

**COUNCIL WORKSHOP**

**December 6, 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 111

**A. Public Hearing:** AB11-145 – CUGA Comprehensive Plan Amendment.  
*\*\*\*For attachments see Item I. – Ordinance D11-132\*\*\**

Page 3

**B. Presentation:** Stream Team – Water Sample Results – 6 Year Period.  
**C. Presentation:** DM Disposal – Recycling Program Status & Customer Service.  
*\*\*\* No Advance Materials for this Item\*\*\**

Page 27

**D. Council Open Discussion.**  
**E. Review of Council Minutes:** November 15, 2011 Council Workshop and November 22, 2011 Council Meeting.

Page 41

**F. Discussion:** AB11-160 – Resolution 2173 – Withdrawing from Rainier Cable Commission.

Page 45

**G. Discussion:** AB11-155 – Ordinance D11-155 – Amending the BLMC Relating To Miscellaneous Fees.

Page 57

**H. Discussion:** AB11-147 – Ordinance D11-147 – Mid-Biennial Budget Adjustment.

**I. Discussion:**

- 2011 Comprehensive Plan Amendments:
  - p. 63 ○ AB11-130 – Ordinance D11-130 – Eastown Subarea
  - p. 111 ○ AB11-132 – Ordinance D11-132 – CUGA Comprehensive Plan Amendment and Zoning
  - p. 129 ○ AB11-133 – Ordinance D11-133 – Midtown Plan
  - p. 141 ○ AB11-135 – Ordinance D11-135 – Midtown Land Use
  - p. 147 ○ AB11-136 – Ordinance D11-136 – Park Element
  - p. 185 ○ AB11-137 – Ordinance D11-137 – Cultural Resources Comp Plan amendment
- Amendments to the BLMC:
  - p. 227 ○ AB11-131 – Ordinance D11-131 – Eastown Design Standards
  - p. 233 ○ AB11-134 – Ordinance D11-134 – Midtown Design Standards
  - p. 241 ○ AB11-151 – Ordinance D11-151 – Midtown Zoning
  - p. 247 ○ AB11-152 – Ordinance D11-152 – Land Use Matrix

**IV. Closed Session:** Pursuant to RCW 42.30.140(4)(b), the City Council will hold a closed session to discuss collective bargaining negotiations. The session duration will be announced prior to the closed 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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**Bonney Lake**  
**Volunteer Lake Monitoring Program**

**Introduction**

The City of Bonney Lake's volunteer lake monitoring program began in 2004 with the goal of collecting data to establish long-term trends in lake water quality, provide the citizens and the City with a better understanding of lake processes, and provide information on Lake Bonney and Lake Debra Jane that will be helpful in making appropriate management decisions. While conditions may vary from year to year, long term data collection is the key to tracking trends in water quality over time. This report contains a review of the data collected during the 2009, 2010, and 2011 lake monitoring season (May – October). In 2009, twelve volunteers participated in the monitoring program contributing approximately 90 hours of volunteer time. In 2010, nine volunteers participated contributing a total of 76 hours, and in 2011 nine volunteers participated contributing a total of 74 hours.

**Sampling Program**

Water chemistry and physical characteristics of lakes vary both seasonally and with depth. The "growing season" for lakes occurs from early spring through the fall. Lake volunteers collect physical data (secchi depth, lake level, color, weather conditions), temperature and dissolved oxygen profile measurements, and water samples for chemical analysis (total phosphorus, chlorophyll *a*) approximately every two weeks from early May through the end of October. These samples are collected at one meter below the surface of the lake. Once during the 2009 and 2010 seasons, a deep water sample was collected in Lake Bonney at one meter above the lake bottom to determine levels of total phosphorus in the hypolimnion. In 2011, two deep water samples were collected in Lake Bonney for total phosphorus analysis. Additional water samples were also collected in Lake Bonney over the course of all three seasons to determine the type and number of algae present.

**Dissolved Oxygen and Water Temperature Profiles**

Typically in spring and early summer, lakes will begin to separate into a warmer layer at the surface known as the epilimnion, and a cooler layer at the bottom known as the hypolimnion. Between the epilimnion and the hypolimnion is a layer of rapidly changing temperature called the thermocline. In deep lakes, once these layers develop in the spring there is usually no mixing between the layers until the time of the fall turnover. During this period of stratification, the profile for dissolved oxygen appears similar to the temperature profile. Because oxygen from the atmosphere readily diffuses into the epilimnion, it will have higher levels of dissolved oxygen while the hypolimnion has declining oxygen levels. Oxygen production as the byproduct of photosynthesis occurring in aquatic plants and algae is another factor in increased oxygen levels in the epilimnion.

The early May temperature profile for Lake Bonney in 2009, 2010 and 2011 is very similar to the early May profile from previous years. Lake Bonney has begun to stratify thermally and has clearly stratified for dissolved oxygen in early May. However, Lake Bonney is a relatively shallow lake and may not remain stratified throughout the summer; it will mix on windy and stormy days. By the end of October in 2009 and 2010, water temperature and dissolved oxygen levels are uniform top to bottom showing that the lake has “turned over”, and is well mixed from top to bottom; while in 2011 the dissolved oxygen profile is not yet completely uniform from top to bottom. Lake Debra Jane is a very shallow lake and therefore its temperature and dissolved oxygen profiles do not show stratification.

### **Lake Levels**

Changes in water levels in lakes are affected by several factors including precipitation, watershed area, land uses in the watershed, vegetation types and cover, presence of wetlands, geology, surface and subterranean hydrology, and type of outflow structure (if present). Lake monitors record lake levels each sampling session.

Both Lake Bonney and Lake Debra Jane show a typical lake level fluctuation pattern of highest measured levels in spring, with a decline throughout the summer, to a seasonal low in fall just before the rains begin. In 2010, Lake Bonney shows a pronounced peak in lake level in August which may be due to an inaccurate reading. A similar peak in lake level for Bonney Lake is also seen in June 2011. If there is much wave action on the lake at the time of the reading it can be difficult to get an accurate determination of the level. The decline in lake levels over the course of the season is much less pronounced in Lake Debra Jane. Lake Debra Jane residents report that lake levels are occasionally augmented with well water.

### **Transparency**

Water transparency is measured using a secchi disk and is reported as secchi depth. It is influenced by several factors such as dissolved substances, algae, and sediment particles. Transparency readings can also be affected by waves, wind, and glare. A decrease in transparency is often seen with an increase in algae, an influx of sediment and detritus due to a major storm event, or because of human activities in the watershed.

In 2009, secchi depth in Lake Bonney ranged from 2.1 to 4.2 meters with an average of 3.4 meters for the season. In 2010, the secchi depth ranged from 3.2 to 4.1 meters with an average of 3.6 meters. In 2011, secchi depth ranged from 3.5 to 4.4 meters with an annual average of 4 meters. Multi year graphs included in the packet show an increase in secchi depth in Lake Bonney over the last three years. Secchi depth in Lake Debra Jane during 2009 ranged from 1.4 to 2.6 meters with an average of 2.1 meters depth. In 2010 the secchi depth ranged from 1 to 2.6 meters with an average secchi depth of 1.9 meters. In 2011, secchi depth ranged from 1 to 2.5 meters with an average annual depth of 1.8 meters. The multi year graphs for Lake Debra Jane show a slight decline in recorded secchi depths for the last several years. Both lakes generally will have a decrease in secchi depth when there is an increase in chlorophyll *a* levels.

## **Nutrients**

Nutrients are chemicals necessary for growth of algae and aquatic plants. Phosphorus and nitrogen are the main nutrients of concern in a lake system. In many lakes, phosphorus is the limiting nutrient in the system, which means it is only available to plants and algae in very limited quantities. Once the limited supply of phosphorus is exhausted, the algae population will stop expanding. In lakes that stratify, the total phosphorus levels in the hypolimnion increase and remain higher than the epilimnion until the time of turnover, or until the water column is mixed due to weather conditions. The increase of phosphorus in the lake's hypolimnion corresponds to the decline of dissolved oxygen in the hypolimnion. Phosphorus is released from the bottom sediments through chemical reactions that occur in low oxygen environments. When mixing does occur in the lake, the phosphorus released from the sediments is brought to the surface. With the influx of phosphorus, algae populations can increase to the point of an algae bloom.

In 2009, the total phosphorus levels (shallow) for Lake Bonney ranged from below detection level to 40 µg/l with an annual average of 14.0 µg/l. While 2010 levels ranged from below detection level to 70 µg/l with an annual average of 15.8 µg/l. In 2011 total phosphorus levels ranged from below detection to 30 µg/l, with an annual average of 18.6 µg/l. Samples from the hypolimnion for total phosphorus analysis were only collected once in 2009 and in 2010, and twice in 2011. Total phosphorus levels in Lake Debra Jane for 2009 ranged from below detection level to 120 µg/l, with an average of 26.6 µg/l. In 2010 levels ranged from below detection level to 20 µg/l, with an average of 7.5 µg/l. In 2011 levels ranged from below detection to 50 µg/l, with an annual average of 23 µg/l. When there is a spike in phosphorus levels often there will be a corresponding spike in chlorophyll *a* levels; however, this relationship was not as clear cut in either lake in 2009. Lake Debra Jane does show more of a chlorophyll *a* level increase with an increase in total phosphorus in 2010 and 2011.

## **Chlorophyll *a***

Chlorophyll *a* is one of the green pigments found in nearly all algae. Measurement of chlorophyll *a* is commonly used to estimate algal biomass and assess the productivity (trophic state) of the lake. Test results must be interpreted carefully, however, because chlorophyll *a* levels can be fairly variable. For example, various species of algae contain differing amounts of chlorophyll per cell. The amount of chlorophyll can also vary with health and age of the algal population, as well as with weather conditions. Additionally, algae can concentrate at different levels in the water column, and different areas of the lake.

In 2009 chlorophyll *a* levels in Lake Bonney ranged from below detection level to 14 µg/l and in 2010 levels ranged from 2 µg/l to 64 µg/l. In 2011 chlorophyll *a* levels ranged from below detection to 26 µg/l. Lake Debra Jane had chlorophyll *a* levels ranging from below detection limits to 11 µg/l in 2009, and 3 µg/l to 15 µg/l in 2010. In 2011 chlorophyll *a* levels ranged from below detection to 29 µg/l. The seasonal high for chlorophyll *a* in Lake Bonney during all three years occurred in October at the time of the lake turnover. This pattern was not seen in Lake Debra Jane which does not stratify during the summer.

