50	

**Figure 6-12
Private (HOA) Parks and Open Space in CUGA**

Homeowners Association	Acres	Facilities
Ashton Place Park	0.26	Basketball Court, Play Area, Picnic Space, Open Space
Cedar Ridge Estates Division 1 Park	10.5	Basketball Court, Picnic Area, Open Space; Storm Drainage Facility; Wetland and Buffer
Cedar Ridge Estates Division 2 Park	0.19	Basketball Court, Picnic Space, Open Space, Landscaping
Peach Tree Place Park	0.26	Play Area, Picnic Space, Open Space
Ponderosa Estates Division 1 Lagoon	0.24	Parks, Lagoon and Other Recreational Facilities
Ponderosa Estates Division 2 Lagoon	2	Parks, Lagoon and Other Recreational Facilities
Ponderosa Estates Division 3 Greenbelt	4.37	Other Recreational Facilities
Ponderosa Estates Division 3 Recreation Access	0.25	Public Drainage Easement
Ponderosa Estates Division 4 Lagoon	8.32	Other Recreational Facilities
Prairie Hills Park	0.65	Basketball Court, Play Area, Picnic Space, Open Space
Prairiewood Park	1.19	Play Area, Horseshoe Pits, Ball Field, Picnic Space, Open Space
Rhododendron Park 1 Greenbelt	5.09	Open Space
Rhododendron Park 2 Greenbelt	21.1	Tennis Court, Play Area, Picnic Space, Open Space; Picnic Space, Open Space; Greenbelt Common Areas
Timber Ridge East Park	0.34	Play Area, Picnic Space, Open Space
Timber Ridge Estates Division 3 Park	3.01	Basketball Court, Play Area, Picnic Space, Open Space; Wetland and Buffer
Wembley Park South Park	1.57	Picnic Space, Open Space
Wilderness Ridge Division 3 Wetland	1.26	Wetland
Total	60.6	

School Districts

Most of Bonney Lake lies in the Sumner School District. The District's outdoor recreational facilities are available for public use after hours. Figures 6-3 and 6-13 show the schools in Bonney Lake and the CUGA and their recreational facilities. Sumner School District facilities are included as existing facilities assuming the 50% weighting factor in the same manner as HOA parks and open space.

Figures 6-13 Sumner School District Recreational Facilities in Bonney Lake and CUGA

School	Softball fields	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 such as hopscotch
Emerald Hills Elementary	2			6	1	1	paved games, play areas with climbing toys and swings
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	1	1	2	10	2	2	
Mountain View Middle	1	1	4	8	2	2	
Bonney Lake High	2	1	4	12	1	2	
Total	13	3	10	54	9	10	

The following schools are outside Bonney Lake’s city limits and CUGA but are nearby and sometimes used by City and CUGA residents: Crestwood Elementary and School # 9 in Cascadia (Sumner School District), Lake Tapps Elementary, Dieringer Heights Elementary, and North Tapps Middle School (Dieringer School District).

Other Private or Commercial Facilities

A commercial driving range along SR 410 is 5.5 acres and provides 12 spaces for golf driving practice.

The Swiss Sportsman’s Club is 40 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.

Other Agencies

Pierce County owns Lake Tapps Park, at the north end of the lake. The 80-acre site has restrooms, trails, and a boat launch. It is outside Bonney Lake’s UGA but is used by many city residents. Pierce County also owns an undeveloped 80-acre parcel near the southern boundary of the proposed CUGA annexation area.

Summary

Allan Yorke Park is the City’s only existing community park. The Sumner School District and private residential developments have filled some of the gap by providing recreational facilities for their constituencies.

Demographic Data

The major driver of increased park needs is population growth due to residential construction, and projected growth that will be driven by a continued influx of new residents along with a proposed annexation of the CUGA. The following table demonstrates this historical and future growth pattern. The beginning year (2004) represents Bonney Lake population as of the last parks element update.

Figure 6-14 City and CUGA Historical and Projected Population

Geographic Area	2004	2005	2006	2007	2008	2009	2010	2015	2020	2025
Current City Limits	13,740	14,370	15,230	15,740	16,220	16,500	17,374*	18,188	19,040	19,932
Sub-Area 1	N/A	N/A	N/A	N/A	N/A	N/A	2,110	2,165	2,242	2,346
Sub Area 2	N/A	N/A	N/A	N/A	N/A	N/A	2,838	2,979	3,071	3,185
Sub Area 3	N/A	N/A	N/A	N/A	N/A	N/A	2,697	3,007	3,774	9,657
Total	N/A	N/A	N/A	N/A	N/A	N/A	25,019	26,339	28,127	35,120

*2010 Census

N/A means Not Available

Different age groups have different recreational needs. The most recent data by age group for Bonney Lake is the 2000 Census (2010 Census age distribution data will be available in 2014). Annexations and growth since then limits the value of this data. Given that proviso, the 2000 Census indicated that Bonney Lake has a large school-age and middle-aged population, and a relatively low proportion of elderly persons. This data indicates a high proportion of families with children. There is no reason to believe this trend has altered significantly. Such families typically desire a high level of parks and athletic facilities. This is corroborated by recent survey data as described below.

National Recreation and Park Association Standards

For many years, the National Recreation and Park Association (NRPA) recommended the following standards for parks. Because the NRPA did not recommend any succinct standards in their place, many communities still refer to these standards as a benchmark.

**Figure 6-15
NRPA Park Standards**

	Typical size	Service radius	Typical features	Bonney Lake facilities of this type	Standard
Mini-Park	less than 1/2 acre		Historical marker, civic garden, or memorial	Ascent Park	None
Neighborhood Park	1-10 acres	1/2 mile	Passive recreation, picnic facilities, play areas, half basketball courts	Lake Bonney Park	1.5 acres per 1,000 pop.
Community Park	10-30* acres	1-2 miles	The above plus league sports fields, tennis courts, swimming, boat ramps, etc.	Allan Yorke Park	6.5 acres per 1,000 pop.
Natural Open Space/Regional Park**	20 or more acres		Green belts, nature parks, trails	Park and Open Space	7.5 acres per 1,000 pop.
Trails				None	3/8 mile per 1,000 pop.
Senior center				Senior Center	1 per 20,000 pop.
Youth center				None	1 per 20,000 pop.

Indoor swimming pool				None	1 per 20,000 pop.
Softball field				At Allan Yorke Park	1 per 3,000 pop.
Baseball field				At Allan Yorke Park	1 per 4,000 pop.
Soccer field				At Allan Yorke Park	1 per 3,000 pop.
Tennis courts				At Allan Yorke Park	1 per 3,000 pop.
Basketball courts				At Allan Yorke Park	1 per 2,000 pop.

Notes:

- 1) blank means not applicable.
- 2) where the NRPA standard was a range, the mean is shown.

*Bonney Lake Park Board recommends revising this standard to 10-20 acres

**Bonney Lake Park Board recommends splitting this category into two separate categories

Figure 6-16 compares the NRPA standards to the status quo in Bonney Lake as of 2010 and 2025 (the planning horizon of this Plan) if no more parks are developed. Figure 6-17 depicts NRPA standards including the CUGA.

For the purpose of the Existing Supply column in Figures 6-16 and 6-17, each elementary school in the UGA is assumed to provide 3 acres toward the neighborhood park requirement. However, all school facilities are divided by 2 to account for the fact that they are not always available to the general community. School basketball courts are divided by 2 again to reflect their not all being full-court. Combination ball fields have been put in the soccer field column. Similarly, homeowner association parks are counted toward the neighborhood park requirement on the basis of 50% of their acreage because they are not available to the entire population. The driving range and the Swiss Sportsman's Club are not counted since they draw from a larger area.

Figure 6-16 Application of NRPA Standards to Bonney Lake

Park Type or Facility	NRPA Standard	Standard applied to 2010 Population	Standard applied to 2025 Population	Existing Supply – City	Existing Supply – Schools, County, HOAs	2010 Deficit (-) or Surplus (+)	2025 Deficit (-) or Surplus (+)
Neighborhood Park	1.5 acre/1,000	26.1	29.9	8.1	35.1	17.1	13.3
Community Park	6.5 acre/1,000	112.9	129.6	44.3	0.0	-68.6	-85.3
Regional Park*	3.75 acre/1,000	65.2	74.8	0.0	0.0	-65.2	-74.8
Open Space	3.75 acre/1,000	65.2	74.8	122.6	85.8	143.2	133.6
Trails	0.375 mile/1,000	6.5	7.5	0.3	0.0	-6.2	-7.2
Senior Center	1/20,000	0.9	1.0	1.0	0.0	0.1	0.0
Youth Center	1/20,000	0.9	1.0	0.0	0.0	-0.9	-1.0
Indoor Swimming Pool	1/20,000	0.9	1.0	0.0	0.0	-0.9	-1.0
Softball Field	1/3,000	5.8	6.6	1.0	5.5	0.7	-0.1
Baseball Field	1/4,000	4.3	5.0	4.0	2.0	1.7	1.0
Football/Soccer Field	1/3,000	5.8	6.6	1.0	4.0	-0.8	-1.6
Tennis Courts	1/3,000	5.8	6.6	2.0	6.0	2.2	1.4
Basketball Courts	1/2,000	8.7	10.0	2.0	14.8	8.1	6.8

*Includes Park & Open Space

Figure 6-17 Application of NRPA Standards to Bonney Lake + Proposed Annexation Areas

Park Type or Facility	NRPA Standard	Standard applied to 2010 Population	Standard applied to 2025 Population	Existing Supply - City	Existing Supply – Schools, County, HOAs	2010 Deficit (-) or Surplus (+)	2025 Deficit (-) or Surplus (+)
Neighborhood Park	1.5 acre/1,000	37.5	52.7	8.1	53.2	23.7	8.6
Community Park	6.5 acre/1,000	162.6	228.3	44.3	0.0	-118.3	-184.0
Regional Park*	3.75 acre/1,000	93.8	131.7	0.0	80.0	-13.8	-51.7
Open Space**	3.75 acre/1,000	93.8	131.7	219.6	106.4	232.1	194.3
Trails	0.375 mile/1,000	9.4	13.2	0.3	0.0	-9.1	-12.9
Senior Center	1/20,000	1.3	1.8	1.0	0.0	-0.3	-0.8
Youth Center	1/20,000	1.3	1.8	0.0	0.0	-1.3	-1.8
Indoor Swimming Pool	1/20,000	1.3	1.8	0.0	0.0	-1.3	-1.8
Softball Field	1/3,000	8.3	11.7	1.0	6.5	-0.8	-4.2
Baseball Field	1/4,000	6.3	8.8	4.0	2.5	0.3	-2.3
Football/Soccer Field	1/3,000	8.3	11.7	1.0	4.5	-2.8	-6.2
Tennis Courts	1/3,000	8.3	11.7	2.0	6.5	0.2	-3.2
Basketball Courts	1/2,000	12.5	17.6	2.0	17.3	6.7	1.7

*Includes Park & Open Space

**Include 97 acres of Kelley Farm purchased through Conservation Futures

Based on the old NRPA standards, Bonney Lake is deficient in about half of the categories; including the Kelley Farm and CUGA significantly increases deficiencies because there are no developed public parks in these areas. The southern part of the city is most lacking in parks.

2010 Parks, Recreation, and Culture Surveys

Throughout 2010 the City undertook several opinion surveys addressing the public’s prioritization of parks, recreation, and cultural arts. A general survey was directed at the public. A more comprehensive assessment was undertaken with the Mayor, City Council, Planning and Design Commissions, and Park Board. In February 2010 City management officials met with student representatives at Bonney Lake High School and Lakeridge Middle School. This section summarizes the results obtained from these three groups.

General Community Survey

In July and August 2010 Community Services staff and Park Board Members solicited the general 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. Most surveys came from special events participants, followed closely by participants in organized sports. The rest were submitted through the senior center, the City website, and community newsletters. The Park Board reviewed the 454 community surveys. The following list details the three top park priorities identified by the Park Survey detailed in Appendix A:

- 1. Trails**
- 2. Community Center / YMCA**
- 3. Sports Complex**

Fulfilling Needs for Each Facility Type

Neighborhood parks

Per the above tables, by 2025 Bonney Lake's need for neighborhood parks is met with existing supply, largely due to private (HOA) parks that serve surrounding homes. The community survey indicated that neighborhood parks are the park size and type rated highest.

Neighborhood parks are primarily for passive recreation and play equipment, but they may include basketball half-courts or small playfields. They cost approximately \$50,000 for the land and \$300,000 development, for a total of \$350,000. There is no shortfall in Bonney Lake with or without the Kelley Farm and CUGA areas since enough private (HOA) parks meet the NRPA standard.

If additional neighborhood parks were needed in the future they could be provided by new residential developments or converting private (HOA) parks or existing open space to neighborhood park use.

Community Parks

By 2025, Bonney Lake will need 150 additional acres of community park. Ideally, this should take the form of several new parks, located so that community parks are dispersed throughout the community. Alternatively, the City could satisfy the deficit in the form of one large park in south or central Bonney Lake. The community surveys and NRPA tables indicate the park(s) 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 field and sport court facilities will be automatically met. The Midtown Park & Open Space and Brookside parcels (see below) can be converted to community parks by investing in additional facilities; using these parcels would reduce needed land acquisition to approximately 85 acres. In addition, the 97 acre Conservation Futures acquisition includes 12 acres of active recreation which reduces the land acquisition needs by at least another 12 acres. The cost will be approximately 85 x \$50,000 (for the land, or about \$4,250,000) plus 150 x \$150,000 (for development, or \$22,500,000), for a total of \$26,750,000. Due to the shrinking supply of suitably located vacant land, the City should acquire the site(s) as soon as possible, then construct the park(s) as funding becomes available. Development should be complete by 2025. Incorporating the CUGA, the community park need jumps to 248 acres for a total land and development cost of \$45,250,000. The site selection criteria are as follows:

1. First preference goes to more than one new community parks so located that they are dispersed within the community. That is, one of the new parks could be in south Bonney Lake, the other in central Bonney Lake, or one could be in southwest Bonney Lake, the other in southeast Bonney Lake.
2. Second preference goes to one large park located in south or central Bonney Lake.
3. For accessibility, the sites should be within or in close proximity to the Bonney Lake city limits
4. The site(s) should have substantial flat and developable areas.
5. The site should be available on reasonable terms.

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. The final master plan will likely include some or all of these elements: amphitheater, BMX course, sport courts, picnic shelter(s), a pavilion, additional parking, restrooms, and a sidewalk/boardwalk along the west side of West Tapps Highway.

The community surveys indicate a strong need for a sports complex. A sports complex rated third highest in the citizen survey. Such a complex to meet future (2025) needs within the current Bonney Lake city limits would cost approximately \$12 million for constructing a mix of ten natural and artificial turf fields on 40 acres. To meet this (2025) need incorporating the CUGA, approximately 20 natural and artificial turf fields on 80 acres would cost approximately \$24 million. A good start would be to construct a six-field complex on 20 acres at a cost of about \$6 million, assuming current city limits, or a ten-field complex on 40 acres at a cost of about \$12 million, assuming annexation of the CUGA. These design/construction cost estimates are based on an assumption of \$300,000 per acre.

Using existing City-owned property to help meet park needs can save the expense of buying more property. This Element assumes existing dedicated open space and storm ponds in the Brookwater neighborhood will be utilized to meet some community park needs south of SR 410. The current goal is to model this new community park based on

methods suggested in a document produced by King County entitled “The Integrated Pond.” This park is expected to feature a three-acre field that can be used for pickup ball games, special events such as concerts, and passive recreation; sport courts, playgrounds, and parking (converted from existing storm ponds); and recreational trails. The “Integrated Pond” document can be downloaded from the Internet at:

<http://your.kingcounty.gov/dnrp/library/1998/kcr745/intro.pdf>

<http://your.kingcounty.gov/dnrp/library/1998/kcr745/enhancement.pdf>

<http://your.kingcounty.gov/dnrp/library/1998/kcr745/casestudies.pdf>

Trails

Currently the City has a ¼ mile gravel trail through Allan Yorke Park. By 2025, Bonney Lake will need 6.5 miles of new trails. Bonney Lake’s trails should integrate with existing and proposed regional trails shown on Figure 6-19. 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 rights-of-way, citizens’ possible non-motorized travel destinations will be far greater still.

Most of Bonney Lake’s trail mileage will be in the Fennel Creek Trail, which the City has proposed since 1997. See Figure 6-20. This trail will ultimately link westward and eastward with the Foothills Trail.

The City’s portion of the trail will begin at Victor Falls, where it will connect with the Foothills Trail via at least one of the following possibilities. 1) The City encourages Pierce County to extend the Fennel Creek Trail west down the Fennel Creek canyon to the creek’s mouth. From that point, on-road routes will lead to the Foothills Trail. 2) The Rhodes Lake Road Corridor (see the Transportation Element) is planned to include a roadside path that could connect the Fennel Creek Trail westward to the Foothills Trail.

From Victor Falls, the Fennel Creek Trail will run north and east along one or both sides of Fennel Creek to 214th Ave. The Pierce County’s Non-Motorized Transportation Plan includes a roadside pedestrian route along 214th Ave., which hikers and bikers can follow northbound to the Cascade Water Alliance flume. Pierce County’s trail plan shows a low-priority trail along the flume to Buckley, where it will connect with the Foothills Trail. The City encourages Pierce County to upgrade the priority of the Cascade Water Alliance flume trail.

That portion of the Fennel Creek Trail in City jurisdiction, including the spur to Allan Yorke Park, will be about 5.2 miles long. See the Natural Environment Element for a discussion of the Fennel Creek environmental corridor.

One of the conditions of the change in land use designation and zoning of the area east of the Park was that a one-mile, 50 foot wide soft surface perimeter trail be installed on the perimeter of future residential development.

Figure 6- 20 also shows further options. A trail could run from Allan Yorke Park east to 214th Avenue. Parts of this trail would have to be within street rights-of-way. These options will make up the remaining miles of trails, as follows:

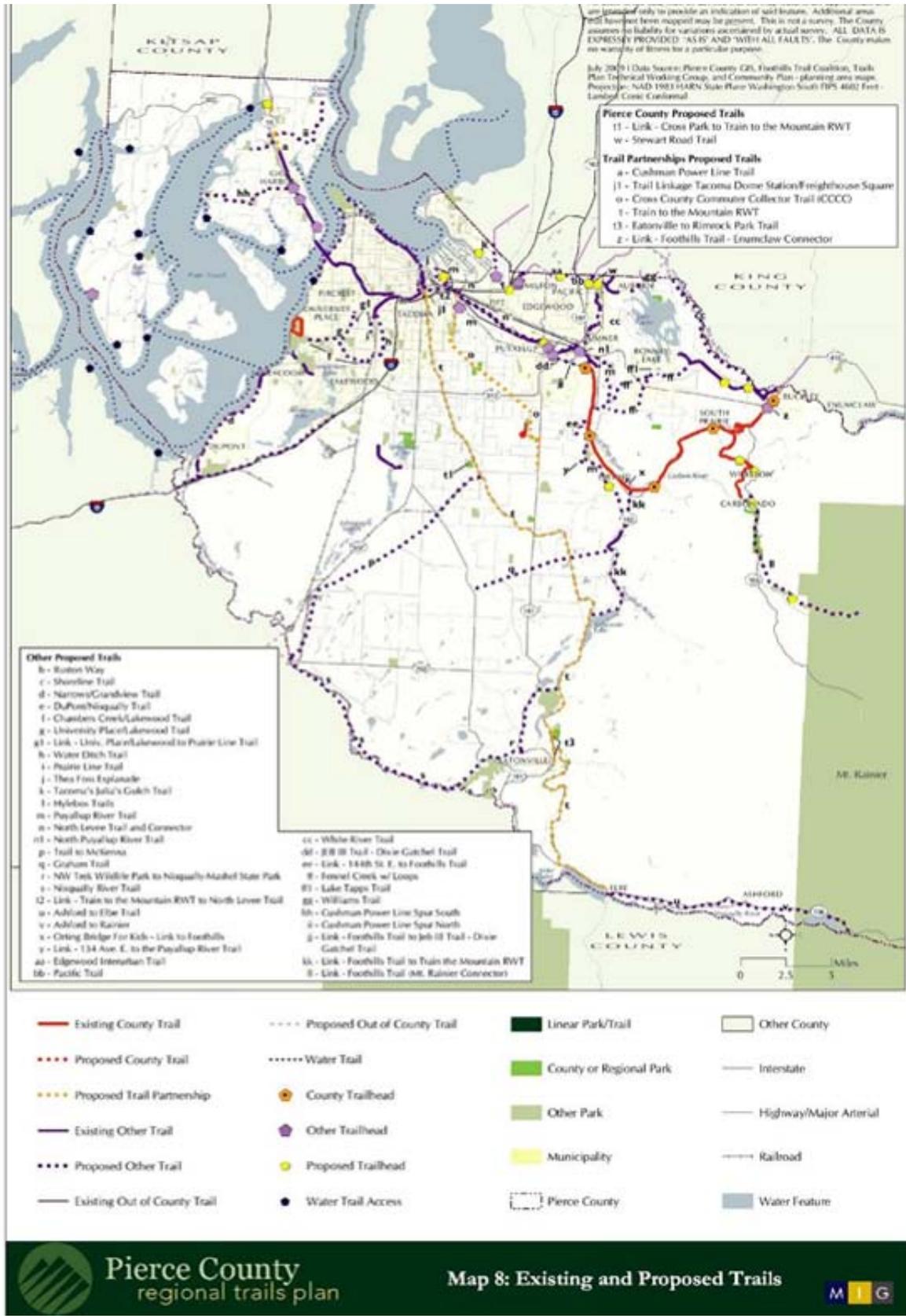
Fennel Creek Trail w/ spur to Allan Yorke Park	5.2
New perimeter trail in Park	1.0
Other trails	1.0
Total	7.2 miles.

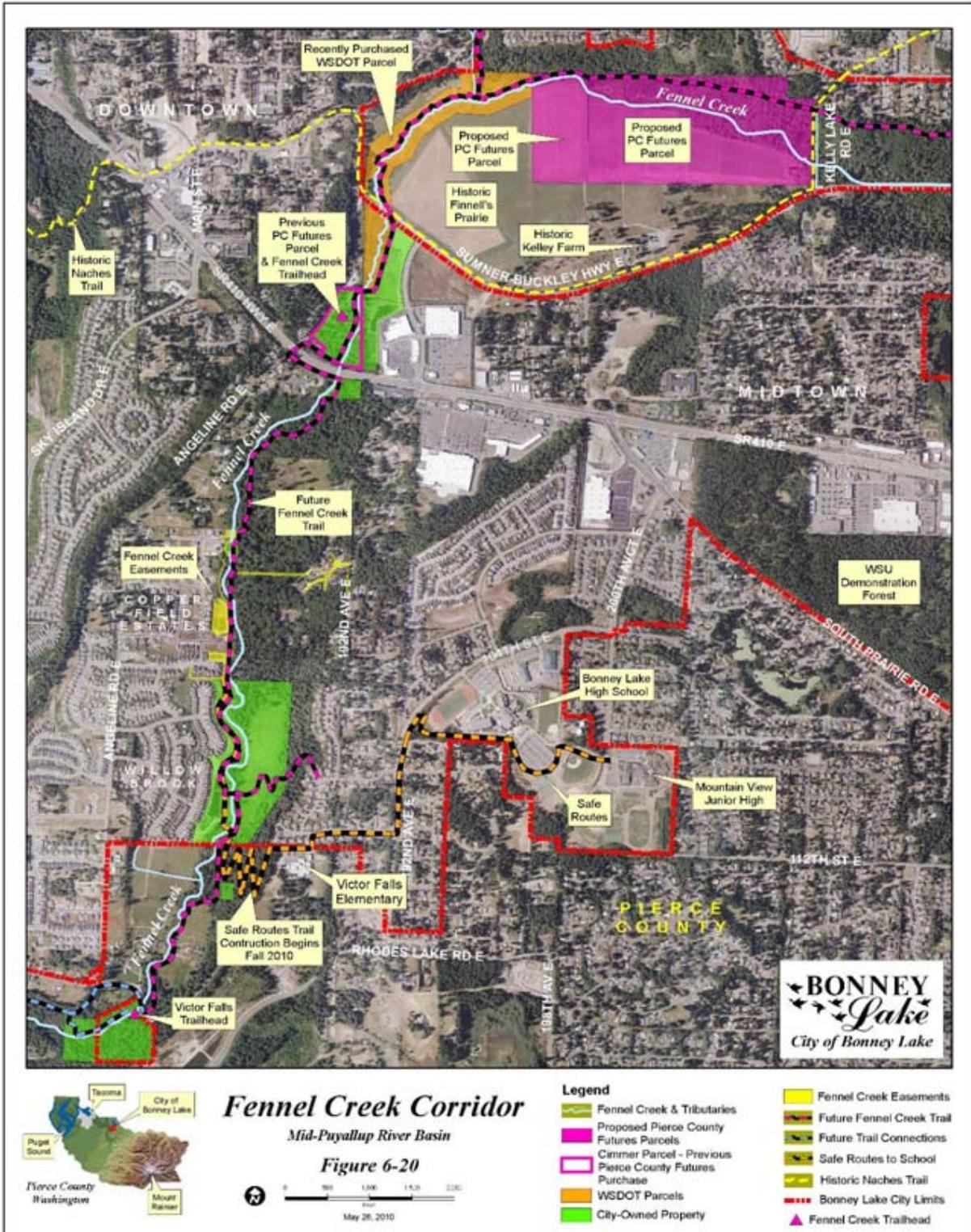
Bonney Lake’s trails will connect at various locations to sidewalks in the Bonney Lake street network in accordance with the Bonney Lake Non-Motorized Transportation Plan. As shown in Figure 6-20, the Fennel Creek Trail includes some short spur trails that will connect to the sidewalk system or important pedestrian destinations. The City already has received grant funding to complete one mile of trail between the Willowbrook subdivision and Victor Falls Elementary School (see Figure 6-21).

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. Paving the trail in Midtown Park and the other mile of trail will cost about \$2,000,000. This million-dollars-per-mile cost estimate assumes that most of the trail right-of-way will have to be purchased, but not all, and that these trails will cost somewhat less than the Fennel Creek Trail per mile. Subdivisions in trail corridors can be required to dedicate trail right-of-way to the public. Right-of-way need not be purchased in future community parks. The cost assumes a range of terrain conditions. Total trails cost is $(\$9,179,000 + \$2,000,000 =) \$11,179,000$.

Including the CUGA, the trails deficiency increases to 12.9 miles at an additional cost of \$5,700,000.

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 6.2 miles should be built by 2025 and preferably sooner since trails were identified as the highest priority in the citizen survey.





Community Center/YMCA

The community center/YMCA should be located in the new Park. This type of facility had the second highest ranking in the citizen survey. The survey rated a YMCA as the preferred model. A swimming pool was also rated as a very high priority in the citizen survey and therefore should be included in the community center/YMCA. It will cost approximately \$300 per square foot times 40,000 square feet for a total of \$12,000,000. If the CUGA is annexed a larger facility of 60,000 square feet should be constructed at a cost of \$18,000,000.

A 2008 telephone survey showed that 20,000-25,000 local residents would join a YMCA. A proposed Letter of Understanding between the City and YMCA was generated in February 2011. This preliminary agreement includes a 40,000 to 50,000 square foot YMCA to be constructed following successful passage of a voted bond in 2012 (requires 60% approval) and a long-term master plan to increase the size of the facility to 70,000 square feet. A competitive swimming pool is included in the cost estimate. The site will be located on 10 acres in Midtown Park. This preliminary agreement is scheduled to be finalized by the end of 2011.

A multi-purpose public building could still be an unmet need if it is not incorporated within the YMCA. A cost estimate cost is about \$2.5 million for a facility comparable to Pioneer Pavilion in downtown Puyallup. That facility was originally intended to facilitate a “farmers’ market.” This plan does not specify a preferred location for such a building; possibilities are adjacent to the YMCA, downtown civic center, or Allan Yorke Park.

Capital Costs

The approximate total cost of the above, assuming the present Bonney Lake city limits, is as follows. These estimates are good for advance planning purposes only.

neighborhood parks	\$0
community parks	\$12,750,000
trails	\$11,179,000
community center	\$14,500,000
Total:	\$38,429,000

Incorporating the CUGA increases community park needs by \$15,950,000; trail needs by \$5,700,000; and community center needs by \$6 million, thereby increasing the total to \$66,079,000.

Park Maintenance Costs

The City needs to be award of the costs of operating new park and recreation facilities once they are constructed. It currently costs the City annually approximately \$3,334 to maintain an acre of community park land and \$11,948 to maintain an acre of neighborhood park land. These costs reflect a current allocation of 2011 budgeted expenses within the Parks Division. At present the City has no paved trails and less than one mile of gravel trail, so this plan utilizes a maintenance cost of \$2,000 per mile for trails, based on a widely cited 2005 study published by the Rails-to-Trails Conservancy. Parks and trails do not normally generate offsetting revenues. In terms of anticipated maintenance costs, it would annually cost the City the following amounts to maintain the new capital construction listed above (assumes city limits):

Type of Park	# of Acres/Miles	Unit Maintenance Cost	Annual Maintenance Cost
Neighborhood Parks	0	\$11,948 per acre	0
Community Parks	85	\$3,334 per acre	\$283,390
Trails	7.2	\$2,000 per mile	\$14,400

Coordination with Other Agencies on Regional Facilities

Regional Parks

The previous park plan concluded that Bonney Lake is too small to provide a regional park and defined the “region” as Pierce County, which owns an 80-acre site at the southeast corner of 198th Ave. and 128th Street. The site’s terrain and location are well suited for a regional park. Pierce County’s master plan for this site is shown in Figure 6-21. This plan was adopted by Pierce County in 2008 and primarily consists of passive open space and a community center. The City encourages Pierce County to review and complete construction resulting from the master plan. The City also urges the County to re-consider all park needs, both passive and active recreation. If the City annexes the CUGA the master plan for this site should be reviewed to ensure it is consistent with the City’s overall needs. The 2010 Bonney Lake citizen survey identifies a mix of active and passive recreation as the City’s top priority, namely ball fields, trails, and a recreational facility (i.e. YMCA).