## **Trophic State Index**

The Trophic State Index (TSI) is a rating system that describes biological productivity - the capacity of a lake to produce and support aquatic life including algae, plants, and animals. The index is a scale that ranges from 1 to 100 with low TSI values indicating low biological productivity and high TSI values indicating high biological productivity. Lakes have traditionally been classified into four different groups based on their level of productivity. The groups from the lowest to highest productivity level are oligotrophic, mesotrophic, eutrophic, and hypereutrophic. Using mathematical formulas, a TSI value can be calculated individually for total phosphorus concentrations, chlorophyll *a* concentrations, and secchi depth. Generally, lakes with TSI values between 0 and 40 are considered to be oligotrophic, those between 40 and 60 are mesotrophic, and those between 60 and 100 are eutrophic. Hypereutrophic lakes are those whose TSI values are greater than 70. Once the TSI value has been calculated for a lake, the result can be compared to other lakes or the value can be recalculated each year to determine whether there is an upward or downward trend for the lake.

TSI calculations for Lake Bonney and Lake Debra Jane indicate that both lakes remain mesotrophic, as they have been since data collection began in 2004. The Lake Bonney TSI values for secchi depth and chlorophyll *a* in all three years are very similar to those TSI values from 2008. The total phosphorus TSI value was similar to the secchi depth and chlorophyll *a* values for 2009; however it is higher in 2010 and 2011. The TSI values for Lake Debra Jane are fairly consistent with previous years except in 2010 there was a decline in the TSI value for total phosphorus.

## **Algae**

Algae are a vital part of lake ecosystems; they provide food and oxygen necessary for most aquatic life. However, when algae become excessive, the resulting blooms can lead to fish kills, unpleasant odors, and even health problems if the blooms are toxic. Freshwater algae are diverse and come from all the major groups of algae identified by scientists. Algae identification and counts are performed by Water Management Labs on water samples collected by the volunteers. The identified algae are divided into several groups based on taxonomy and anatomical structures. The algae types found in Lake Bonney are classified in the following four groupings – green, cyanobacteria (blue-green), diatoms, and flagellates.

Green algae occur year round in lakes, but prefer the warm water temperatures and high light levels found during the summer. While various types of green algae were present in previous years, since 2009 green algae are mostly absent.

Cyanobacteria are actually bacteria that contain chlorophyll. Cyanobacteria are able to grow quickly in phosphorus rich waters. Generally, they grow well in warm water with high levels of light, and therefore are considered to be summer algae. Some members of this group are also able to absorb nitrogen from sources not available to other algae which can allow it to dominate in nitrogen limited lakes. Although considered to be a summer algae, several species of cyanobacteria can increase their population every year and have significant blooms in spring and fall. The most common type of cyanobacteria found in Lake Bonney over the last few years is *Microcystis*. The cyanobacteria *Anabaena* was also present during the 2009 season. In late September 2011, a Lake Bonney homeowner delivered a lake sample to the

Stream Team office to determine if there was a toxin producing cyanobacteria present on the lake. The sample was inspected by Tacoma Pierce County Health Department (TPCHD) staff and *Oscillatoria*, a type of cyanobacteria, was identified. Another sample was collected and delivered to the King County Environmental Lab for identification and determination of possible toxin presence. *Oscillatoria* was found to be the dominant algae present and toxins were not detected. *Microcystis*, *Anabaena*, and *Oscillatoria* have the ability to produce toxic blooms; however not all blooms of these types produce toxins. Cyanobacteria levels peaked during August of 2009, in July and August of 2010, and October 2011.

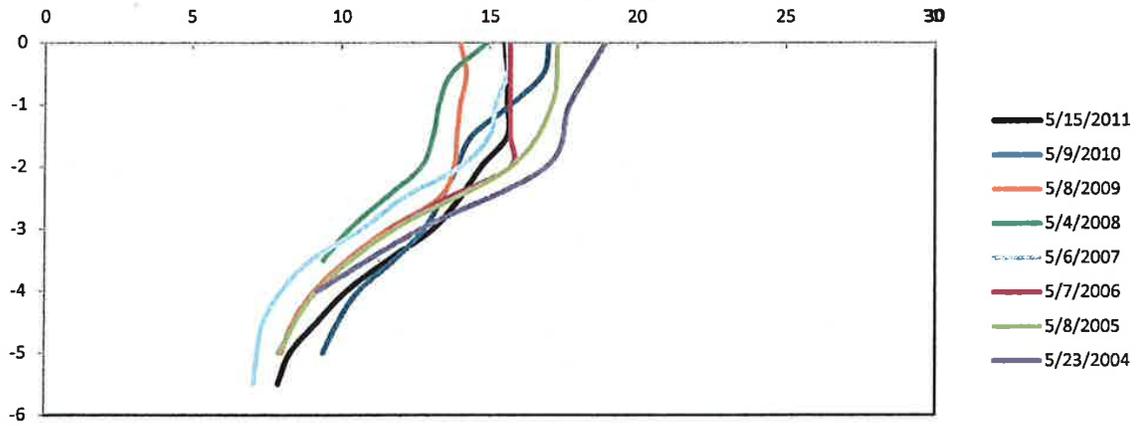
Diatoms are most common during spring and early summer. They grow well in cool temperatures and low light. Diatoms have hard siliceous coverings for their cells, and their growth can be limited by the amount of silica present. Diatoms were present in very low numbers in 2009, 2010, and 2011.

The flagellates have flagella (as their name suggests) which they use to propel themselves. They share both animal-like and plant-like characteristics, and are generally considered to be summer algae. Members of the flagellate group were present throughout 2009, 2010, and 2011 with peaks in their population occurring in May and at the end of October.

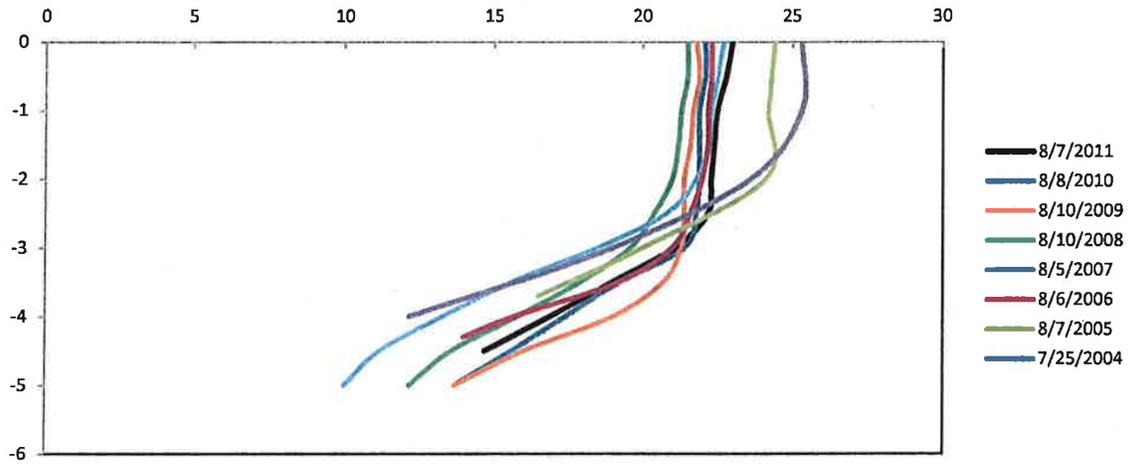
Changing conditions in lakes allow different groups of algae to become dominant as the seasons progress. Each lake has a characteristic set of algal populations that do well in its waters. Although the relationship between algae and other components of the lake ecosystem are too complex to make major conclusions based on sampling results, the presence of certain indicator species of algae can be indicative of certain conditions in a lake. In summary, determination of the type and number of algae present is another tool that can provide information on the status of a lake.

Long-term sampling will help determine trends and cycles in algae populations. The flagellates and cyanobacteria have been the dominant groups for the last two years. Several graphs illustrating the numbers and types of algae present are included in the packet.

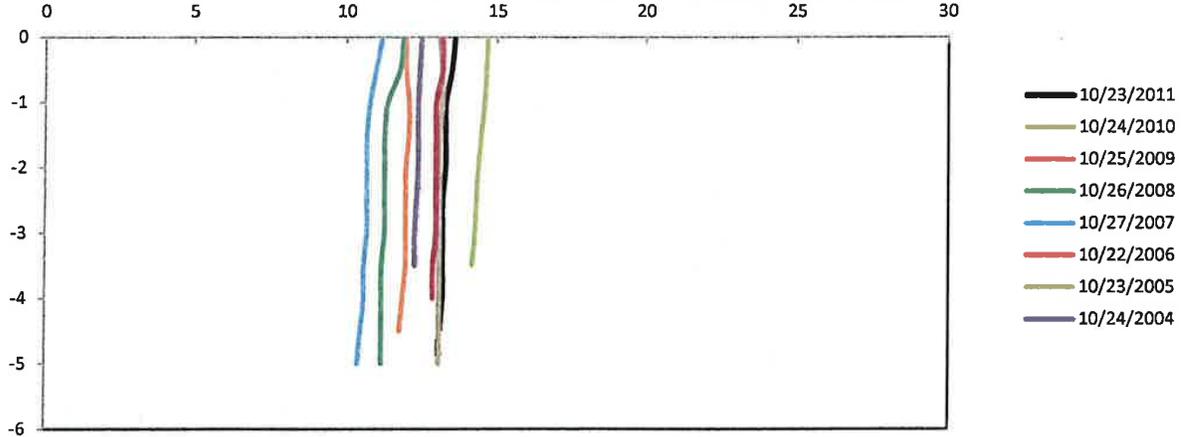
### Lake Bonney May Temperature Profiles



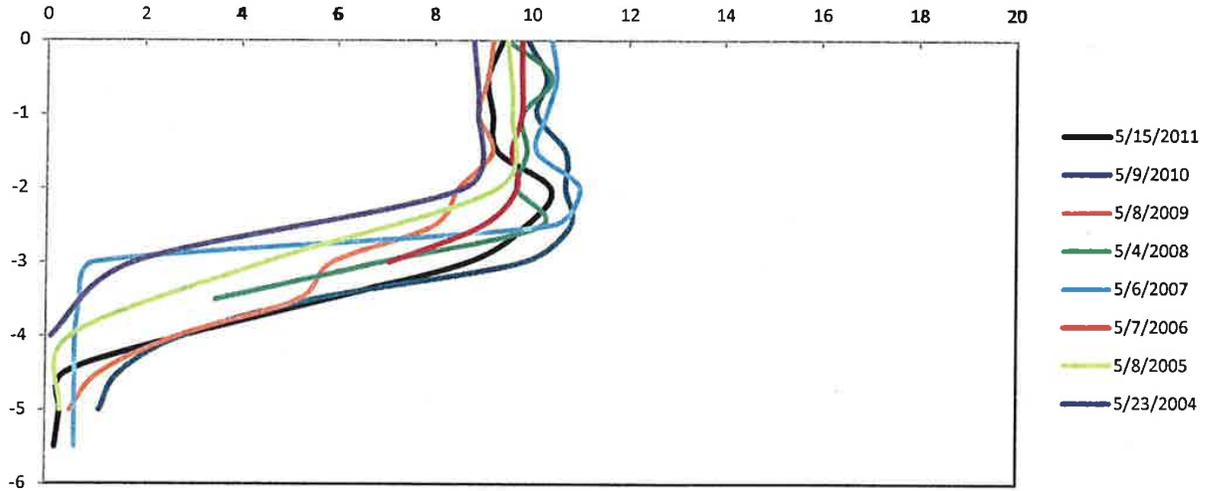
### Lake Bonney August Temperature Profiles