The NRPA standards indicate that Bonney Lake’s population has grown to the extent that the City might consider providing a regional park of its own. Typically, regional parks are larger than community parks. The City might also wish to consider combining community and regional park needs together at a single site if a suitable parcel becomes available for future acquisition.

The City plans to coordinate with other agencies on recreational programming. See Maintenance, Operations, and Recreation Programs.

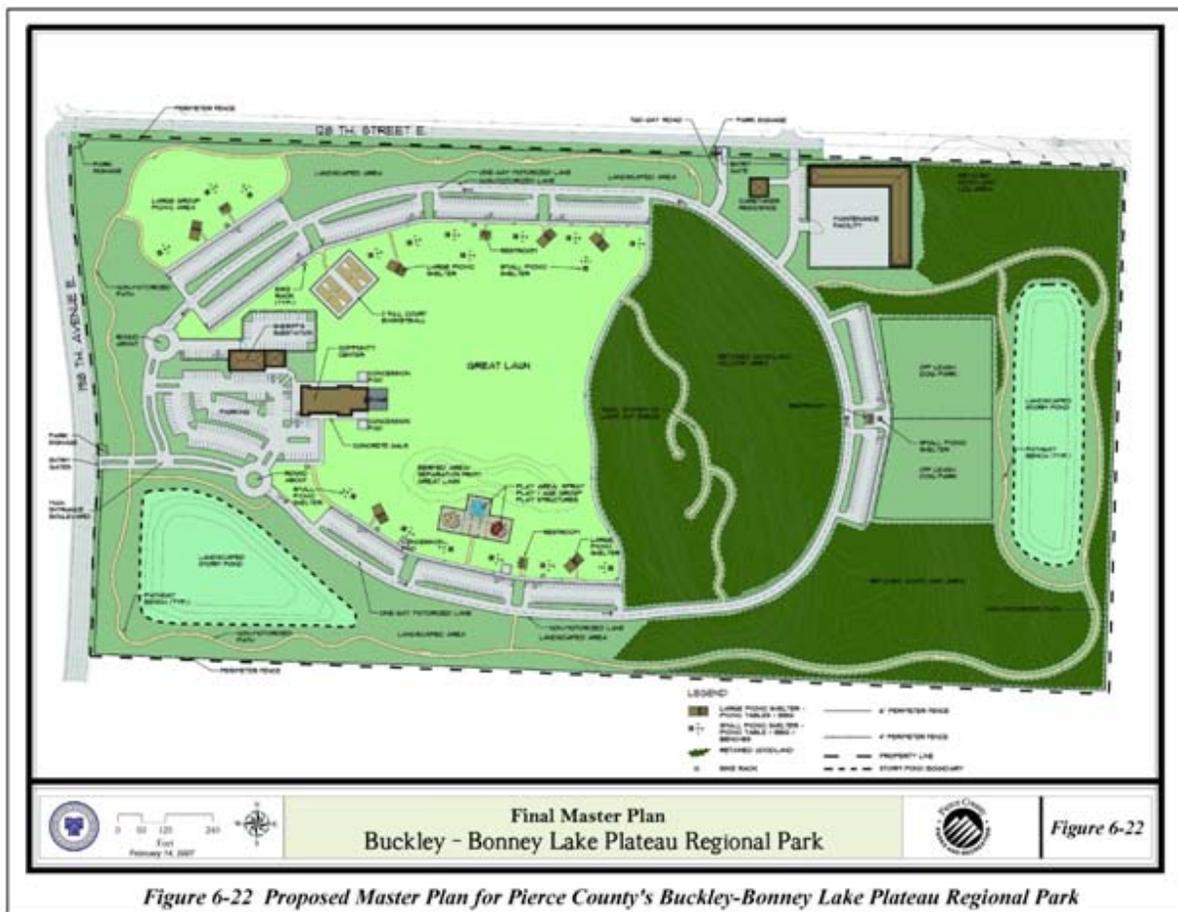


Figure 6-22 Proposed Master Plan for Pierce County's Buckley-Bonney Lake Plateau Regional Park

Potential Funding Sources

Following are alternatives for funding parks.

City General Fund

The general fund, generated through property taxes and other sources, has been the main source of funding for Bonney Lake parks maintenance and operation.

User fees

Users of the Allan Yorke Park boat ramp pay user fees which go into the general fund to offset park-related operation and maintenance expenses. A telecommunications tower in Allan Yorke Park generates lease revenues which accrue to the parks capital program.

Washington State RCO Grants

The Resource Conservation Office (RCO) is a source of grants for parks and recreation. The RCO receives its funds from state and federal sources.

Pierce County Conservation Futures Grants

This Pierce County program protects threatened open spaces, timber lands, wetlands, wildlife habitats, and farm lands in Pierce County. The funds are used to purchase the land or the land's development rights. The program is funded by a tax of up to \$.0625 per thousand dollars of assessed property value. Individuals, non-profit groups, and local governments can nominate a property for purchase. Properties are nominated annually. A citizen's advisory board recommends to the Pierce County Council, which makes the final selection. This funding has been utilized for two recent acquisitions within the Fennel Creek Corridor.

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 year 2009 assessed value 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.

Parks and Recreation District (PRD)

RCW 36.69 allows the county council to create a Park and Recreation District with any boundaries. Based on year 2009 assessed value and assuming the current city limits, the PRD could sell bonds and levy taxes up to \$0.60 per \$1000 of assessed value, generating up to \$1,436,254 per year. An excess levy is possible with a 60% vote of the public.

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 for 2009, and assuming the current city limits, was \$2,393,756,664. The general obligation bond would increase property tax collections by the amount of the proposed levy times assessed value.

Impact Fees and Real Estate Transfer Taxes

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 as a result of the development action (usually restricted to housing units) triggering the impact fee. Those costs are a function of the adopted capital facility plan (this document) The impact fee cannot be used to pay for alleviating existing facility deficits. The City also allocates a portion of real estate transfer taxes, known as “REET,” to assist with parks-related capital expenditures.

This Plan considers a range for future park impact fees. The lower end park impact fee would be equal to the projected costs of this Plan divided by total households in 2025. Therefore the lower impact fee including just the current Bonney Lake city limits is \$5,398 (total cost of \$38,429,000 divided by 7,119 households or 2025 population of 19,932 divided by 2.8 persons per household). The lower end impact fee incorporating the CUGA is \$5,268 (total cost of \$66,079,000 divided by 12,543 households or 2025 population of 35,120 divided by 2.8 persons per household).

The maximum park impact fee the City could impose is calculated based on the NRPA standards and cost assumptions utilized in this Plan, as follows.

Neighborhood parks cost \$350,000 per acre. 1.5 acre is required per 1,000 people assuming the NRPA standards. Thus the cost per person is \$ 525. The average household size is 2.8 in Bonney Lake. Thus the maximum impact fee for neighborhood parks is \$1,470.

Community parks cost \$200,000 per acre. 6.5 acres are required per 1,000 people. Thus the cost per person is \$1,300. The average Bonney Lake household size is 2.8. Thus the maximum impact fee for community parks is \$3,640

Trails will cost \$11,179,000, an average of \$1,552,639 per mile. 0.375 miles are required per 1000 people, thus one mile is required per 2,666 people. Thus the cost per person is \$582. The average household size is 2.8. Thus the maximum impact fee for trails is \$1,630.

The **community center/YMCA** will cost \$300 per square foot. The NRPA standard is 40,000 sq. ft. per 20,000 people or 2 sq. ft. per person. The average household size is 2.8. That is, one household requires 5.6 square feet. 5.6 times \$300 is \$1,680, which is the maximum impact fee for the community center/YMCA.

The total maximum impact fee based upon meeting the NRPA standards is (\$1,470+\$3,640+\$1,630+\$1,680)=\$8,420. This represents an upper limit on the parks impact fee.

Proposed Funding

The City will use impact fees together with other sources as follows to fund the total parks cost. The amounts shown for grants represent modest assumptions.

City General Fund	\$1,000,000
Washington State RCO Grants	\$1,000,000
Safe Routes to School Grant	\$1,000,000
Pierce County Conservation Futures Grants	\$ 750,000
General Obligation Bond-(s)	\$31,960,764
Impact Fees (at current fee)	\$ 2,718,236 (assumes 914 new households)
Total:	\$38,429,000

Incorporating the CUGA, impact fees would increase to \$10,730,192 (assumes 3,608 new households), and total expenditures increase to \$66,079,000. G.O. Bond(s) would need to increase by \$19,638,044 to \$51,598,808.

Operations, Maintenance, and Recreation 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.

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

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 city-wide 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. This organization is funded jointly by the Cities of Sumner and Bonney Lake and the Sumner School District, 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.

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 outsourcing certain activities. As Bonney Lake grows and its demographics become more distinct from its neighbors, the City may choose to undertake its own initiative and rely less on partnerships with other entities.

Goals and Policies

Goal 6-1 *Provide cost-effective parks and recreation facilities as necessary to maintain the level of service standards stated in this Element.*

Policy 6-1a *Provide parks and recreational facilities that enhance the City’s natural setting, respect natural resources, and preserve the community character.*

Policy 6-1b *Where land is conserved due to environmental limitations such as wetlands or riparian corridors, consider providing public access if compatible with conservation goals.*

Policy 6-1c *Incorporate historical and cultural sites, markers, or activities into the park system where feasible.*

Policy 6-1d *Keep the parks safe through proper design, visibility, maintenance, supervision, and education as to acceptable behavior.*

Policy 6-1e *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 6-1f *Develop and update master plans for the improvement of existing parks.*

Policy 6-1g *Design the parks to require low maintenance, and adequately fund maintenance.*

Policy 6-1h *Design recreational facilities to be accessible to all citizens, including the disabled.*

Policy 6-1i *The strategies and site selection criteria contained in “Fulfilling the Standard for Each of Facility Type” shall have the status of policies.*

Policy 6-1j *Finance parks acquisition and development through a combination of tax revenues, grants, and park impact fees.*

Policy 6-1k *Concentrate on acquiring park sites before development or improvement of existing parks.*

Goal 6-2 ***Develop a balance of passive and active recreational facilities.***

Policy 6-2a *Encourage recreational programs for youth and adult leisure sports.*

Policy 6-2b *Provide athletic facilities meeting competitive playing standards, concentrating on those field and court activities which attract the most participants.*

Policy 6-2c *Illuminate fields and courts to allow greater use by working adults and tournaments.*

Policy 6-2d *Develop a community center which facilitates year-round indoor athletic activities.*

GOAL 6-3 ***Create a system of pedestrian/bicycle trails through pleasant natural ecosystems.***

Policy 6-3a *Where possible, use trails to link parks, open spaces, schools, community facilities, sidewalks (see Transportation Element), and other agencies’ trails, such as the Pierce County Foothills Trail.*

Policy 6-3b *Require subdivisions along the Fennel Creek corridor to dedicate trail right-of-way and develop their portions of the trail.*

Policy 6-3c *Require new subdivisions to provide internal pathways as necessary to connect the subdivision to nearby pedestrian destinations. See Figure 6-13 in the Transportation Element.*

Policy 6-3d *Extend trails through nature conservation areas corridors where possible without compromising ecosystems.*

GOAL 6-4 ***Cooperate with other organizations and individuals to maximize recreational opportunities.***

Policy 6-4a *Encourage homeowner associations, churches, and schools to develop recreational facilities.*

Policy 6-4b *Where appropriate, provide recreational programs cooperatively with other agencies such as Pierce County and the school districts.*

Policy 6-4c *Encourage Pierce County to provide regional parks and satisfy the recreational needs of the proposed Cascadia development.*

Policy 6-4d Take over maintenance and operation of existing homeowner-owned parks only if the homeowners association offers the park to the City as a gift for public use.

Policy 6-4e Encourage private parties to help provide recreational facilities through donations, sponsorships, and volunteerism.

Policy 6-4f 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

Policy 6-4g 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.

BONNEY LAKE PARK BOARD RECOMMENDATIONS FOR PARK PLAN

Overview

When reviewing the data results of the 450 completed surveys tabulated in mid-2010 and comparing them to the NRPA Standards applied to Bonney Lake's current numbers shown in Figure 6-11, there is a close correlation between the survey findings and the NRPA statistics. Those items in Figure 6-11 that show the greatest deficits are also the same ones that received the most votes and highest rankings on the community surveys. Listed in chronological order below are those items that received the highest #1 ranking votes within the various categories listed on the survey form. (*Note: Reference to Figure # that includes the survey results spreadsheet.*)

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. Fortunately the proposed Fennel Creek Trail is tentatively designed to extend 9 miles through Bonney Lake and connect to the regional Foothills Trail system, thereby nearly eliminating the entire deficit projected for local trails by 2025.

We strongly support and encourage the development of the Fennel Creek Trail and view that feature as a benchmark accomplishment by the city and a great benefit for the citizens of Bonney Lake.

Indoor 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. The NRPA Standards indicate a ratio of 1 pool for a population of 20,000. The current population is nearly 17,000 but with anticipated population growth by 2025 the demand for this feature will increase. However, since a public swimming pool would inevitably be used by neighboring communities, the considerable cost of construction and maintenance of an indoor swimming pool might best be undertaken by a regional coalition of municipalities which would be funded by an approved levy, rather than become the sole financial responsibility of Bonney Lake.

However, if Bonney Lake adds a swimming pool into a community center, the city would most likely be responsible for its costs. (See "YMCA/Community Center" on Page 2.)

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. There is no question that there is a dire need for adequate sports fields in Bonney Lake. The NRPA data in Figure 6-16 shows more than a 10% deficit between softball, baseball, football and soccer fields, and a 23% deficit when the additional CUGA figures are added in per Figure 6-17, by the year 2025.

In addition to the survey data that indicates a strong need for Sports Fields, the Park Board has also heard recent testimony from representatives of various youth athletic organizations within Bonney Lake who have expressed their frustration regarding the lack of suitable playing facilities and the logistical problems they encounter. They have also made the valid point that an investment in more and better fields would result in additional business and tax revenue for the city.

Per the year 2000 census data, Bonney Lake has a large school age population that will continue to increase with the addition of more family homes and planned communities. Therefore, we can only anticipate a much greater need for these facilities in the future.

YMCA/Community Center

In the category of "Recreation Facilities", the combination of votes for a community center and YMCA/Boys-Girls Club was more than 300 votes. In Figure 6-15 for the NRPA Standards there was no listing specifically for this type of

facility, but does show for a “Youth Center” a ratio of 1 per population of 20,000. This type of facility should be made a top priority.

The YMCA scored higher than the more generic “Community Center” designation, possibly due to its greater name recognition and historical identification. It is the opinion of the Bonney Lake Park Board that the city should place emphasis on a community center rather than a YMCA for several reasons. First, a YMCA is currently being planned for the neighboring city of Sumner in the near future. Therefore, it would be redundant to have another YMCA facility built in close proximity. Secondly, we feel that a community center could be designed to more adequately address the specific needs of Bonney Lake’s residents, and would give its citizens more control over costs, fee structure and administrative functions. The other important benefit for this type of facility is its inherent ability to create a sense of community, as its name implies, which improves an area’s livability.