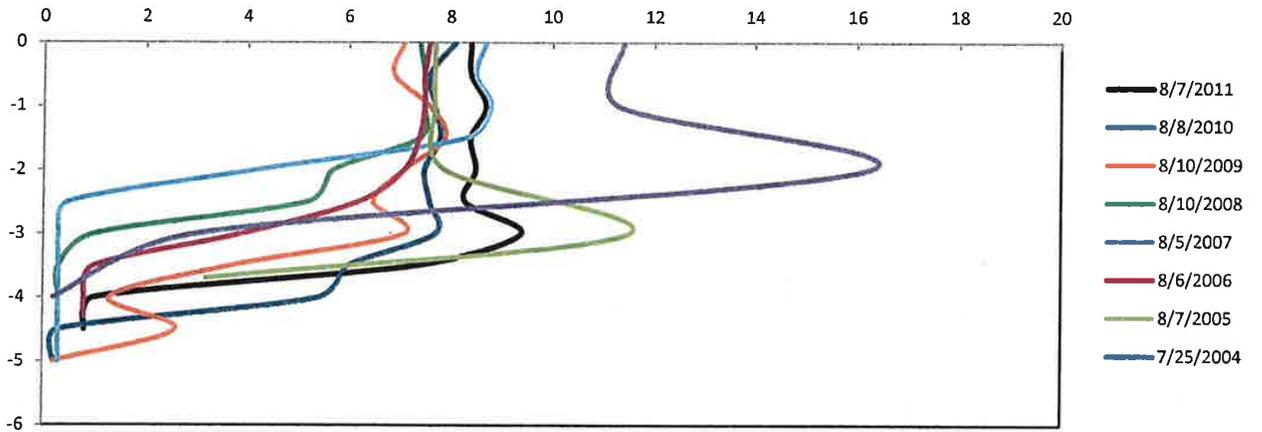
### Lake Bonney October Temperature Profiles



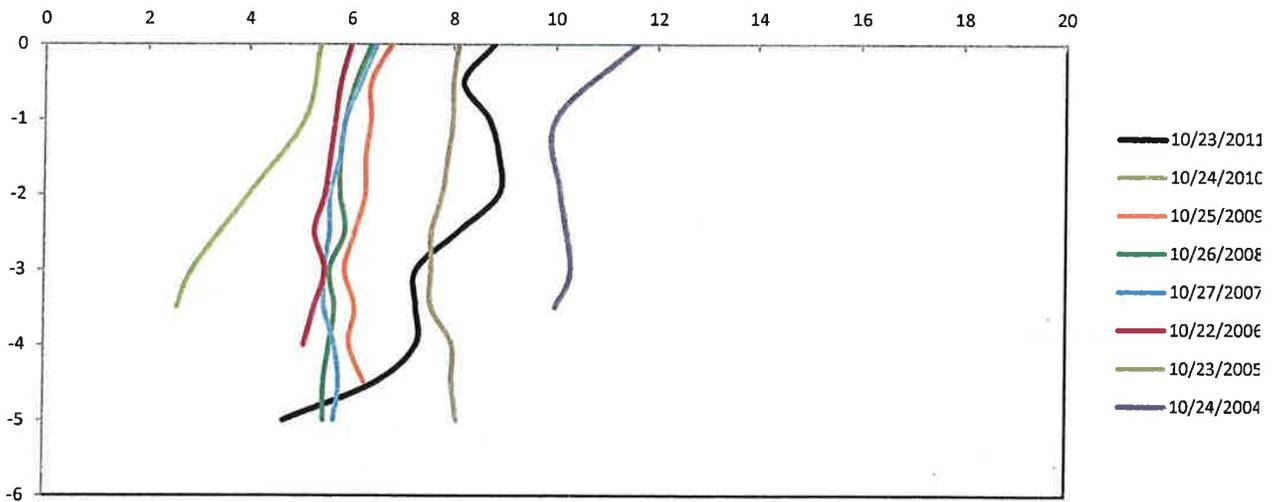
Lake Bonney May Dissolved Oxygen Profiles



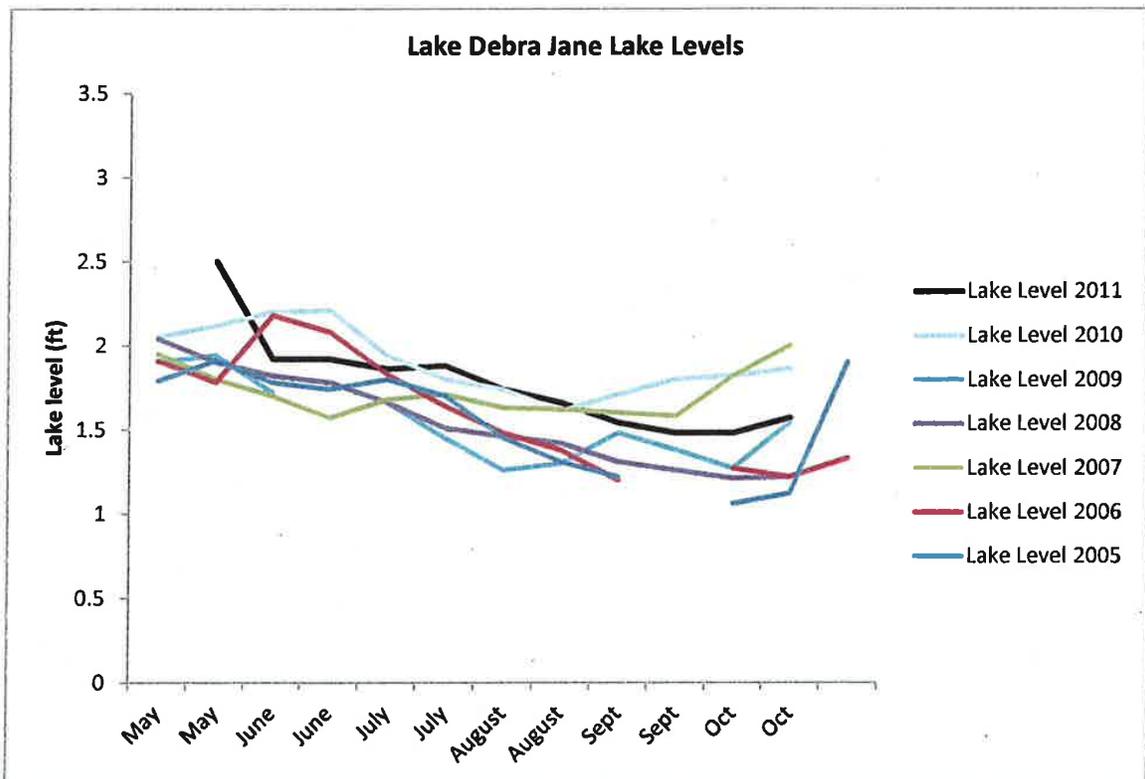
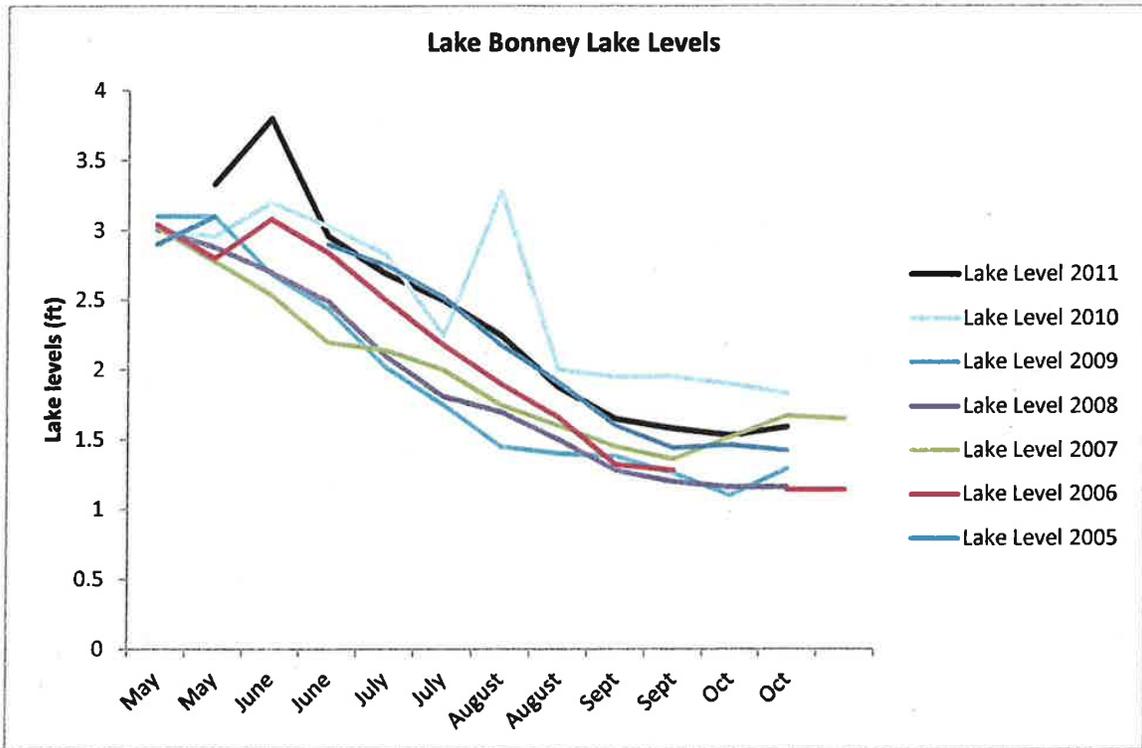
Lake Bonney August Dissolved Oxygen Profiles

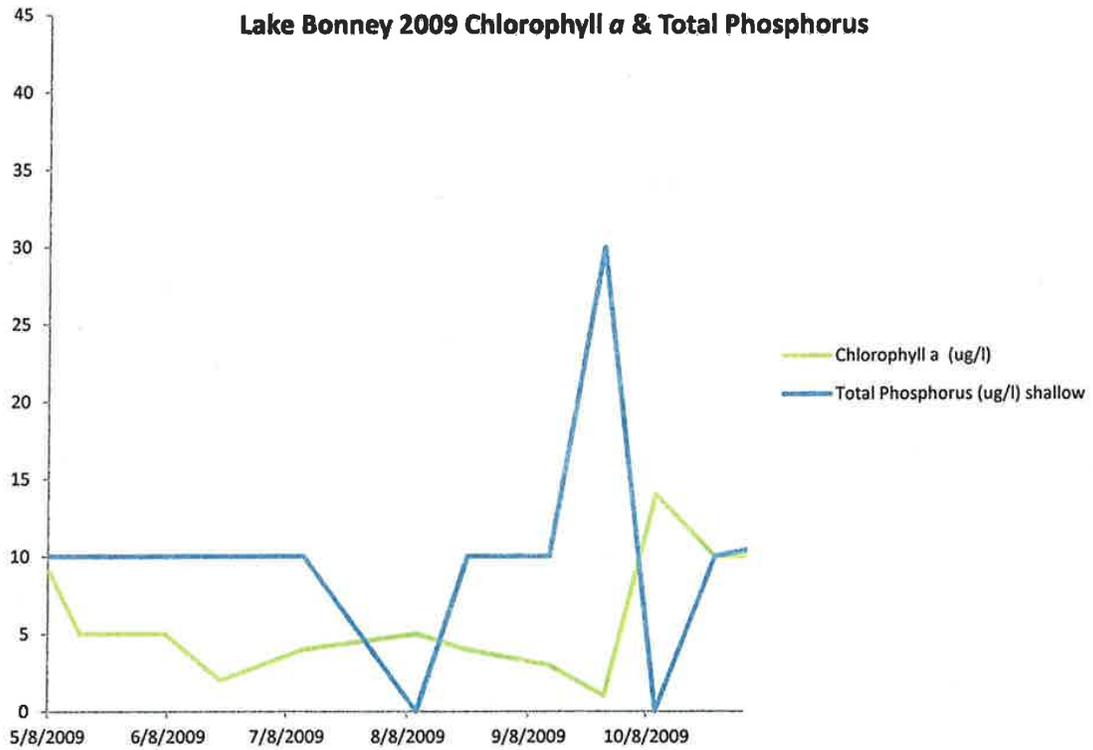
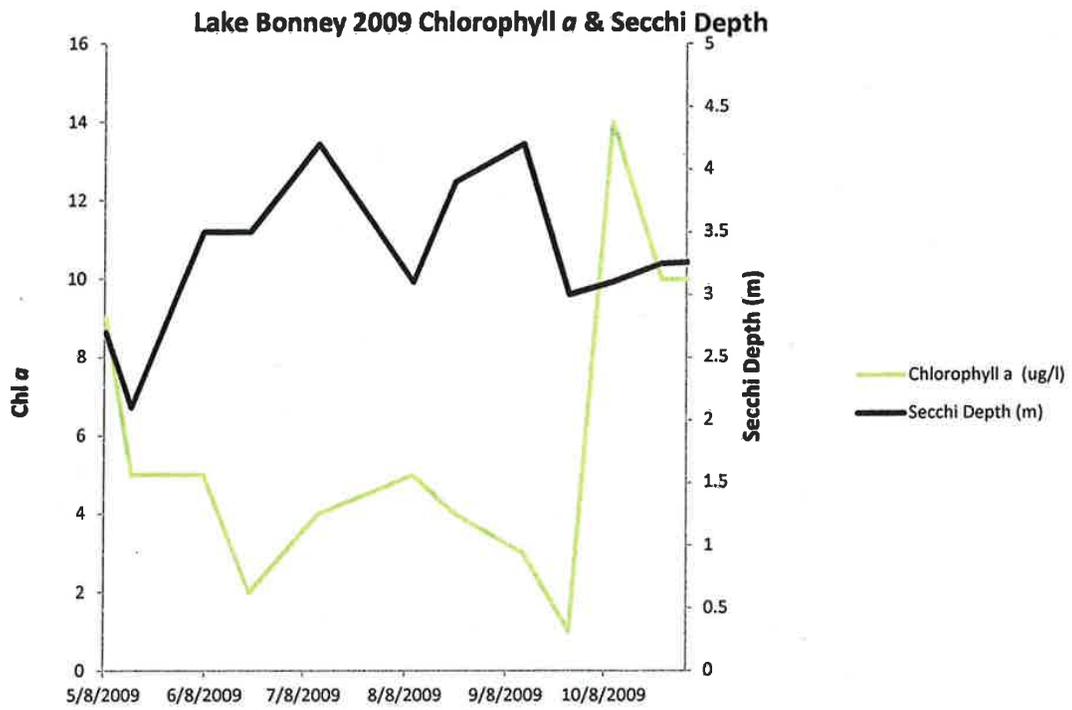