Performing Arts Center

A “Performing Arts Center” received the most votes within the “Cultural Arts” category. This item is not listed in the NRPA Standards applications table, so it probably should not be considered an essential element to the Park Plan. However, in future, the possibility of a performing arts center much like the one located adjacent to the Auburn High School, which is shared by both the student body and the general public could be considered.

Further, this type of public facility will be covered in the new Cultural Resources Element which will be undertaken subsequent to the finalization of the revised Park Plan. The reason this topic was included in the park survey was for information purposes only.

Parks

Although the size designations differ between those on the NRPA Standards charts and those listed on the surveys, the most votes were cast for the mid-sized neighborhood parks that measure 1 to 10 acres, which also registered the greatest deficit per the NRPA Standards.

With a 40-acre park planned for Midtown that the city recently acquired, that could make up a significant part of the projected deficit for Regional Parks in the area.

Apparently people prefer the convenience of moderate sized parks that are within walking or a short driving distance from their homes, which would account for the popularity of the 1 to 10 acre variety.

Conclusion

Bonney Lake has been named as one of the fastest growing cities in Western Washington. The current population is nearly 17,000 and the projected population, just within its current boundaries, will be more than 29,000 by 2025. With the additional planned CUGA annexations (See Figure 6-14) it will be approximately 45,000 which means the population growth could nearly triple within the next 15 years. With the current deficits of public parks and other recreational facilities in our area the city needs to put forth a careful but aggressive plan to meet the recreational needs of its growing community. Special consideration needs to be taken to ensure that Bonney Lake will remain an attractive and rewarding place to live.

Summary of Park Survey by Category 2010 Park Survey Summary Results								
CATEGORY	Total #1	Total #2	Total #3	Total #4	Total #5	Total #6	Total #7	Average*
ACTIVE RECREATION								
Sports Field Complex	224	72	95	63				1.99
Basketball and Tennis Courts	28	107	161	158				2.99
Playground Equipment	109	146	104	95				2.41
Fitness Center/Programs	93	129	94	138				2.61

RECREATION FACILITIES								
YMCA or Boys/Girls Club	218	110	79	47				1.90
City Community Center/programs	114	173	118	49				2.22
Expanded Senior Center	71	64	88	231				3.06
Teen Recreation Center	51	107	169	127				2.82
WATER FEATURES								
Outdoor Boating	41	41	84	288				3.36
Outdoor Swimming	73	147	188	46				2.46
Indoor Swimming Pool	238	123	64	29				1.74
Outdoor Water Park	102	143	118	91				2.44
SPECIAL USE								
Community Garden	180	122	58	94				2.15
Dog Park	159	139	80	76				2.16
Additional Skate Park	61	93	180	120				2.79
BMX Facility	54	100	136	164				2.90
PASSIVE RECREATION								
Trails	252	115	65	22				1.69
Picnic Shelters	117	157	153	27				2.20
Natural Open Space	63	157	192	42				2.47
Disc Golf	22	25	44	363				3.65
CULTURAL ARTS FACILITIES								
Museum	56	92	134	172				2.93
Performing Arts Center	149	160	120	25				2.05
Veteran's Memorial	113	59	127	155				2.71
Amphitheater	136	143	73	102				2.31
SPECIAL EVENT PROGRAMS								
Bonney Lake Days	262	91	64	37				1.73
Tunes at Tapps	67	164	136	87				2.54
Friday Night Flix	40	117	181	116				2.82
Kids Club at Cedarview Park	85	82	73	214				2.92
TYPES OF PARKS 1-4								
Regional Park 50+ acres	145	118	79	112				2.35
Neighborhood 1-10 acres	172	160	109	13				1.92
Pocket Parks < 1 acre	40	78	130	206				3.11
Linear Park (Trails)	97	98	136	123				2.63
CATEGORY IMPORTANCE								
Active Recreation	172	87	90	26	25	35	19	2.62
Passive Recreation	25	78	90	109	76	35	41	3.89
Recreation Facilities	98	142	99	52	37	14	12	2.73

Cultural Arts Facilities	61	20	42	67	90	91	83	4.56
Water Features	52	75	64	68	75	61	59	4.01
Special Event Programs	29	35	50	99	87	131	23	4.46
Special Use	17	17	19	33	64	87	217	5.73
*Note: Lowest number indicates that category is most important while highest number indicates least important								

Survey of Mayor, City Council, Planning and Design Commissions, and Park Board

In May 2010 the Park Board and Community Services staff developed a comprehensive survey that was sent to the Mayor, City Council, Design and Planning Commissions, and the Park Board to complete. Staff received fifteen of 27 surveys which were generally filled out as instructed. The first part of the survey asked two questions regarding familiarity with City of Bonney Lake parks, nine questions concerning satisfaction levels with various aspects of City parks, two questions regarding safety, four questions related to City-sponsored special events, and one pertaining to the arts. The second part of the survey asked nine questions asking for the relative importance of four clusters of park features, three questions regarding participation in recreational activities and special events, and asked respondents to list the top five of 20 selected park features.

Respondents considered themselves to be familiar with City of Bonney Lake parks, typically visit them between once per week and once per month, and consider Bonney Lake parks and playground equipment to be safe. Most frequently participate in City events and are generally very satisfied with them. Performing, visual, and literary arts are considered to be quite important. Following are some additional observations based on survey results:

- A. Following summarizes relative satisfaction levels:
 - 1. Parks in general – somewhat satisfied
 - 2. Playground facilities – somewhat to very satisfied
 - 3. Picnic shelters – somewhat satisfied
 - 4. Restrooms – split between satisfied and dissatisfied
 - 5. Ballfields – somewhat satisfied with a few at both extremes
 - 6. Fitness areas – somewhat dissatisfied
 - 7. Trails – split evenly from somewhat satisfied to very dissatisfied
 - 8. Outdoor swimming areas – mostly somewhat satisfied with a few dissatisfied
 - 9. Parking – slightly more satisfied than dissatisfied
- B. Soccer is a preferred sport over baseball, softball and basketball.
- C. Trails rated far higher than any other form of passive or active recreation.
- D. Playgrounds, sport courts, and sport fields all rated about the same in importance.
- E. Community center rated higher than a YMCA, museum, or performing arts center.
- F. Dog park rated highest among special uses but less important than picnic shelters or an amphitheater.
- G. An indoor swimming pool rated higher than sports complex, museum, or performing arts center (contradicts data listed in #9 below).
- H. Playgrounds rated much higher than art or sport courts.
- I. The following ranking indicates, in order, the most popular park features:
 - 1. Trails
 - 2. Community Center
 - 3. Open Space
 - 4. Amphitheater, Regional Park
 - 5. Sport Fields, YMCA, Museum
 - 6. Cultural Arts Center
 - 7. Swimming Pool, Neighborhood/Pocket Parks, Playgrounds
 - 8. Dog Park, Veterans Memorial
 - 9. BMX Facility, Outdoor Water Park, Community Garden
 - 10. Disc Golf, Sport Courts, Boating (all received zero votes)

BLHS and LMS Youth Forums

In February 2010 senior City officials met with 126 students from Bonney Lake High School and Lakeridge Middle School. Students rated the relative importance (very important, somewhat important, and not important) of acquiring more of 15 park features and then separately rated the relative importance of features to be included in a possible YMCA or community center facility. Applying a weighting factor of 2 for “very important” and 1 for “somewhat important” yields a relative ranking for acquiring more of the following park features:

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

The same 126 high and middle school students also rated the following YMCA/community center features, again in order of relative importance:

1. Warm water recreational pool
2. Hot tub / Jacuzzi
3. Competitive lap pool
4. Therapy/exercise pool
5. Shallow children’s pool

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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: CD / Heather Stinson	Meeting/Workshop Date: 15 November 2011	Agenda Bill Number: AB11-137
Agenda Item Type: Ordinance	Ordinance/Resolution Number: D11-137	Councilmember Sponsor:

Agenda Subject: New Comprehensive Plan Element - Cultural Resources

Full Title/Motion: An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adding A New Chapter 12, Cultural Resources, To The Bonney Lake Comprehensive Plan.

Administrative Recommendation:

Background Summary: This item has been on the Planning Commission workplan since May, 2010. The attached draft is a combination of efforts by staff and the Planning Commission subcommittee. Accompanying the ordinance is a recommendation by the Planning Commission that an Culture and Heritage Commission be formed and that the plan, once adopted, be kept on the Planning Commission workplan as a Comprehensive Plan for 2012 to further refine the plan.

Attachments: Draft Ordinance D11-137, Planning Commission Recommendation Memo

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation:			

COMMITTEE, BOARD & COMMISSION REVIEW			
Council Committee Review:	<i>Approvals:</i>	Yes	No
Date:	Chair/Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
Forward to:	Consent	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Commission/Board Review: 11/2/11	Agenda:		
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s):	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director: JPV	Mayor:	Date Reviewed by City Attorney: 11/2/11 (if applicable):



Memo

Date : November 2, 2011
To : Mayor and City Council
From : Grant Sulham, Planning Commission Chair
CC :
Re : **Cultural Resources Plan**

BACKGROUND

On May 25, 2010 City Council added a Cultural Resources Plan to the Planning Commission workplan. On September 28, 2011 a draft Cultural Resources Plan was emailed to the Planning Commission that had been drafted by City Staff. At our October 5, 2011 meeting we discussed this draft plan and the possibilities of moving the draft forward. At that meeting we voted to form a subcommittee to review the draft and appointed three committee members. On October 11, 2011 I attended the City Council meeting to confirm the Council's preferred timing of adoption of a draft Cultural Resources plan and it was determined that there should be a draft plan ready for Council to vote on by the end of the 2011.

On October 17, 2011 the Planning Commission subcommittee met to discuss the draft Cultural Resources plan. At the Planning Commission's October 19th meeting the Planning Commission voted to move the new draft forward to Public Hearing.

Between October 19th and the November 2, 2011 hearing, a combined document that included text from both the staff plan and the subcommittee plan was developed. As a result, there were three documents presented at the hearing: 1) The original staff plan, 2) the subcommittee plan and 3) the combined document.

There were several citizens who spoke at the public hearing in favor of promoting arts, culture and historic preservation in the City.

When the hearing was closed, the Commissioners discussed the drafts. A motion was made to recommend the combined draft. Motions were then made to amend some of the sections in the draft as presented. These amendments included removing lists of businesses and services from the body of the document and adding them as a referenced document. The amended draft was voted 5 to 1 for

recommendation. The dissenting vote was based on a Commissioner's opinion that the draft should be subject to more public input.

Based on this opinion, the Commission also moved and voted 6-0 to recommend that the Council keep the Culture & Heritage plan on the Planning Commission workplan through 2012 for further refinement.

In addition, the Commission voted 5-1 to recommend to Council that you form a Culture & Heritage Commission to implement the policies of the draft plan. The dissenting vote came from a Commissioner who felt that new Commission seats would be difficult to fill and would end up being ineffective.

Recommendation:

The Planning Commission recommends that the City Council adopts the attached draft ordinance as Chapter 12 of the Comprehensive Plan. The Commission further recommends that this plan remain on the Planning Commission workplan as a 2012 Comprehensive Plan amendment for refinement and additional public input. In addition, the Planning Commission recommends that Council form a Culture & Heritage Commission to implement the policies of this ordinance.

ORDINANCE NO. D11-137

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, ADOPTING THE CULTURAL RESOURCES ELEMENT AS CHAPTER 12 OF THE COMPREHENSIVE PLAN

WHEREAS, on May 25, 2010 the City Council adopted the Planning Commission annual work plan that included updating the Comprehensive Plan with a Cultural Resource Plan including Historically significant items; and

WHEREAS, a Notice of Public Hearing was issued on October 18, 2011; and

WHEREAS, the Planning Commission conducted a public hearing on November 2, 2011; and

WHEREAS, at the November 2, 2011 Planning Commission meeting the Planning Commission recommended that the City Council adopt the attached Cultural Resources Element as Chapter 12 of the Comprehensive Plan; and

WHEREAS, SEPA has been complied with via a Determination of Non-Significance issued on October 18, 2011; and

WHEREAS, RCW 36.70A.106 requiring a 60 day review by the Washington State Department of Commerce has been complied with; and

WHEREAS, this is one of six Comprehensive Plan amendments concurrently coming before the City Council; and

WHEREAS, the criteria for amending the Comprehensive Plan set forth in BLMC § 14.140.090 are: 1) the amendments are consistent with the goals and policies of the Comprehensive Plan, 2) the comprehensive plan would remain internally consistent, 3) the amendments are consistent with the Countywide Planning Policies, 4) the amendments are consistent with the Growth Management Act, and 5) the amendments advance the public health, safety, or welfare and are in the best interest of the residents of Bonney Lake; and

WHEREAS, these criteria have been met.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Attachment "A" of this ordinance shall be added as Chapter 12 of the Comprehensive Plan.

Section 2. This Ordinance concerns powers vested solely in the Council, it is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as required by law

PASSED by the City Council and approved by the Mayor this _____ day of _____, 2011.

Neil Johnson, Mayor

ATTEST:

Harwood Edvalson
City Clerk

APPROVED AS TO FORM:

James Dionne
City Attorney

Passed:

Valid:

Published:

Effective Date:

Attachment “A”



CULTURE AND HERITAGE ELEMENT

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Introduction

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



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

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

Culture denotes activities that recognize or celebrate ethnic and/or racial traditions or holidays, or occupational traditions; culinary arts; the sciences; humanities; religion and recreation. *Arts* incorporates the visual arts, crafts and design; music; dance; theatre; literature; media (film, video and audio); mixed media and digital art forms.

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

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

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



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

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

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

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

Planning Context

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

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

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

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

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

Part I. Arts and Culture

A. *Why Plan For Arts and Culture?*

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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





Bonney Lake Days



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



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

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

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

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

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

D. Mission, Vision, and Goals

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



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

present and future.