Lake Bonney October Dissolved Oxygen Profiles

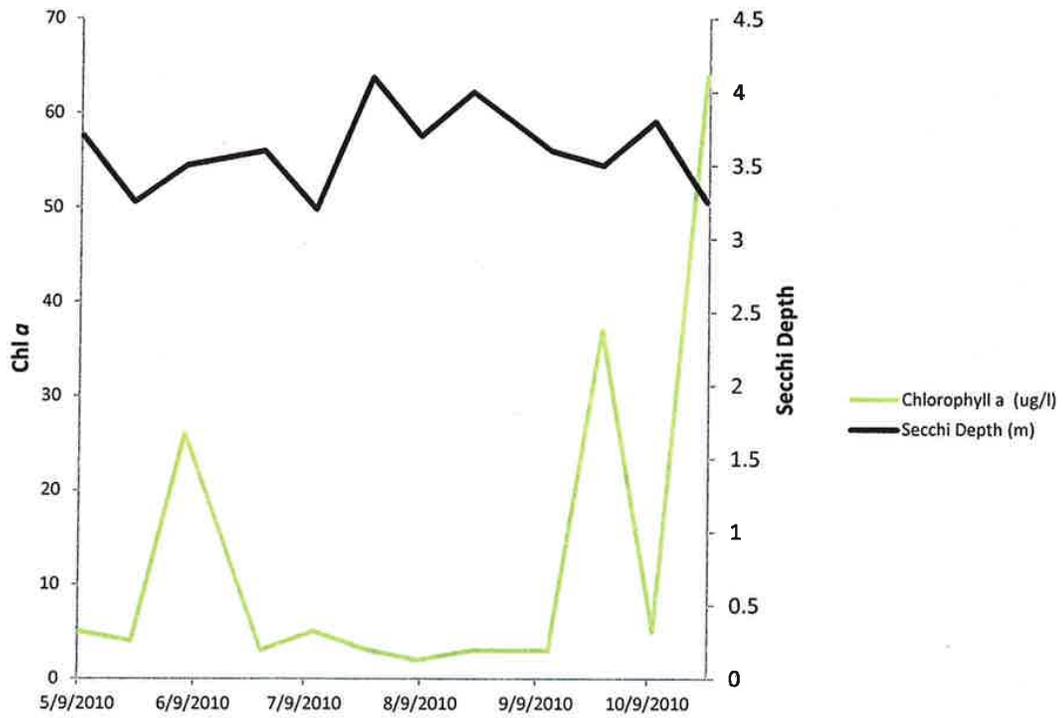


## Annual Lake Levels

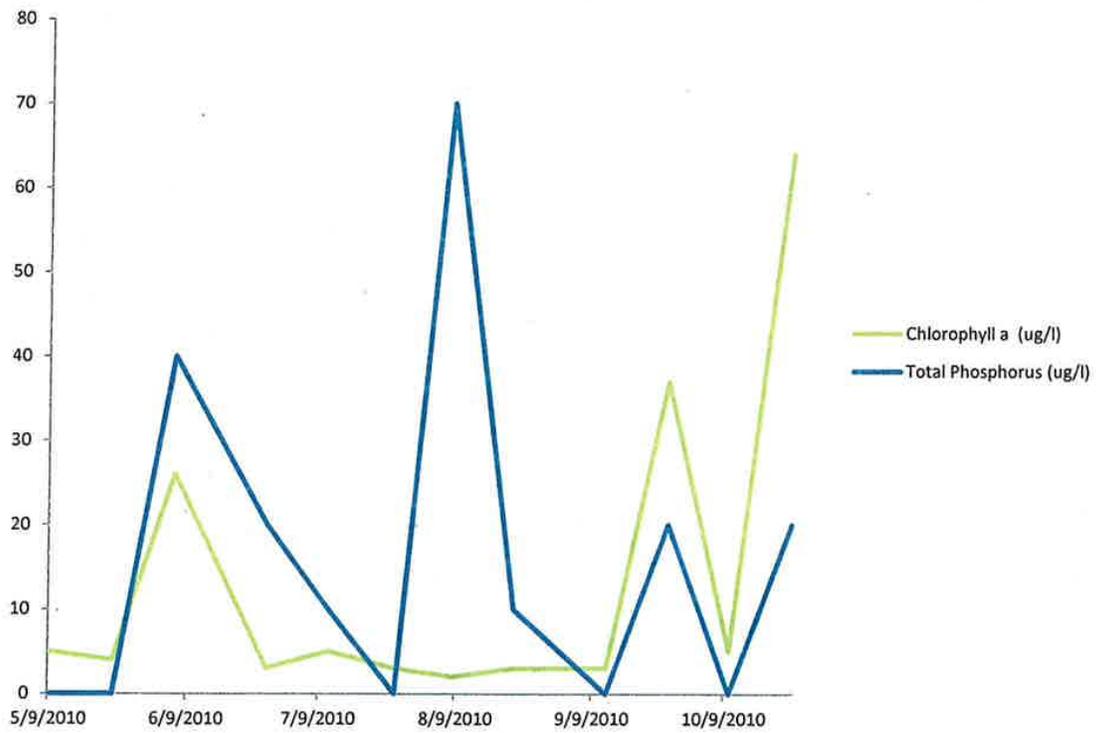


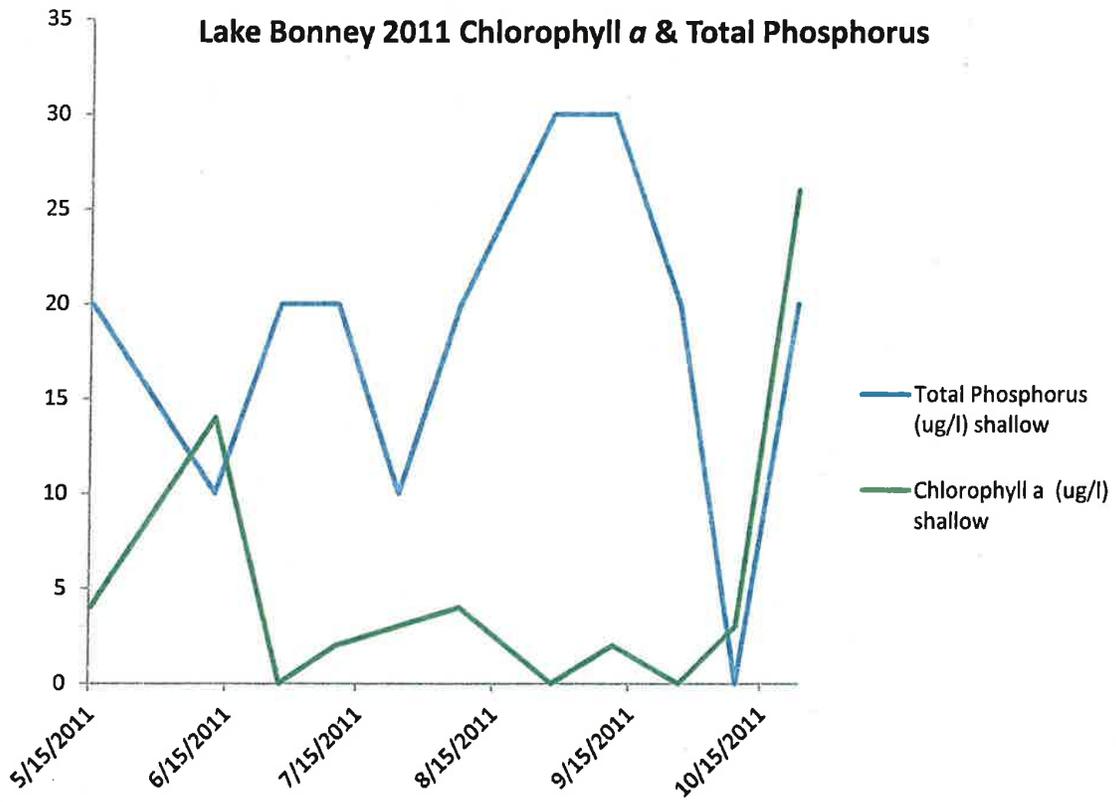
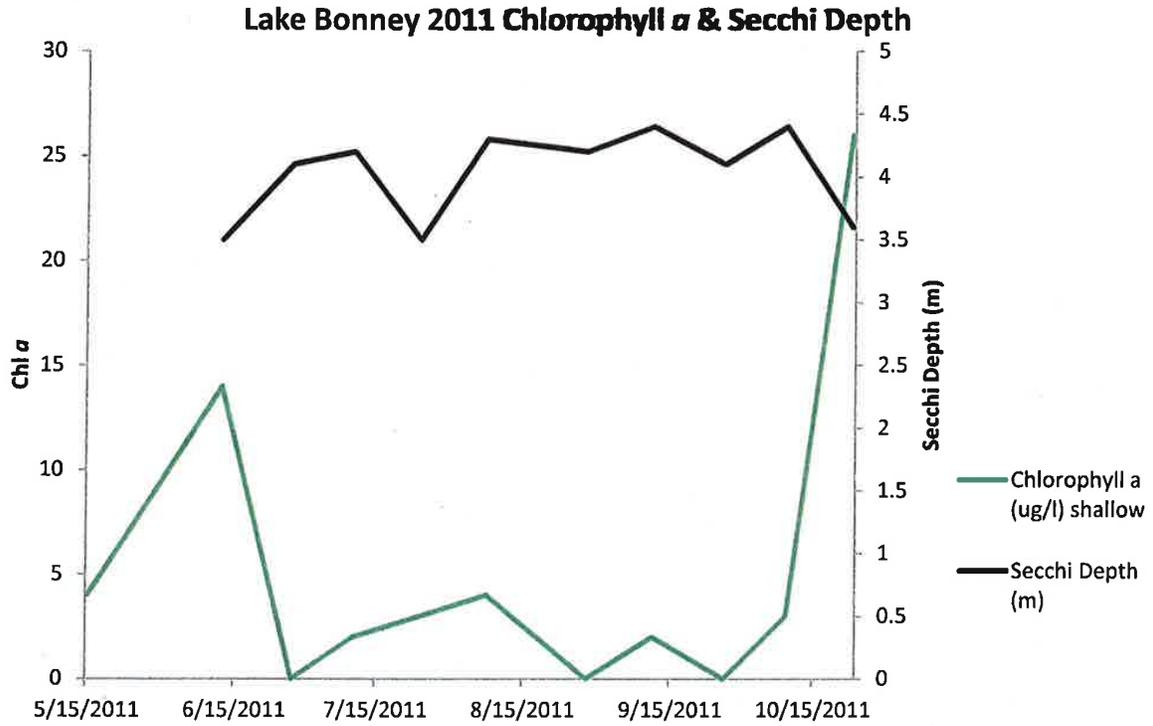


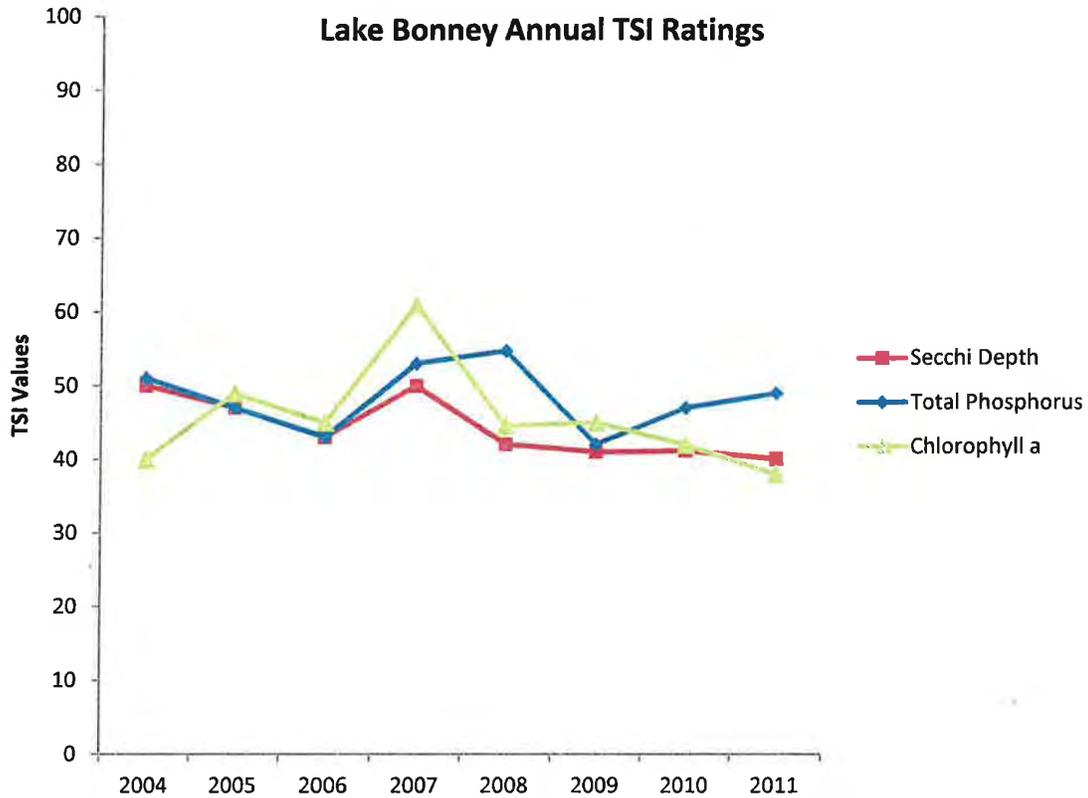
**Lake Bonney 2010 Chlorophyll  $\alpha$  & Secchi Depth**



**Lake Bonney 2010 Chlorophyll  $\alpha$  & Total Phosphorus**







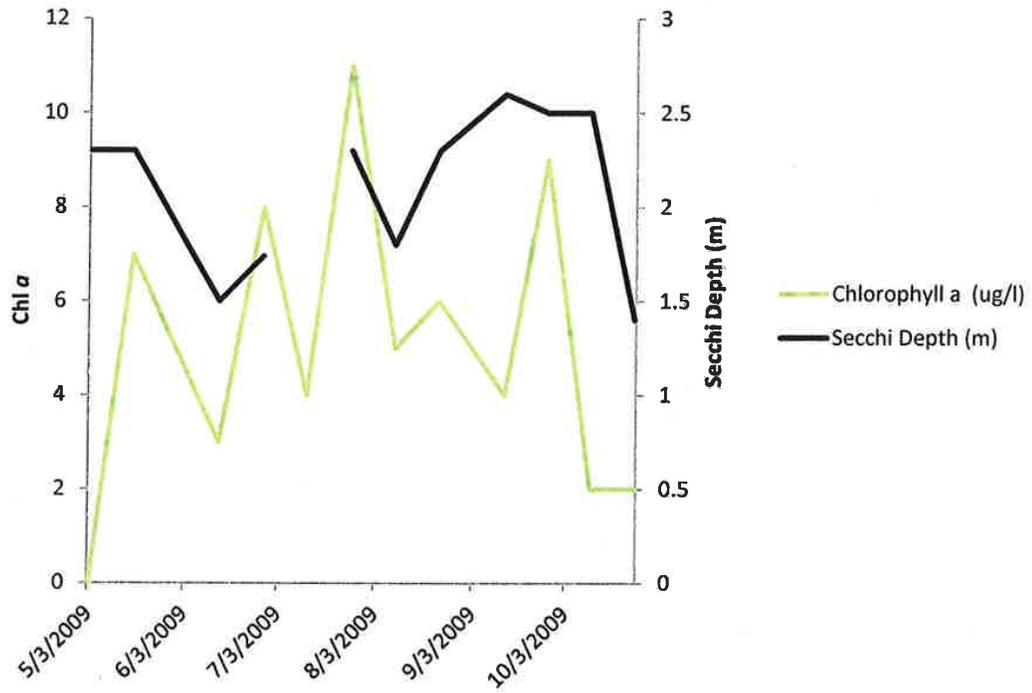
### Lake Bonney Annual TSI Values

Year	TSI <sub>SD</sub>	TSI <sub>TP</sub>	TSI <sub>CHLa</sub>
2004	50	51	40
2005	47	47	49
2006	43	43	45
2007	50	53	61
2008	42	55	45
2009	41	42	45
2010	41	47	42
2011	40	49	38