To this end, we envision a Bonney Lake where:

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

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

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

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

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

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

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

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

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

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

Implementation Strategies

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

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

E. Roles and Relationships



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

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

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



F. Marketing and Audience Development

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

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

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

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

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

- Pierce County Arts Commission
- Pierce County Library

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

- Facebook
- MySpace
- Twitter
- Google buzz

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

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

Marketing Recommendations:

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

Part II. Heritage

A. *Heritage and Preservation Planning in Bonney Lake*



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

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

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

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

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

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

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

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

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



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

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

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

B. A Washington Historic Preservation Primer

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

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

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

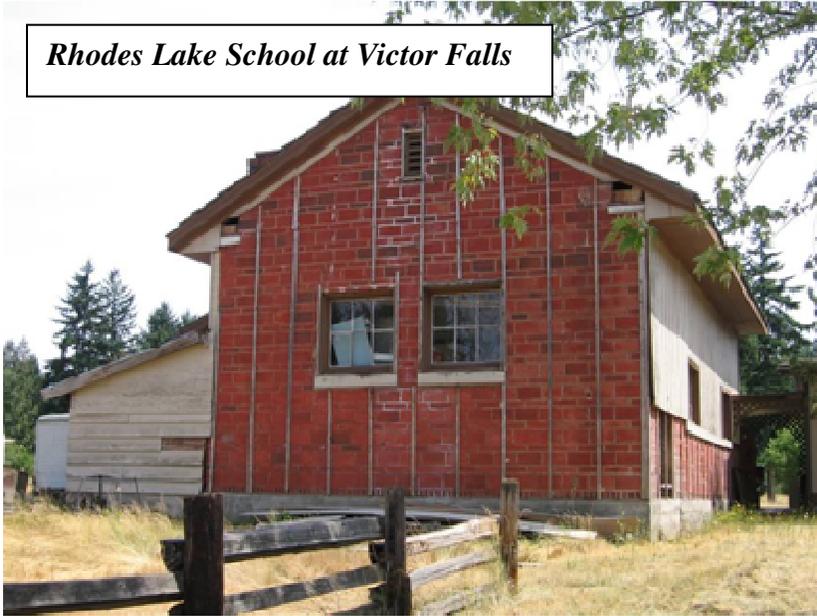
National Register of Historic Places. Properties that have historic, architectural, archaeological, engineering, or cultural significance may be nomination for inclusion on the National Register of Historic Places. A property nominated to the National Register can attain significance at a national, state,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

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

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

C. *What Makes Something Historic?*

Rhodes Lake School at Victor Falls



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

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

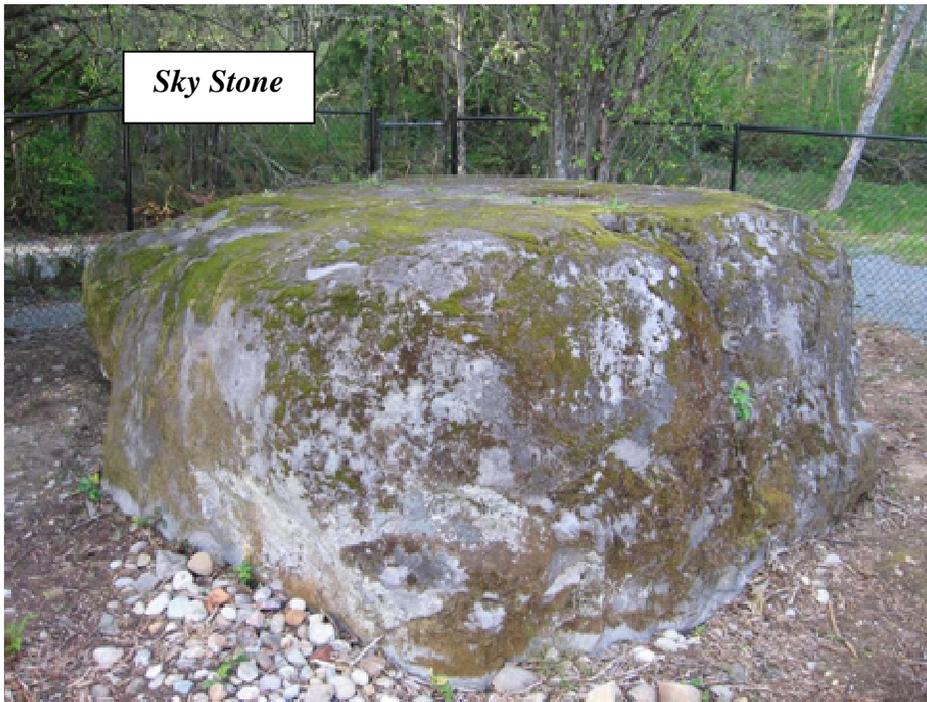
represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

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

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

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

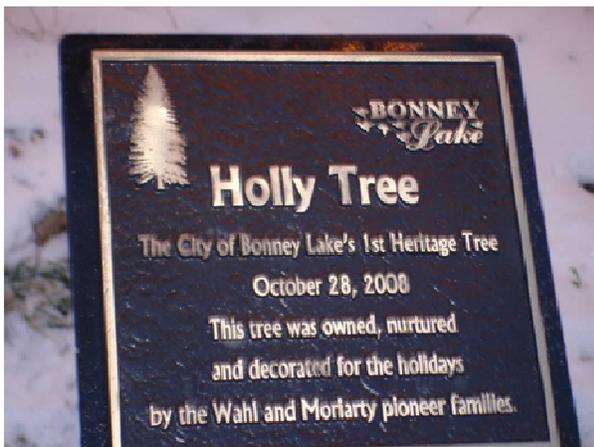
D. Archaeological Considerations



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

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

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



E. Heritage Trees

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

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

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

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

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

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

F. Inventory of Key Bonney Lake Historic Sites

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



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

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

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

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

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

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

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

G. Vision, Mission, Policies and Goals



Angeline Homestead

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

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

Culture & Heritage Goals and Supporting Policies (SP)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Implementation Strategies

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

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

H. State and Federal Preservation Regulations

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

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

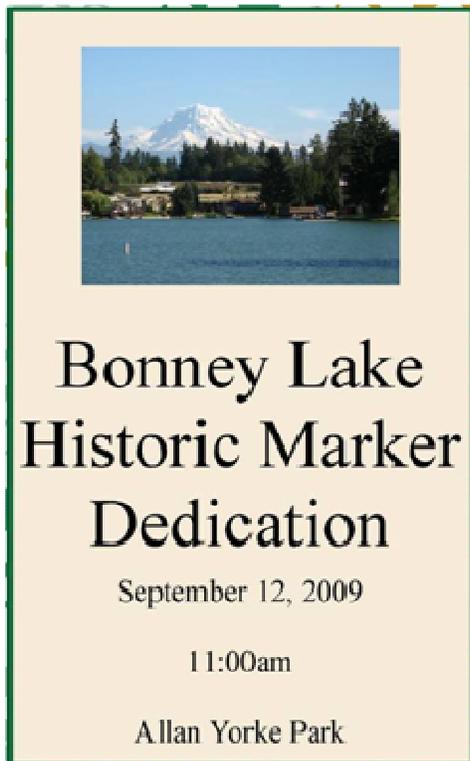
State Environmental Policy Act (SEPA). SEPA requires that impacts to cultural resources be considered during the public environmental review process. Under SEPA, DAHP is the sole agency with technical expertise in regard to cultural resources and provides formal opinions to local governments and other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

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

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

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

I. Preservation Tools, Resources, Activities and Incentives



The following is a list and brief description of some of the tools, resources and activities commonly used in historic preservation. In addition, the Washington State Department of Historic Preservation has a state-wide on-line searchable database for all cultural resources in the state. The link to this database is:
<http://www.dahp.wa.gov/pages/wisaardIntro.htm>

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

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

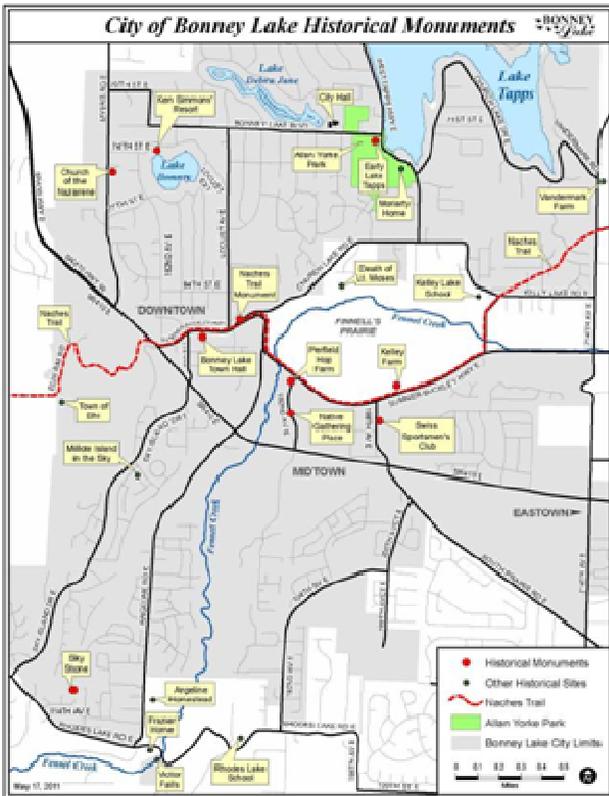
Tours. Sponsor, coordinate, and/or promote tours of the community that identify and interpret the City’s cultural, historic, architectural, and archaeological resources for residents and visitors.

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

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

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

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



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

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

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

J. State and Local Related Heritage Organizations

Greater Bonney Lake Historical Society.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Bonney Lake Town Hall

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

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



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



Church of the Nazarene

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

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

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



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



Kelley Farm

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

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

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



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



Ken Simmons Resort at Lake Bonney

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



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



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

Lake Tapps

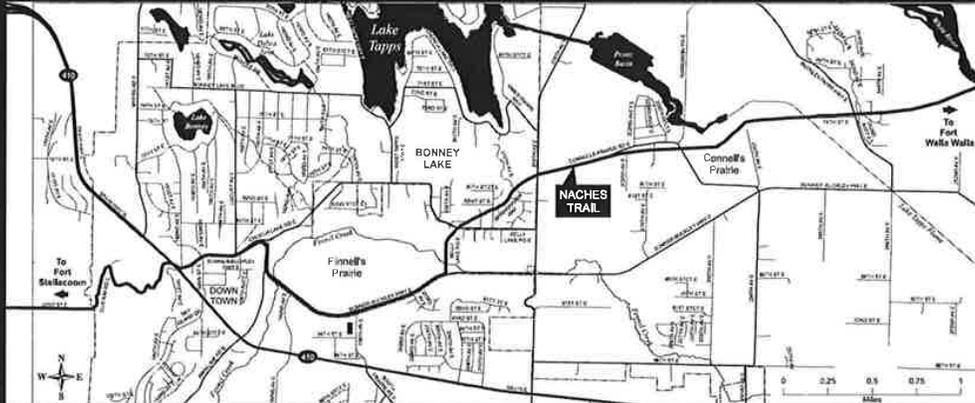
In response to the ever increasing demand for electrical power in the region during the early 20th century, a plan was proposed by Pacific Coast Power Company (later Puget Sound Traction Light & Power), and in 1910 the “White River Power Project” was begun. This project created a large reservoir by the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

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



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

Naches Trail



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

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

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

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

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

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





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

Perfield Hop Farm

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



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

Sky Stone

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

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



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

Swiss Sportsmen's Club

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

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

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

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

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



Swiss Sportsmen's Club, ca 1949



Swiss Sportsmen's Club 2009



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



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

Native Gathering Place

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

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



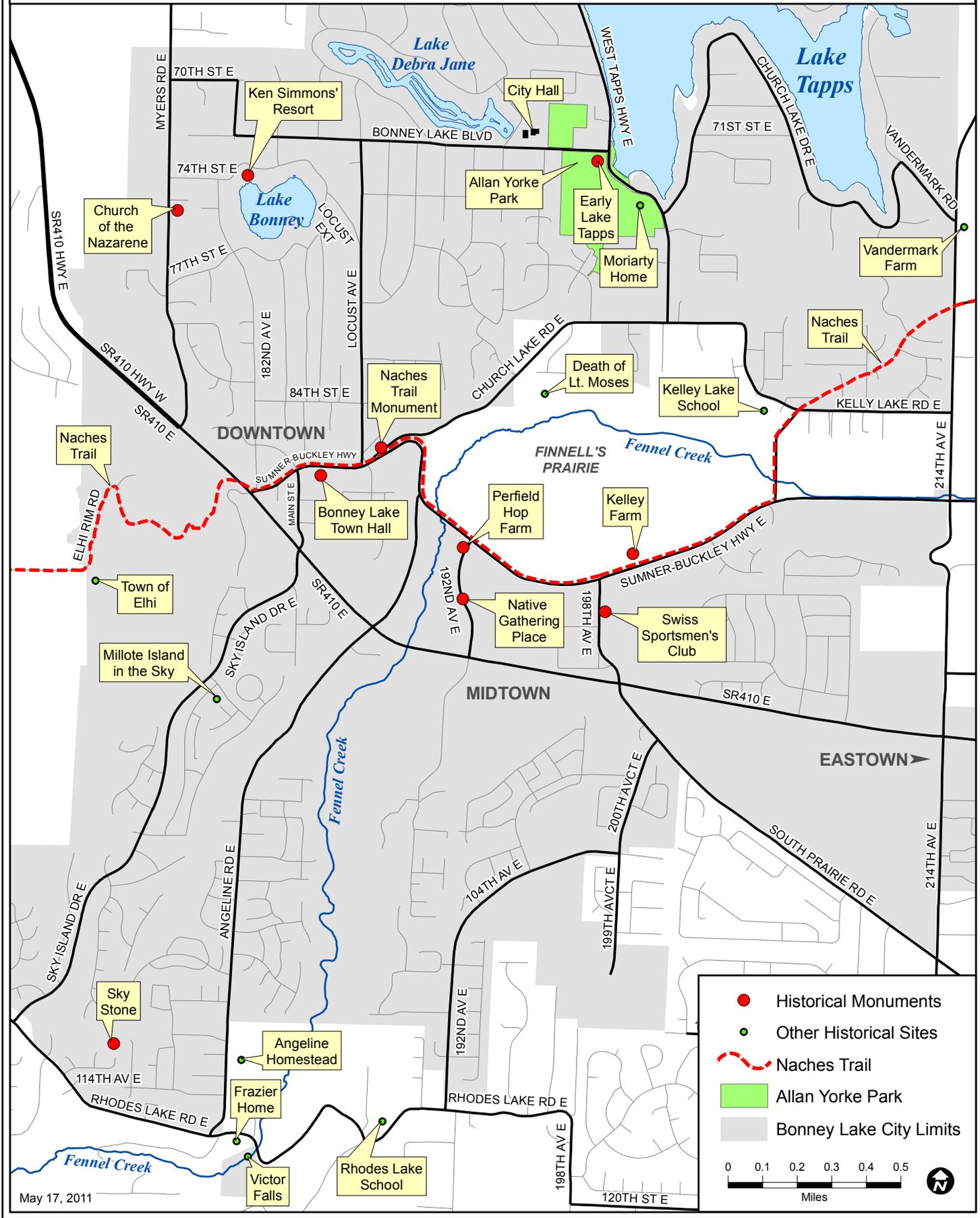
Photo provided by the Dennis Moriarty Family

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



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

City of Bonney Lake Historical Monuments



- Historical Monuments
- Other Historical Sites
- - - Naches Trail
- Allan Yorke Park
- Bonney Lake City Limits

0 0.1 0.2 0.3 0.4 0.5
Miles

May 17, 2011

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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: CD / Heather Stinson	Meeting/Workshop Date: 15 November 2011	Agenda Bill Number: AB11-151
Agenda Item Type: Ordinance	Ordinance/Resolution Number: D11-151	Councilmember Sponsor:

Agenda Subject: New zoning designation titled "Midtown Core" and area-wide rezone.

Full Title/Motion: An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adopting A New Chapter To The Bonney Lake Municipal Code Adopting A Midtown Core Zoning And Applying The Zoning To All Properties Designated "Midtown Core" On The Comprehensive Plan Future Land Use Map.