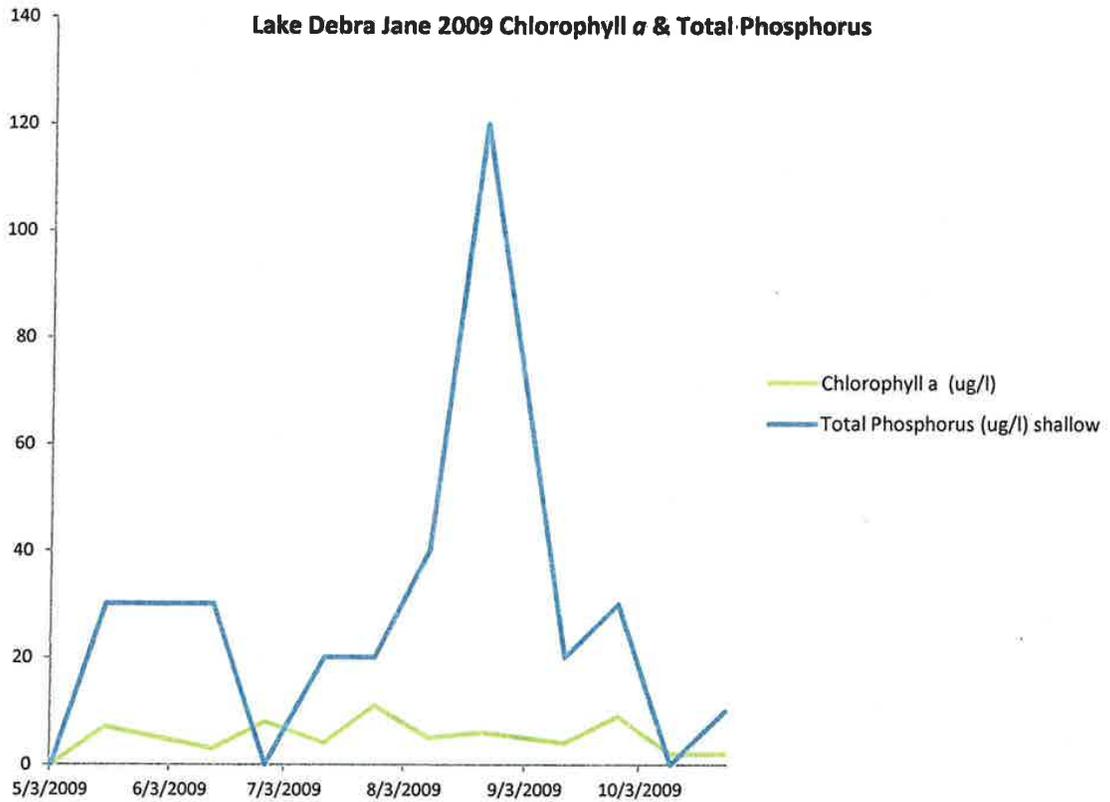
Comparison of Trophic State Index to Water Quality Parameters and Lake Productivity				
Trophic State	TSI	Secchi Disk (m)	Total Phosphorus (µg/l)	Chlorophyll <i>a</i> (µg/l)
Oligotrophic	0	64	0.75	0.04
	10	32	1.5	0.12
	20	16	3	0.34
Mesotrophic	30	8	6	0.94
	40	4	12	2.60
	50	2	24	6.40
Eutrophic	60	1	48	20
	70	0.5	96	56
	80	0.25	192	154
	90	0.12	38	427
	100	0.062	768	1,183

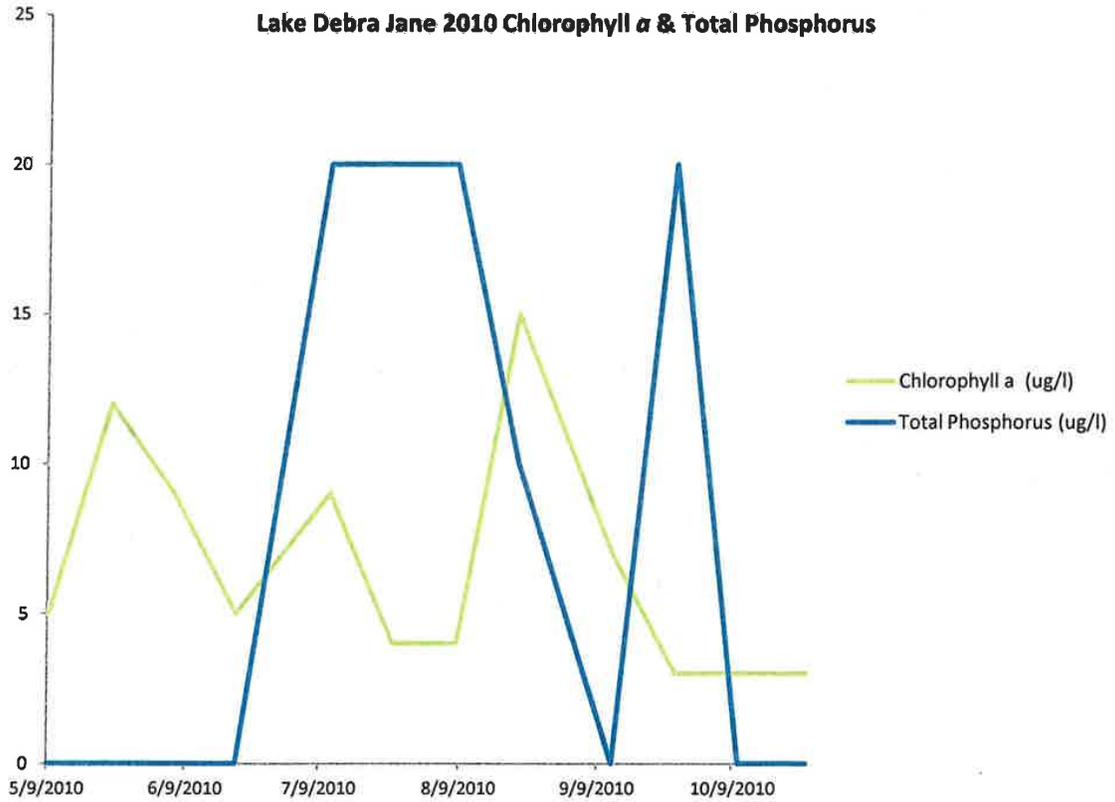
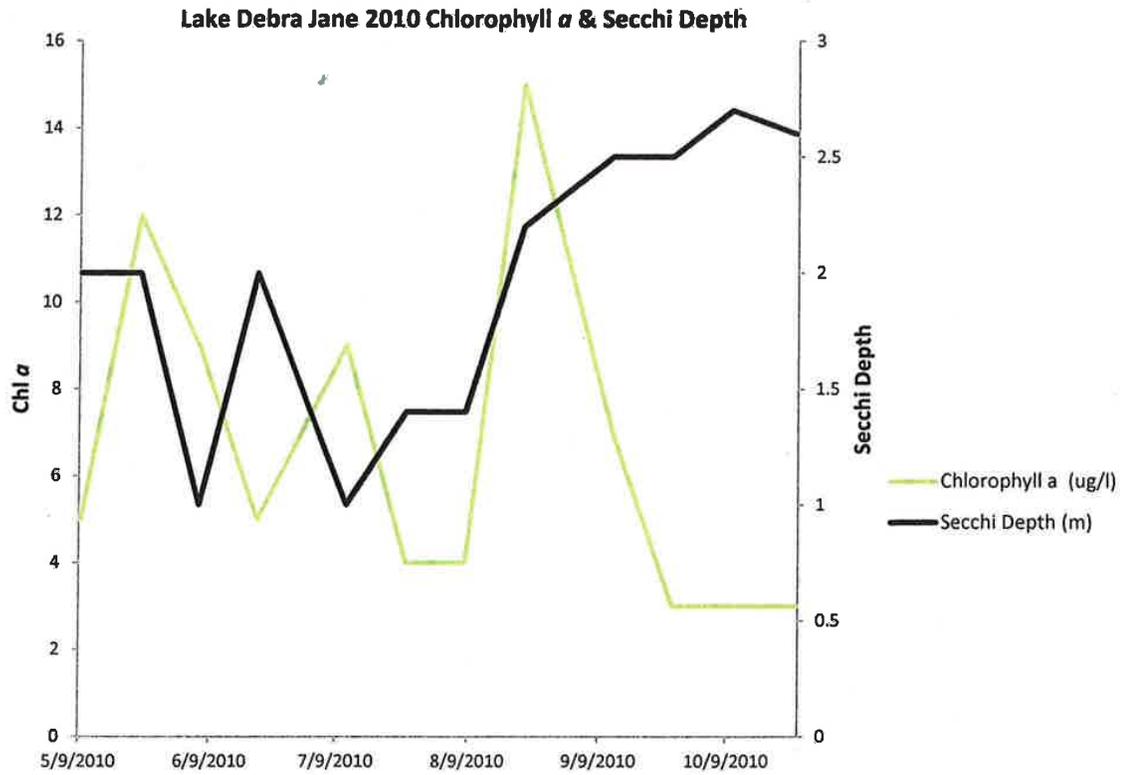
(NOTE: The original source of this table and the equations is Carlson, R.E., 1977. A Trophic State Index for Lakes. Limnology and Oceanography, 22:361-369.)

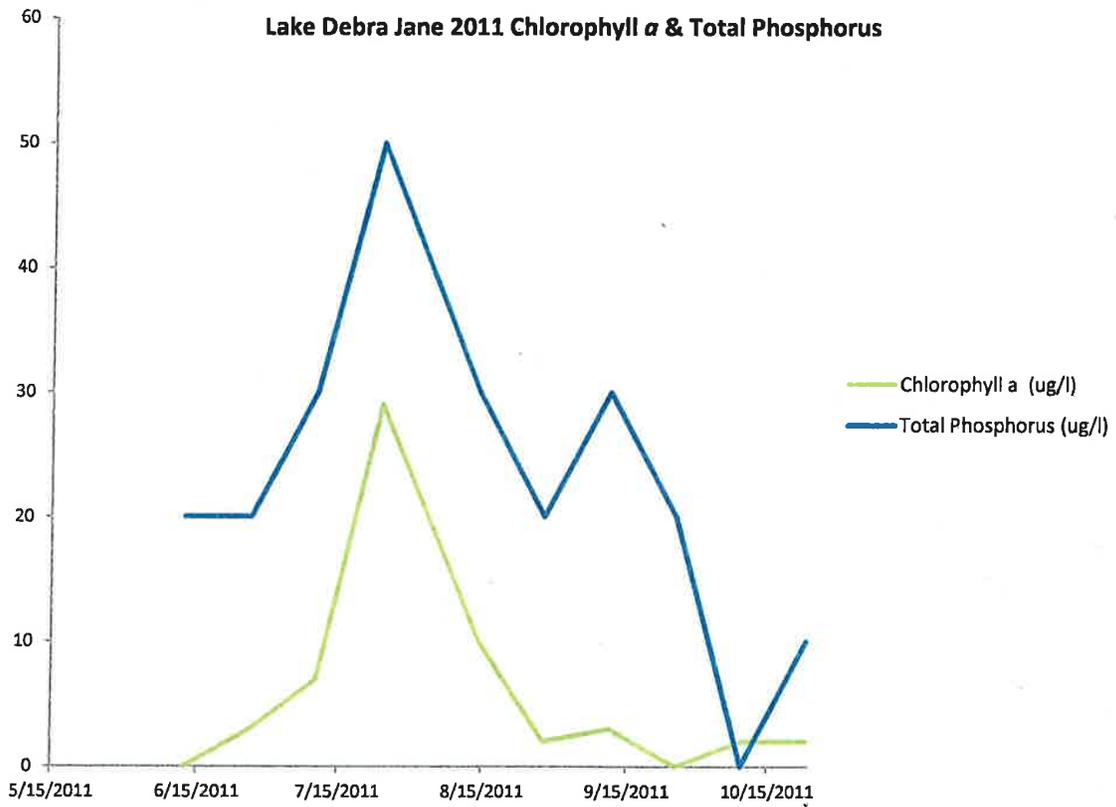
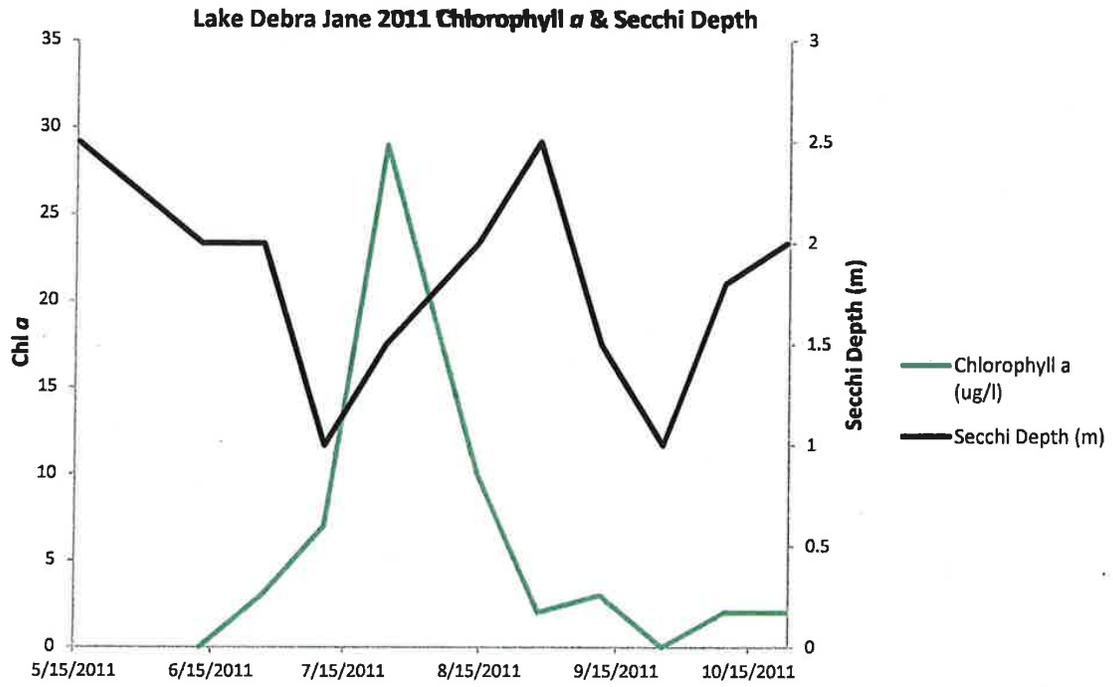
Lake Debra June 2009 Chlorophyll a & Secchi Depth

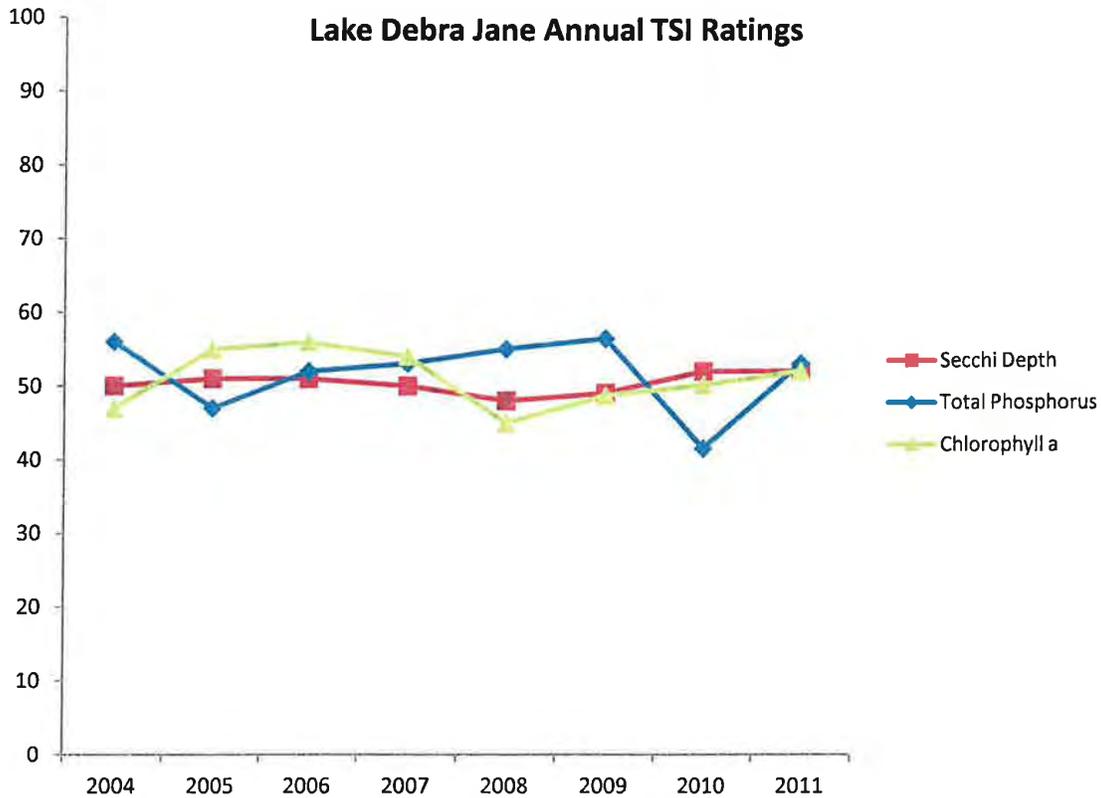


Lake Debra June 2009 Chlorophyll a & Total Phosphorus









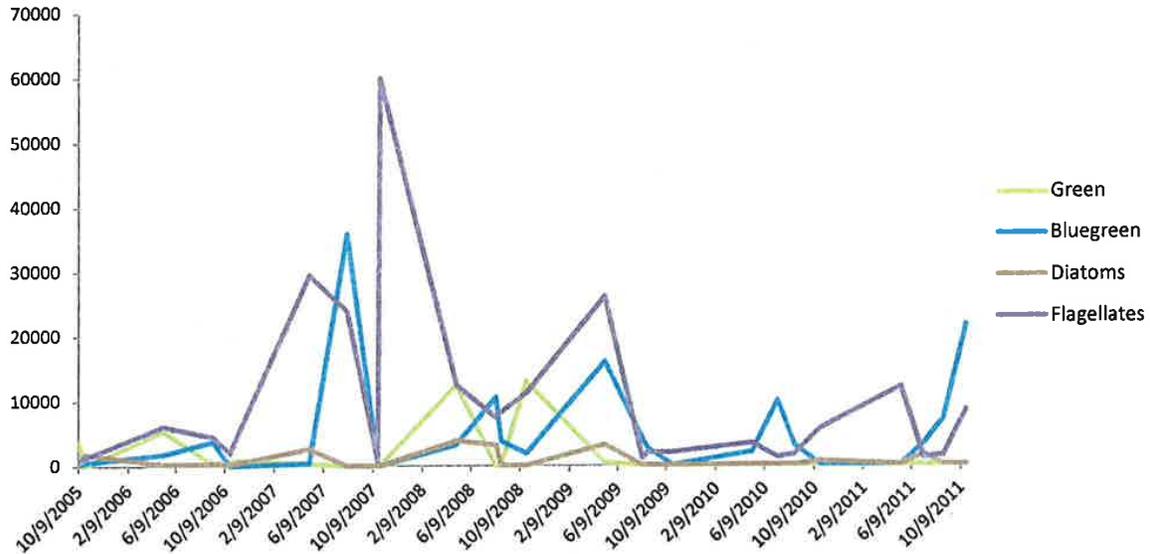
**Lake Debra Jane Annual TSI Values**

Year	TSI <sub>SD</sub>	TSI <sub>TP</sub>	TSI <sub>CHLa</sub>
2004	50	56	47
2005	51	47	55
2006	51	52	56
2007	50	53	54
2008	48	55	45
2009	49	56	49
2010	52	42	50
2011	52	53	52

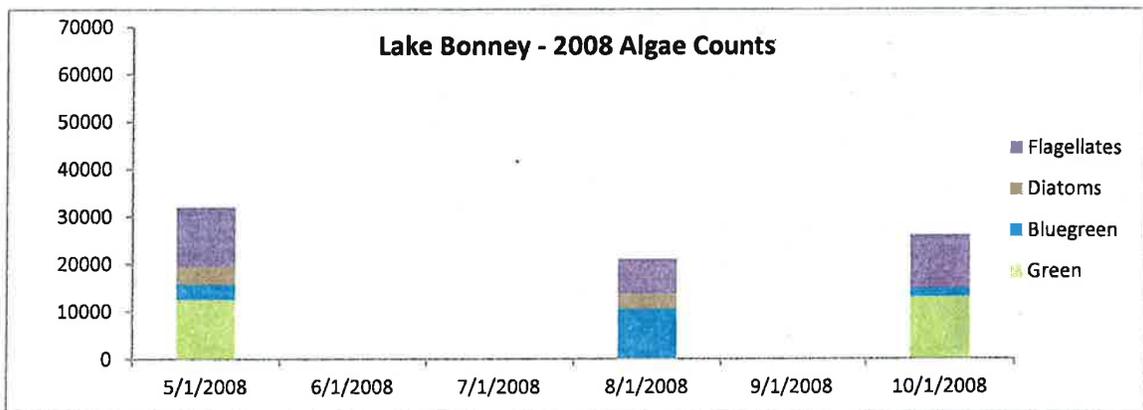
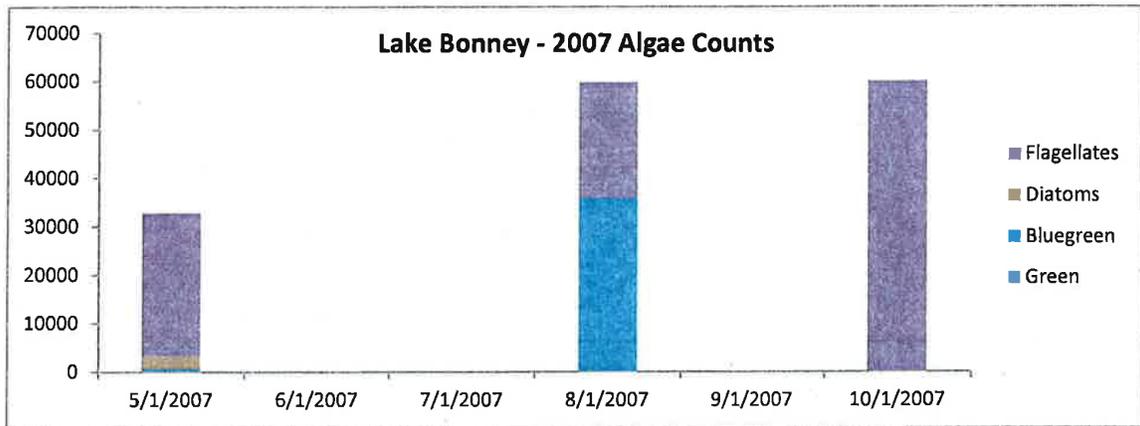
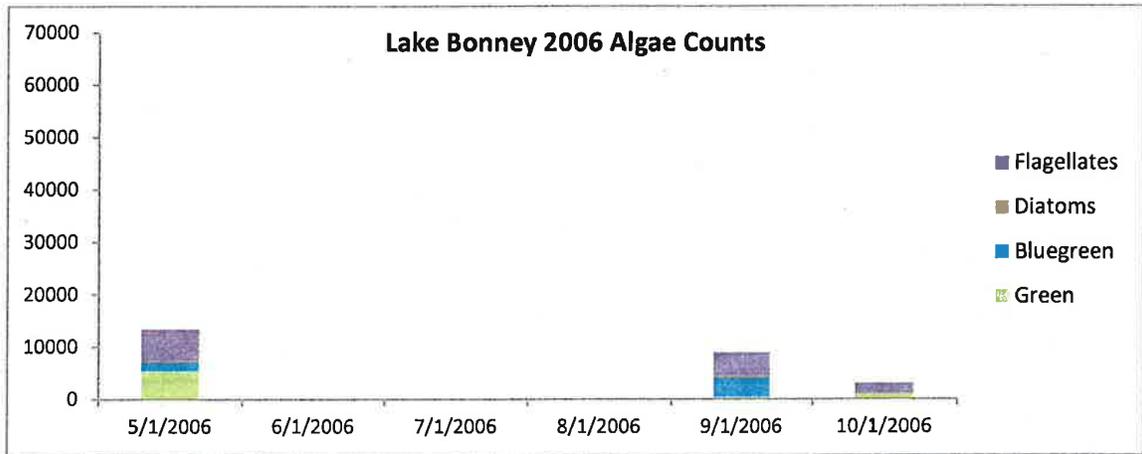
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	10	32	1.5	0.12
	20	16	3	0.34
	30	8	6	0.94
Mesotrophic	40	4	12	2.60
	50	2	24	6.40
Eutrophic	60	1	48	20
	70	0.5	96	56
	80	0.25	192	154
	90	0.12	38	427
	100	0.062	768	1,183

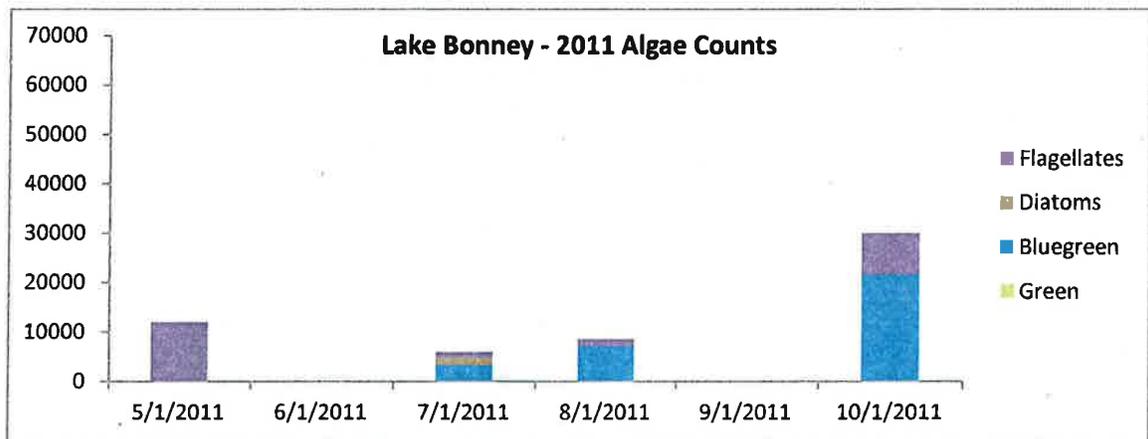
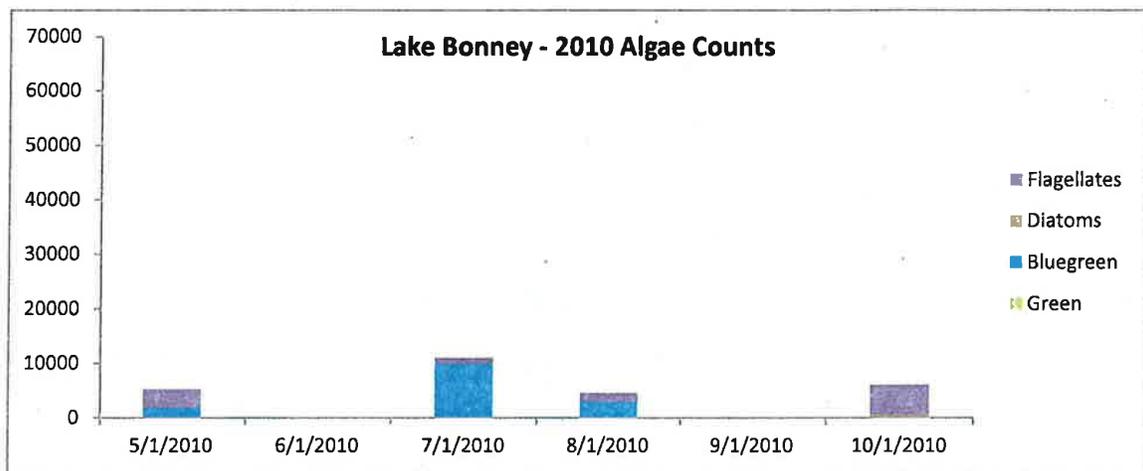
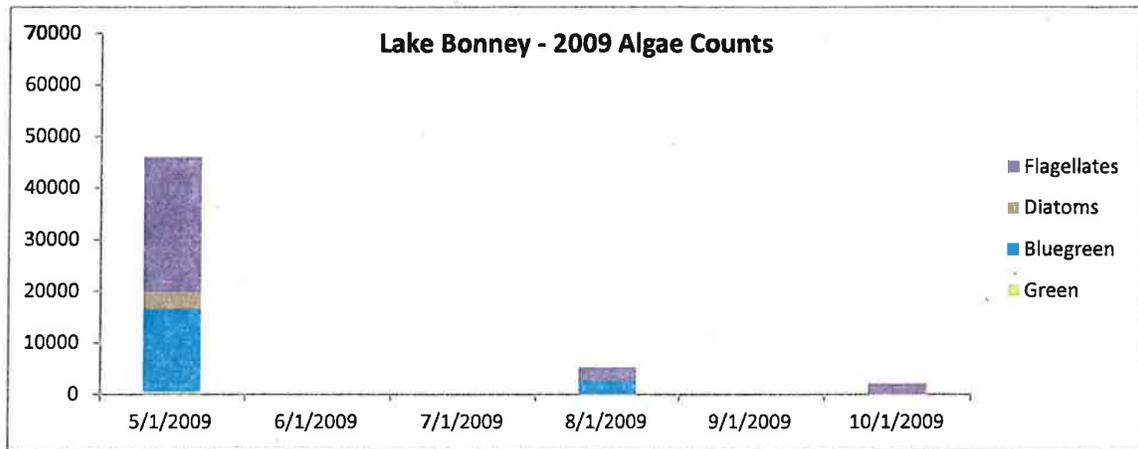
(NOTE: The original source of this table and the equations is Carlson, R.E., 1977. A Trophic State Index for Lakes. Limnology and Oceanography, 22:361-369.)

## Lake Bonney Algae Counts 2005-2011

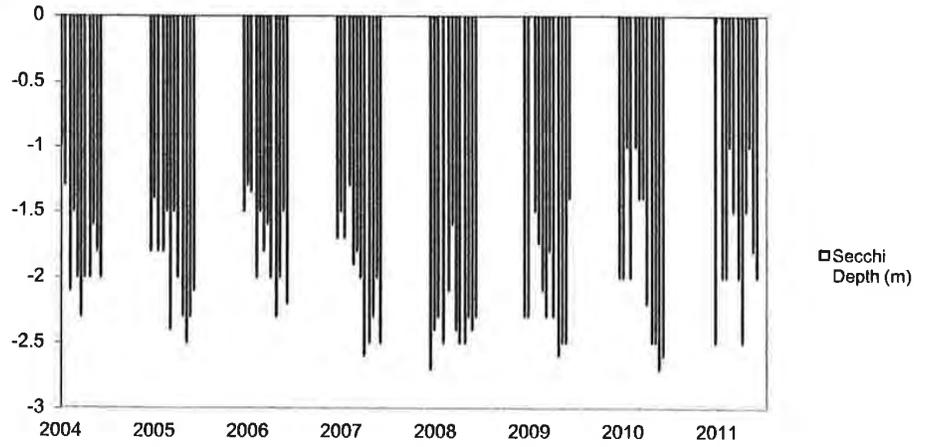


Date	Algae count/ml	Green	Bluegreen	Diatoms	Flagellates
10/9/2005	5000	75%	4%	7%	14%
10/25/2005	3600	0%	15%	50%	35%
5/7/2006	13400	40%	13%	2%	45%
9/10/2006	8900	4%	42%	4%	50%
10/22/2006	3000	29%	0%	6%	65%
5/6/2007	32800	1%	1%	8%	90%
8/6/2007	59800	0%	60%	0%	40%
10/21/2007	1400	0%	38%	0%	62%
10/27/2007	60000	0%	0%	0%	100%
5/4/2008	32000	39%	10%	12%	39%
8/10/2008	21000	0%	50%	15%	35%
8/24/2008	12000	0%	31%	0%	69%
10/26/2008	26000	50%	7%	0%	43%
5/8/2009	46000	1%	35%	7%	57%
8/10/2009	5200	0%	79%	0%	21%
8/23/2009	4600	0%	58%	0%	42%
10/25/2009	2000	0%	0%	0%	100%
5/10/2010	5300	0%	37%	0%	63%
7/11/2010	11000	0%	90%	0%	10%
8/22/2010	4600	0%	65%	0%	35%
10/24/2010	6100	0%	0%	9%	91%
5/