Administrative Recommendation:

Background Summary: This ordinance was initiated by City Council. It adopts a new zoning designation titled "Midtown Core" and applies this zoning to all properties designated "Midtown Core" on the Future Land Use Map.
Attachments: Draft Ordinance D11-151

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation:			

COMMITTEE, BOARD & COMMISSION REVIEW			
Council Committee Review:	<i>Approvals:</i>		Yes No
Date:	Chair/Councilmember NAME		<input type="checkbox"/> <input type="checkbox"/>
	Councilmember NAME		<input type="checkbox"/> <input type="checkbox"/>
	Councilmember NAME		<input type="checkbox"/> <input type="checkbox"/>
Forward to:	Consent	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Commission/Board Review:	9/7/11		
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s):	Public Hearing Date(s): 9/7/11
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director: JPV	Mayor:	Date Reviewed by City Attorney: 9/7/11 (if applicable):

ORDINANCE NO. D11-151

AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, ADDING A NEW CHAPTER 18.27 TO TITLE 18 OF THE BONNEY LAKE MUNICIPAL CODE, CREATING A MIDTOWN CORE ZONE AND APPLYING IT TO THOSE PROPERTIES WITH A MIDTOWN CORE LAND USE DESIGNATION.

WHEREAS, the City of Bonney Lake wishes to unify allowed use lists in the City's municipal code; and

WHEREAS, the Planning Commission conducted a public hearing on August 17, 2011 and issued a recommendation for passage of this Ordinance on September 7, 2011; and

WHEREAS, a Determination of Non-Significance was issued on August 19, 2011, meeting the requirements of the State Environmental Policy Act; and

WHEREAS, Washington State Department of Commerce has completed their required review.

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

Section 1. A new Chapter, BLMC 18.27, is hereby added to the Bonney Lake Municipal Code as stated in Attachment "A" of this ordinance.

Section 2. Midtown Core Zoning is hereby added to the Zoning Map as a zoning designation and those properties with a Land Use Designation of Midtown Core shall be changed on the Zoning Map to Midtown Core Zoning as depicted in Attachment "A."

Section 3. This Ordinance concerns powers vested solely in the Council, it is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as required by law.

PASSED by the City Council and approved by the Mayor this ____ day of _____, 2011.

Neil Johnson, Mayor

ATTEST:

Harwood Edvalson
City Clerk

APPROVED AS TO FORM:

James Dionne
City Attorney

Passed:

Valid:

Published:

Effective Date:

Attachment "A"

Chapter 18.27
MIDTOWN CORE (MC) DISTRICT

Sections:

- [18.27.010](#) General intent.
- [18.27.020](#) Permitted Uses
- [18.27.030](#) Setback and bulk regulations.
- [18.27.040](#) Off-street parking and loading requirements.

18.27.010 General intent.

The intent of this zone is to provide appropriately located areas for office uses, retail stores and service establishments offering commodities and services required by residents of the city and its surrounding market area in the Midtown Subarea.

18.27.020 Permitted Uses

The land uses permitted in the MC zone are listed in the zoning matrix, BLMC 18.06.

18.27.030 Setback and bulk regulations.

The following bulk regulations apply to uses in this district:

A. Minimum Front Setback.

1. Service station pump islands: 15 feet from street property line;
2. Other structures may be built to the edge of the right-of-way, subject to utility easements, landscaping requirements and sight distance for streets or driveways; and provided, that the public works director may require a greater setback from streets with inadequate rights-of-way.

B. Minimum side and rear setback for structures shall be 30 feet from a residential zoned area from the building to the property line.

C. Minimum rear setback for structures on lots adjacent to other than residential zones shall be consistent with building code requirements.

D. Maximum height of buildings: 35 feet. Structures which are 35 to 50 feet may be approved by the community development director, with concurrence of the fire marshal of Pierce County Fire Protection District No. 22 regarding provisions for fire protection and emergency rescue.

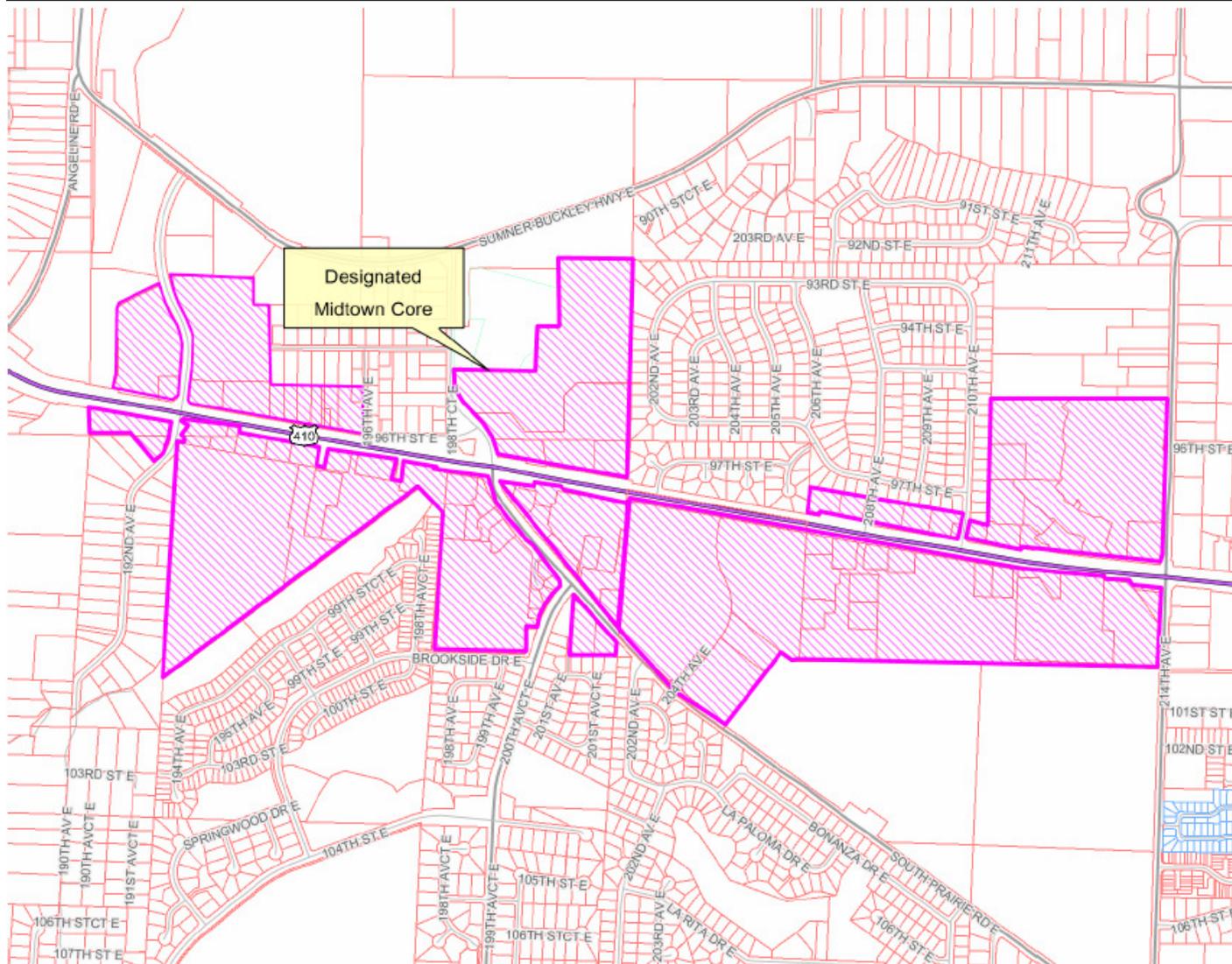
E. Any use in a MC zone shall provide a minimum of 10 percent of the site as landscaping or public open space, excluding parking and driving surfaces.

F. Residential density: same as the R-3 zone.

18.27.040 Off-street parking and loading requirements.

For off-street parking and loading requirements, see Commercial Development Standards, Chapter [18.31](#) BLMC.

Attachment "B"



City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: CD / Heather Stinson	Meeting/Workshop Date: 15 November 2011	Agenda Bill Number: AB11-152
Agenda Item Type: Ordinance	Ordinance/Resolution Number: D11-152	Councilmember Sponsor:

Agenda Subject: Consolidation of zoning allowed uses into a Land Use Matrix.

Full Title/Motion: An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Consolidating Zoning Land Uses Into A Land Use Matrix.

Administrative Recommendation:

Background Summary: This ordinance consolidates existing allowed uses into a Land Use Matrix and amends inconsistencies within Title 18.

Attachments: Planning Commission Recommendation Memo, Draft Ordinance D11-152

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation:			

COMMITTEE, BOARD & COMMISSION REVIEW			
Council Committee Review:	<i>Approvals:</i>	Yes	No
Date:	Chair/Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
Forward to:	Consent		
	Agenda: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Commission/Board Review: 11/2/11			
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s):	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director: JPV	Mayor:	Date Reviewed by City Attorney: 9/7/11 (if applicable):

ORDINANCE NO. D11-152
AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY,
WASHINGTON, AMENDING TITLE 18 OF BONNEY LAKE MUNICIPAL CODE.

WHEREAS, the City of Bonney Lake wishes to unify allowed use lists in the City's municipal code; and

WHEREAS, the Planning Commission conducted a public hearing on November 2, 2011 and issued a recommendation for passage of this Ordinance on the same date; and

WHEREAS, a Determination of Non-Significance was issued on October 18, 2011 meeting the requirements of the State Environmental Policy Act; and

WHEREAS, Washington State Department of Commerce has completed their required review.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. BLMC Sections 18.14.020, 18.14.030(B), 18.14.040, 18.16.020, 18.16.030(B), 18.16.040, 18.18.020, 18.18.030(B), 18.18.040, 18.20.020, 18.20.030(B), 18.20.040, 18.24.020, 18.24.030, 18.24.040(B), 18.26.020, 18.26.030, 18.26.040, 18.29.020, 18.29.030, 18.29.040, 18.34.020, 18.34.030, and 18.34.040 are hereby deleted.

Section 2. BLMC Chapters 18.28 and 18.30 are hereby deleted.

Section 3. BLMC Chapter 18.14.030 is amended to read as follows:

18.14.030 Accessory ~~residential uses~~ structures.

The following accessory residential ~~uses~~ structures are permitted on a lot in this district:

~~A.~~ Accessory Structures.

1. Swimming pool, if enclosed with a six-foot fence;
2. Awnings or canopies;
3. Walls or fences; provided the requirements of BLMC [18.22.020](#) are met;
4. Flagpoles;
5. Outside fireplaces;
6. Accessory greenhouses;

7. Accessory sheds and tool rooms; provided they are part of a residential use;
8. Private docks, mooring facilities and boathouses; provided the project complies with shoreline management regulations and the provisions of BLMC [18.22.070](#);
9. Garage or carport

Section 4. BLMC Section 18.16.030 is amended to read as follows:

18.16.030 Accessory ~~uses and~~ structures.

The following accessory ~~uses and~~ structures are permitted on a lot in this district:

~~A.~~ Accessory Structures.

1. Swimming pool, if enclosed with a six-foot fence;
2. Awnings or canopies;
3. Walls or fences; provided the requirements of BLMC [18.22.020](#) are met;
4. Flagpoles;
5. Outside fireplaces;
6. Accessory, noncommercial greenhouses;
7. Accessory sheds and tool rooms; provided they are part of a residential use;
8. Private docks, mooring facilities and boathouses; provided the project complies with shoreline management regulations and the provisions of BLMC [18.22.070](#);
9. Garage or carport

Section 5. BLMC Section 18.18.030 is amended to read as follows:

18.18.030 Accessory ~~uses and~~ structures.

The following accessory ~~uses and~~ structures are permitted on a lot in this district:

~~A.~~ Accessory Structures.

1. Swimming pool, if enclosed with a six-foot fence;
2. Awnings or canopies;

3. Walls or fences; provided, the requirements of BLMC [18.22.020](#) are met;
4. Flagpoles;
5. Outside fireplaces;
6. Accessory noncommercial greenhouses;
7. Accessory sheds and tool rooms; provided they are part of a residential use;
8. Private docks, mooring facilities and boathouses; provided, the project complies with shoreline management regulations and the provisions of BLMC [18.22.070](#);
9. Garage or carport

Section 6. BLMC Section 18.24.040 is hereby amended to read as follows:

18.24.040 Accessory structures ~~and uses~~.

The following accessory residential ~~uses~~ structures are permitted on a lot in this district:

~~A.~~ Accessory Structures.

1. Swimming pool, if enclosed with a six-foot fence;
2. Awnings or canopies;
3. Walls or fences provided the requirements of BLMC [18.22.020](#) are met;
4. Flagpoles;
5. Outside fireplaces;
6. Accessory, noncommercial greenhouses;
7. Accessory sheds and tool rooms provided they are part of a residential use;
8. Private docks, mooring facilities and boathouses; provided the project complies with shoreline management regulations and the provisions of BLMC [18.22.070](#);
9. Garage or carport

Section 7. BLMC Section 18.02.090 is hereby amended to read as follows:

18.02.090 Establishment of districts.

In order to carry out the purposes and provisions of this zoning code, the uses of buildings or other structures, and of tracts of land, the following districts are established:

A. Residential Districts:

1. R-1, low-density residential district;
2. R-2, medium-density residential district;
3. R-3, high-density residential district;
4. RC-5, residential/conservation district.

B. Commercial Districts:

1. C-1, neighborhood commercial district;
2. C-2, commercial district;
3. MC, Midtown Core district; ~~C-3, heavy commercial, warehousing and light manufacturing district;~~
4. E, Eastown district; ~~C-2/C-3, combined retail commercial, warehousing and light manufacturing district;~~
5. DC, downtown core;
6. DM, downtown mixed use.
7. PCM, Planned Community District

~~C. Manufacturing Districts:~~

- ~~1. M-1, manufacturing district.~~

~~C. D. Public Facilities Districts:~~

- ~~1. PF, public facilities district.~~

Section 8. A new section 18.02.120 is hereby added to read as follows:

18.02.120 Land Use Table

Land uses allowed, allowed as accessory, and allowed as conditional are listed for each zoning district in the Land Use Table in BLMC 18.08.

Section 9. All references to ‘C-2/C-3’ zoning in the Bonney Lake Municipal Code are hereby changed to ‘Easttown’ zoning, as shown on Attachment A to this Ordinance.

Section 10. A new BLMC Chapter 18.08 is added to read as follows:

**Chapter 18.08
LAND USE MATRIX**

Sections:

- [18.08.010](#) Interpretation of land use matrix.
- [18.08.020](#) Land use matrix.

18.08.010 Interpretation of land use matrix.

A. The land use matrix in this chapter identifies uses permitted in each individual zoning district. The zoning district is located on the vertical column and the use is located on the horizontal row of this matrix.

B. If the box at the intersection of the column and the row is empty, the use is not permitted in that district.

C. If the letter “P” appears in the box at the intersection of the column and the row, the use is permitted in that district.

D. If the letter “C” appears in the box at the intersection of the column and the row, the use is conditionally permitted subject to the conditional use permit review procedures and criteria specified in BLMC Chapter 18.52.020.

E. If the letter “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory to the primary use.

F. If a footnote appears in the box at the intersection of the column and the row, the use may be permitted subject to the appropriate review process indicated above and the specific conditions indicated by the corresponding footnote.

G. All applicable requirements shall govern a use whether or not they are cross-referenced in the matrix. To determine whether a particular use is allowed in a particular zoning district and location, all relevant regulations must also be consulted in addition to this matrix.

18.08.020 Land use matrix.

Zone Use

RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
------	-----	-----	-----	-----	-----	---	----	----	----	----

Residential Uses

Accessory Dwelling Unit			P ¹	P ¹						
Adult Family Home	P	P	P	P	P					
Apartments / Condominiums				P		P ²	P ²		P ³	P
Boarding Homes			P	P						P
Duplexes (two-family residences);			P	P						
Family day cares	A	A	A	A	A				A	A
Group homes				C						C
Home occupations; provided the criteria in BLMC 18.22.010 are met.	A	A	A	A	A				A	A
Mobile / manufactured homes subject to BLMC 15.08	P	P	P							
Mobile/manufactured home parks in existence as of annexation into the city							P			
Nursing homes and Assisted Living			P	P		C	P	C		C
Private docks, mooring facilities and boathouses; provided the project complies with shoreline management regulations and the provisions of BLMC 18.22.070;	A	A	A	A						P
Residences in connection with a business establishment.					P	C	C	C	P ³	P
Residential Care Facilities				P						
Single family residences, detached	P	P			P					
Townhouses			P	P	C	C	C	C		

Educational Uses

Colleges and universities or extension classrooms						P	P	P	P ³	P	P
Dancing, music, art, drama and instructional / vocational schools					P	P	P	P	P ³	P	P
Elementary school		C	P	P	P	C		C			P
Junior high, high schools and junior colleges, public or private		C	C	C	C	C		C			P
Preschool		C	P	P	P	P		P			

Zone Use

RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
------	-----	-----	-----	-----	-----	---	----	----	----	----

Cultural, Religious, Recreational, and Entertainment Uses

Adult entertainment facilities subject to the provisions of Chapter 18.32 BLMC;							P				
Amphitheater						P	C	P			
Campgrounds							C	C			C
Essential public facilities							P				C
Galleries					P	P		P	P	P	
Golf courses	C										C
Golf driving range							P				C
Government buildings and facilities											P
Gymnasiums and fitness centers, public or commercial						P	P	P			P
Libraries				P	P	P	P	P	P	P	P
Museums	C	C			P	P	P	P	P	P	P
Parks, opens space and trails	P	P	P	P	P	P	P	P	P	P	P
Pocket Park	P	P	P	P	P	P	P	P	P	P	P
Private meeting halls	A	A	C	P	P	P	P	P			P
Public meeting halls			C	P	P	P	P	P			P
Recreation Facilities, outdoor	C						P				P
Recreational Vehicle Parks							P				
Religious Institutions	P ⁵	P ⁵	P ⁵	P ⁵	P	P		P	P ³	P	C
Swimming pools, public or private	A	A	A	A	A	P	P	P			P
Theaters						P	P	P	P	P	

Industrial Uses

Assembly or processing of previously prepared materials in a fully enclosed building							C ¹				
Junk, salvage or wrecking yard; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the open storage use							C				

Zone Use	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
On-site treatment and storage facility as an accessory use to a permitted use which generates a hazardous waste subject to compliance with the state siting criteria adopted pursuant to the requirements of Chapter 17.105 RCW and issuance of State Hazardous Waste Management Facility Permit.						A	A				
Storage or distribution of sand, gravel, top soil, or bark; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the storage area							P				
Storage or processing of any hazardous waste as defined in Chapter 70.105 RCW is not permitted as a principal use.							C				
Trailer-mix concrete plant; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the concrete plant and storage yard							C				
Retail and Wholesale warehousing and distribution of goods within a fully enclosed building.						P	P	P			

Resource Management Uses

Agriculture and orchards	P										
Forestry and tree farms	P										
Raising of livestock, small animals and fowl; provided the requirements of BLMC 18.22.060 are met.	P										

Transportation, Communication, Utilities

Parking garages						C	P	C	C		
Public utility facility; provided, the requirements of BLMC 18.22.050 are met;	P		P	P	P	P	P	P			

Zone Use

RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
------	-----	-----	-----	-----	-----	---	----	----	----	----

Commercial Uses

Ambulance service					C	P	C			
Antique shops				C	P	P	P	P	P	
Arcade						P	P			
Automatic teller machines (ATM's)					P	P	P		P	
Automatic teller machines (ATMs) with no drive-thru				P	P	P	P	P	P	
Automobile fuel and recharging stations and car washes					P	P	P			
Automobile, boat and trailer sales						P	C			
Automobile, boat and trailer repair					P	P	P			
Bakery, retail				P	P		P	P	P	
Bakery, wholesale						P				
Banks, savings and loan associations					P	C	P			
Banks, savings and loan associations with no drive-thru				P	P	C	P	P	P	
Barber shops and beauty shops				P	P		P	P	P	
Bars				C	P	C	P	P	P	
Bed and breakfast houses; provided the criteria in BLMC 18.22.030 are met;	A	C	C	C	P					
Beer and wine specialty shops				P	P	C	P	P	P	
Bookstores			A	P	P	C	P	P	P	
Bowling Alley										
Brewpubs and microbreweries				C	P	C	P	P	P	
Cabinet and carpenter shop					C	P	C			
Candy shop				P	P	C	P			
Cart Vendors				P	P	C	P			
Cinema					P	P	P			
Coffee shops, cafes, no drive-thru				P	P	A	P	P	P	A
Coffee stand, drive-thru					P	P	P			

Zone Use	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Commercial, professional and service uses associated with a residential complex, including banks, savings and loan associations, barber and beauty shops, business and professional offices, medical and dental clinics and neighborhood grocery, coffee shops, or restaurants; provided, such uses occupy no more than 10 percent of the land area of the parcel or parcels within the residential complex and no individual commercial, professional or service use exceeds 5,000 square feet of floor area.				A							
Commercial uses associated with a permitted use, such as a snack bar or gift shop; provided the commercial activity is open for business no more than 150 days per year or is within the same building as the permitted use.											A
Contractor yards; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the open storage use							P				
Day care centers				C	P	P	A	P			P
Department Store						P	P	P			
Dry Cleaning						P	C	P	P	P	
Food markets, delicatessen and meat markets (beer and wine may be sold);					P	P	P	P	P	P	
Furniture and small household appliance repair shops					C	P	P	C			
Furniture building, repair and upholstery							P				
Hardware Stores						P	P	P	P	P	
Horticultural nursery and garden supply, indoor or outdoor						P	P	P	P	P	
Hospitals		C	C	C		P	C	P			C
Hotels, motels						C	P	C	P	P	
Kennels	C		C	C	A	A	P	A			

Zone Use	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Laundromats					P	P	P	P			
Liquor stores					C	P	P	P			
Locksmiths and security alarm shops					P	P	P	P			
Machine shops						C	P	C			
Massage therapy/spas					P	P	C	P	P	P	
Medical-dental clinics;						P	P	P	P ³	P	
Medical offices					P	P	C	P	P ³	P	
Mini day care center				C	P	A	A	A	P	P	
Mini-storage facilities						C	P	C			
Nail Salons					P	P	C	P	P	P	
Nightclub							P				
Open storage yards, including storage and sale of building materials and heavy equipment; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the open storage use;							P				
Outdoor storage and sale of building materials and nursery stock; provided such use is accessory to a permitted use and enclosed within a sight-obscuring fence.						A	A	A			
Pet shop, grooming and supplies					P	P	P	P	P	P	
Pharmacies						P	A	P	P	P	
Photographic processing and supply						P	P	P	P	P	
Photography studios					P	P	C	P	P	P	
Plumbing shops, electricians, heating, air conditioning sales or repair						C	P	C			
Pool Hall						P	P	P			
Printing, copying and mailing services					P	P	P	P	P	P	
Professional offices					P	P	A	P	P ³	P	
Restaurants, including drive-in restaurants					C	P	P	P			
Restaurants, no drive thru					C	P	P	P	P	P	
Retail shops					C	P	P	P	P	P	
Roadside Produce Stands	P				P	P	P	P			P
Shoe Repair					P	P		P	P	P	

Zone Use	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Shopping center						P	P	P			
Skating Rink						P	P	P			
Stables and riding schools	P										P
Tailor shops					P	P		P	P	P	
Tanning salon					P	P		P	P	P	
Tavern					C	P	C	P	P	P	
Veterinary clinics, animal hospitals						P	P	P			
Veterinary clinics with no outdoor kennel space or dog runs						P	P	P	P ³	P	
Wireless communications facilities are permitted as principal or accessory uses provided the requirements of Chapter 18.50 BLMC are met.	P		P	P	A	A	P	A			

P = Permitted

C = Conditional Use

A = Accessory Use

P¹ = No accessory dwelling units are allowed in conjunction with a duplex

P² = Subject to the Commercial Design Standards of BLMC 18.31

P³ = Allowed outright on second floor, requires a CUP if on the first floor

P⁴ = Accessory to a subdivision or cottage development where allowed.

P⁵ = Subject to the provisions of BLMC 18.22.040

C¹ = Exclusions are listed in BLMC 18.29.040

Section 11. If any portion of this Ordinance shall be invalidated by a court of competent jurisdiction, the remainder shall remain in full force and effect.

Section 12. This Ordinance concerns powers vested solely in the Council, it is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as required by law.

PASSED by the City Council and approved by the Mayor this _____ day of _____, 2011.

Neil Johnson, Mayor

ATTEST:

Harwood T. Edvalson, CMC, City Clerk

APPROVED AS TO FORM:

James J. Dionne, City Attorney

Passed:

Valid:

Published:

Effective date:

Appendix "A"

Chapter 18.29

E, EASTOWN DISTRICT ~~C-2/C-3 COMBINED RETAIL COMMERCIAL, WAREHOUSING, AND LIGHT MANUFACTURING DISTRICT~~

Sections:

- [18.29.010](#) General intent.
- ~~[18.29.020](#) Uses permitted outright.~~
- [18.29.030](#) Accessory commercial structures.
- ~~[18.29.040](#) Conditional uses.~~
- [18.29.050](#) Setback and bulk regulations.
- [18.29.060](#) Off-street parking and loading requirements.

18.29.010 General intent.

The intent of this zone is to provide appropriately located areas for uses which shall be located along major thoroughfares (SR 410) and dominated by auto-oriented uses. The ~~C-2/C-3 combined~~ Eastown district is intended to provide appropriately located areas for various land intensive and/or limited service commercial establishments, office uses, major retail stores and service establishments offering commodities and services required by residents of the city and its surrounding market area, wholesale distribution facilities, research and light industrial enterprises which are complementary to neighboring commercial and residential districts. Typical uses in this classification are the combination of major retail establishments and storage, distribution and assembly of products from previously prepared materials, including business and light industrial parks which do not generate excessive noise, odors, dust, smoke, heavy traffic congestion or pollution of water or air.

18.50.007 Priority of locations and application submittal requirements.

A. Priority of Locations. The priorities for locating new personal wireless service facilities shall be as follows:

1. Place antennas and towers on public property if practical.
2. Place antennas on appropriate rights-of-way and existing structures, such as buildings, towers, water towers, smokestacks and electrical transmission towers.
3. Place antennas and towers in C-2, ~~C-3, combined E, C-2/C-3, MC-4~~ and public facility zones outside Mt. Rainier view corridors and the city center area.
4. Place antennas and towers on other nonresidential property.

B. Application Submittal Requirements.

1. The information submitted by the applicant shall include:
 - a. A map of the area to be served by the tower or antenna;
 - b. A map showing the proposed facility location in relationship to other cell sites in the applicant's network;
 - c. An evaluation of existing buildings and/or structures taller than 30 feet within one-quarter mile of the proposed tower or antenna which from a location standpoint could provide part of a network to provide transmission of signals;
 - d. Computerized accurate photo simulations of proposed location of the WCF as visually seen from appropriate public locations and nearby residents shall be provided when requested.

2. A conditional use permit (CUP) is required for all personal wireless facilities over 35 feet in height located in a residential zone and for monopoles taller than 60 feet in height but less than 110 feet in height in PF, C-2, E, ~~C-3~~, ~~combined C-2/C-3~~, MC-1, DC and DM zones, unless they are camouflaged facilities. A CUP shall be required for a camouflaged wireless communications facility when the structure is more than 110 feet in height.

16.14.050 Buffers required at certain zoning boundaries.

Along zoning boundaries where said boundaries do not coincide with a street, the proponent shall install buffers in accordance with the following table. The applicable buffer is that which appears at the intersection of the applicable zones in the table. If the location of existing building(s) prevents conformance, the director(s) shall determine the most effective method that provides comparable results.

	RC-5	R-1 and R-2				
RC-5	None	R-2				
R-1 and R-2	None	None	*R-3		*C-2, <u>E</u>, <u>MC</u>, C-2/C-3, DC and DM	
*R-3	Type II	Type I	None	C-1		
C-1	Type II	Type II	Type I	None		
*C-2, C-2/C-3, <u>E</u>, <u>MC</u>, DC and DM	Type II	Type I	Type I	None	None	M-1
M-1	Type I	Type I	Type I	Type II	Type II	None



Memo

Date : November 3, 2011
To : Mayor and City Council
From : Grant Sulham, Planning Commission Chair
CC :
Re : **Land Use Matrix**

BACKGROUND

On May 25, 2010 the City Council added an item to the Planning Commission workplan aimed at updating the zoning code to consolidate allowed uses into a more user-friendly matrix as well as reexamining allowed uses in C-2/C-3. Because the Eastown subarea plan process was extended into 2011, the land-use matrix process was as well.

The matrix before you is a combined effort between the Eastown Subcommittee and the Planning Commission. Very few changes were actually recommended to the C-2/C-3 zone but uses in other zones were reexamined. Redundancies and conflicts in the names of certain types of uses were eliminated. Also, there are some uses that were allowed in certain zones that the Commission felt were inappropriate and vice versa. An underline / strikethrough version of these changes is available if requested.

Recommendation:

The Planning Commission recommends that the City Council adopt the attached draft ordinances amending Title 18 of the municipal code to consolidate allowed zoning uses into a zoning matrix.

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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: Executive / Don Morrison	Meeting/Workshop Date: 8 November 2011	Agenda Bill Number: AB11-148
Agenda Item Type: Ordinance	Ordinance/Resolution Number: D11-148	Councilmember Sponsor:

Agenda Subject: COLA for Nonrepresented City Employees

Full Title/Motion: A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Granting A 1.5% Cost Of Living Increase To Non Union Employees, Effective 1/1/2012..

Administrative Recommendation: Approve

Background Summary: The Consumer Prince Index (CPI-U) for the Seattle-Tacoma-Bremerton area increased 3.2 percent (3.2%) during the past year (measured June 2010 Through June 2011). The non-represented employee salary schedule has not been increased since January of 2009. Since the last time a COLA was granted to nonunion employees (1/1/09), the CPI has increased several percentage points. While the Non-Represented Employee salary schedule has not been increased since January of 2009, both of the City's unions have received salary adjustments since then. The proposed 2011-2012 mid-biennial budget adjustment includes a 1.5% COLA for nonunion employees. It is proposed that the Council amend the salary schedule for non-represented employees in order to recognize the contributions of non-represented employees by granting a 1.5% nominal cost of living adjustment, effective January 1, 2012.
Attachments: Ord. D11-148 and attachments

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation: Budget Impact \$40,000			

COMMITTEE, BOARD & COMMISSION REVIEW			
Council Committee Review:	<i>Approvals:</i>		Yes No
Date: November 8, 2012	Chair/Councilmember Dan Swatman <i>DS</i>		<input checked="" type="checkbox"/> <input type="checkbox"/>
	Councilmember Mark Hamilton <i>MH</i>		<input checked="" type="checkbox"/> <input type="checkbox"/>
	Councilmember James Rackley <i>JR</i>		<input checked="" type="checkbox"/> <input type="checkbox"/>
Forward to:	Consent		
	Agenda: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Commission/Board Review:			
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s): November 15, 2012	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director:	Mayor:	Date Reviewed by City Attorney: (if applicable):

ORDINANCE NO. D11-148

AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING ORDINANCE NO. 1299 RELATING TO SALARIES FOR NON-REPRESENTED EMPLOYEES.

WHEREAS, the Consumer Price Index (CPI-U) for the Seattle-Tacoma-Bremerton area increased 3.2 percent (3.2%) during the past year (measured June 2010 Through June 2011); and

WHEREAS, the Non-Represented Employee salary schedule has not been increased since January of 2009; and

WHEREAS, while the Non-Represented Employee salary schedule has not increased since January of 2009, both of the City's unions have received salary adjustments since then; and

WHEREAS, the City Council desires to amend the salary schedule for non-represented employees in order to recognize the contributions of non-represented employees by granting a nominal cost of living adjustment;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Section 2 of Ordinance No. 1299 is hereby amended to read as follows:

Section 2. ~~A new Attachment "A1", last updated by the City Council on October 18, 2011 by Ordinance No. 1400, consisting of a Position Classification Matrix, is hereby readopted and incorporated herein by this reference. These position classifications and salary grades for non-represented employees shall remain in effect until amended by subsequent ordinance of the City Council. A new Attachment "A2" of Ordinance No. 1299, attached hereto and incorporated herein by reference, is hereby adopted, and shall remain in effect until amended by subsequent ordinance of the City Council. Said Attachment "A2" reflects the salary rates and pay ranges for non-represented employees for 2009 2012 based upon the results of the AWC Salary Survey for comparable positions, and include a 4% cost of living adjustment (COLA) for 2009. All non-represented employees shall be granted a 4% 1.5% cost-of-living-adjustment (COLA), effective January 1, 2012. The salaries of any employees whose current pay rate will fall below the minimum rate of the revised salary range for their respective grade shall be brought up and phased in to the new minimum rate over the course of the 2009-2010 biennium in four (4) equal installments, with adjustments being made January 1, 2009, July 1, 2009, January 1, 2010, and July 1, 2010.~~

Section 3. This Ordinance concerning matters set out in RCW 35A.11.090, it is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as required by law; provided, that this Ordinance shall not take effect prior to January 1, 2012.

PASSED by the City Council and approved by the Mayor this ____ day of December, 2011.

Neil Johnson, Jr., Mayor

ATTEST:

Woody Edvalson, City Clerk

APPROVED AS TO FORM:

James J. Dionne, City Attorney

Passed:
Valid:
Published:
Effective Date:

Attachment "A1" - Non-represented Employee Classification and Grade Matrix
 (Adopted by Ordinance Nos. D11-113 and D11-148)

GRADE	FINANCE, ADMINISTRATION AND EXECUTIVE	PUBLIC SAFETY	COMMUNITY DEVELOPMENT	PUBLIC WORKS	GRADE
1-9					1-9
10					10
11	Records and Information Specialist; Customer Services Specialist; Special Events Coordinator				11
12	Executive Assistant			Support Services Coordinator	12
13	Accountant			Project Manager	13
14	Financial Operations Supervisor ; Senior Services Manager				14
15				Assistant Engineer	15
16	Accounting Manager				16
17	Human Resources Manager	Court Administrator		Transportation Supervisor; Utilities Supervisor	17
18	Prosecuting Attorney		Development Review Engineer		18
19		Police Lieutenant	Planning Manager	Assistant City Engineer - Utilities	19
20	Information Systems Manager		Building Official		20
21					21
22	Facilities and Special Projects/Events Mgr.			City Engineer; Assistant Public Works Director	22
23		Assistant Police Chief			23
24	Administrative Services Director; Chief Financial Officer				24
25		Police Chief	Community Development Director	Public Works Director	25
26		Municipal Judge			26
27	City Administrator				27
28					28

CLASSIFICATION	Grade	Minimum Rate (Monthly)	Maximum Rate (Monthly)	Grade	CLASSIFICATION
	1	2,631	3,256	1	
	2	2,770	3,428	2	
	3	2,915	3,607	3	
	4	3,068	3,797	4	
	5	3,230	3,997	5	
	6	3,400	4,208	6	
	7	3,579	4,429	7	
	8	3,768	4,663	8	
	9	3,966	4,908	9	
	10	4,175	5,166	10	
Records and Information Specialist; Customer Service Specialist; Special Events Coordinator	11	4,394	5,438	11	Records and Information Specialist; Customer Service Specialist; Special Events Coordinator
Executive Assistant; PW Support Services Coordinator	12	4,625	5,725	12	Executive Assistant; PW Support Services Coordinator
Accountant; Project Manager	13	4,868	6,025	13	Accountant; Project Manager
Financial Operations Supervisor; Senior Services Manager	14	5,125	6,343	14	Financial Operations Supervisor; Senior Services Manager
	15	5,395	6,677	15	
Accounting Manager	16	5,678	7,028	16	Accounting Manager
Human Resources Manager; Court Administrator; Transportation Supervisor; Utilities Supervisor	17	5,977	7,397	17	Human Resources Manager; Court Administrator; Transportation Supervisor; Utilities Supervisor
Prosecuting Attorney; Development Review Engineer	18	6,292	7,787	18	Prosecuting Attorney; Development Review Engineer
Police Lieutenant; Planning Manager;					Police Lieutenant; Planning Manager;
Assistant City Engineer-Utilities Information Systems Manager; Building Official	19	6,623	8,197	19	Assistant City Engineer-Utilities Information Systems Manager; Building Official
	20	6,972	8,629	20	
	21	7,338	9,082	21	
Facilities and Special Projects/Events Manager; City Engineer;					Facilities and Special Projects/Events Manager; City Engineer;
Assistant Public Works Director	22	7,724	9,560	22	Assistant Public Works Director
Assistant Police Chief	23	8,131	10,064	23	Assistant Police Chief
Administrative Services Director; Chief Financial Officer	24	8,559	10,594	24	Administrative Services Director; Chief Financial Officer
Police Chief; Community Development Director; Public Works Director	25	9,009	11,151	25	Police Chief; Community Development Director; Public Works Director
Municipal Judge	26	9,484	11,737	26	Municipal Judge
City Administrator	27	9,984	12,356	27	City Administrator
	28	10,483	12,974	28	
	29	11,007	13,622	29	

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City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Department/Staff Contact: Executive / Don Morrison	Meeting/Workshop Date:	Agenda Bill Number: AB11-153
Agenda Item Type: Ordinance	Ordinance/Resolution Number: D11-153	Councilmember Sponsor: Lewis

Agenda Subject: False Alarm Ordinance Amendment

Full Title/Motion: A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Ordinance No. 1379 And BLMC 8.48 Relating To False Alarms..

Administrative Recommendation:

Background Summary: A recent incident raised the question of whether all alarms were subject to the City's alarm ordinance, or simply those alarms that are active. Some residences have alarms installed, but the home or business owner has chosen not to have them activated and monitored. This raises a question as to whether a person or business is in fact an alarm user if there is no active alarm. Also, the appeal section of the alarm codee limits appeals to actual instances in which the alarm was indeed real. Many cities authorize Acts of God which triggers an alarm to be a valid reason for appeal a false alarm fine. This ordinance addresses those two issues by clarifying that an inactive alarm does not need to be permitted and that Acts of God are among a limited list of bases for a valid appeal of a false alarm fine.
Attachments: D11-153

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation: NA			

COMMITTEE, BOARD & COMMISSION REVIEW			
Council Committee Review:	<i>Approvals:</i>		Yes No
Date:	Chair/Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
Forward to:	Consent		
	Agenda: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Commission/Board Review:			
Hearing Examiner Review:			

COUNCIL ACTION	
Workshop Date(s): November 15, 2011	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

APPROVALS		
Director:	Mayor:	Date Reviewed by City Attorney: (if applicable):

ORDINANCE NO. D11-153
AN ORDINANCE OF THE CITY OF BONNEY LAKE, PIERCE COUNTY,
WASHINGTON AMENDING ORDINANCE NO. 1379 AND BLMC 8.48
RELATING TO FALSE ALARMS.

WHEREAS, the City’s “False Alarm Ordinance” is in need of a minor update to clarify certain provisions;

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

Section 1. Section 3 of Ordinance 1379 and BLMC 8.48.020(G) is hereby amended to read as follows:

8.48.020 Definitions.

G. “Alarm user” means any person, firm, partnership, corporation or other entity that controls an active security alarm system at an alarm site, who is the holder of the alarm permit, and who is financially responsible for the operation of an alarm system.

Section 2 Section 3 of Ordinance 1379 and BLMC 8.48.030 is hereby amended to read as follows:

8.48.030 Alarm permits required – Permit fees.

A. Every alarm user in the city of Bonney Lake which maintains an active alarm, ~~including those in possession of an alarm system prior to the effective date of the ordinance codified in this chapter,~~ must obtain an alarm permit by providing the following information to the alarm administrator:

1. Name and address of the alarm user (i.e., the person financially responsible for operation of the alarm system);
2. The home and business telephone number of the alarm user;
3. The name, address and telephone number of the alarm business providing monitoring service to the system;
4. An alternate telephone number for verification (cell phone or other telephone designated by the alarm user);
5. The signature of the alarm user verifying that he or she has read and understood this chapter and any information brochures provided by the alarm administrator, and agrees to pay any false alarm fines levied;
6. a. The nonrefundable annual alarm permit fee of \$24.00 (residential and/or commercial).

b. The nonrefundable annual renewal fee of \$24.00 (residential and/or commercial).

i. Reduced rates for senior citizens, 65 years of age or older, and individuals with a permanent disability (residential only):

(A) Nonrefundable annual alarm permit fee of \$12.00.

(B) Nonrefundable annual renewal fee of \$12.00.

In order to qualify for the senior rate, applicants must provide proof of age, be listed as the property owner or lessee and must have the alarm contract in their name.

In order to qualify as an individual with a permanent disability the individual must provide proof of permanent disability. Proof may be in the form of a U.S. Department of Veterans Affairs Identification Card or documentation showing at least 30 percent permanent disability; a Washington Department of Licensing parking placard issued for permanent disability under RCW 46.16.381; or any other means that the alarm administrator deems an appropriate proof of permanent disability. In addition, the individual must be listed as the property owner or lessee and must have the alarm contract in their name.

B. On receipt of the application, fee and verification statement, the alarm administrator shall issue a security alarm permit number to the alarm user, which shall remain the same for as long as the alarm user maintains a permit for the alarm site. Alarm permits are valid for one year and must be renewed annually by providing verification that permit information is still current and paying the nonrefundable alarm permit renewal fee.

C. No alarm user shall presume, anticipate, or expect that emergency response will result solely from the activation of any unmonitored security alarm system or a monitored security alarm system for which the alarm user has not obtained an alarm permit. (Ord. 1379 § 3, 2011).

Section 3 Section 3 of Ordinance 1379 and BLMC 8.48.080 is hereby amended to read as follows:

8.48.080 Appeals.

~~A. False alarm fines may be appealed to the Alarm Appeals Officer by sending a letter to the Alarm Administrator requesting an appeal conference and specifying the reasons for the appeal. This letter, along with a \$50.00 appeal fee, must be received by the Alarm Administrator within ten (10) working days after receipt of the notice of fine.~~

A. Bases for Appeal. False alarm fines may be appealed on the grounds that the false alarm incident cited as the basis for the fine was caused by:

1. An Act of Nature such as earthquake, flood, gale force wind, fire and verifiable power or telephone line failure;
2. Action of a utility company (e.g. telephone, cable, gas, etc.);

3. A power outage; or
4. Evidence that the incident cited as the basis for the fine was, in fact, real and not a false alarm. The alarm user has the burden of proving, by a preponderance of the evidence, that the incident was not a false alarm.

False alarm fines may not be appealed on the grounds that the false alarm was the result of:

1. Faulty, defective or malfunctioning equipment supplied by the alarm business.
2. Improper installation or maintenance by the alarm business.
3. Improper monitoring by the alarm business.
4. Alarm activations which occur while alarm technicians are repairing, servicing or testing the alarm system.
5. An occurrence where no evidence of criminal activity is present.
6. Mistakes made by private contractors, maids, cleaning crews, realtors, etc.
7. Improper maintenance of the alarm system by the alarm owner (including neglect of backup power/battery supplies).
8. Items within the home or business which move and cause motion detectors to activate, i.e., curtains, signs, balloons, plants, pets, etc.
9. Glass break detectors which activate due to noises or sounds other than actual glass breakage.
10. Doors and/or windows that become loose and cause a break in the contacts which activate the alarm.
11. Caretakers who watch homes or businesses when owners are away.
12. Pets, rodents, wildlife.

~~A B.~~ False alarm fines may be appealed to the alarm appeals officer by sending a letter to the alarm administrator requesting an appeal conference and specifying the reasons for the appeal. This letter, along with a \$50.00 appeal fee, must be received by the alarm administrator within 10 working days after receipt of the notice of fine.

~~B. C.~~ The alarm appeals officer, on receipt of an appeal request, shall conduct an appeal conference in Bonney Lake within 15 working days after receiving the appeal request and shall determine if grounds exist to waive or cancel the fee or action.

~~C. False alarm fines may be appealed on the grounds that the incident cited as the basis for the fine was, in fact, not a false alarm response. The alarm user has the burden of proving, by a preponderance of the evidence, that the incident was not a false alarm.~~

D. An alarm user may also argue that mitigating circumstances support waiver or reduction of the fine. The alarm appeals officer is not obligated to reduce or waive any fines and/or appeal fees, but has discretion to do so for extraordinary mitigating circumstances.

E. The alarm appeals officer shall render a decision and notify the appellant and the alarm administrator thereof in writing within 10 working days after the appeal conference is held.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 5. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

Section 6. Effective Date. This Ordinance shall take effect thirty (30) days after its passage, approval, and publication as required by law.

PASSED by the City Council and approved by the Mayor this ____th day of , 2011.

Neil Johnson, Jr.
Mayor

ATTEST:

Harwood T. Edvalson
City Clerk, CMC

APPROVED AS TO FORM:

James Dionne
City Attorney

Passed:

Valid:

Published:

Effective Date: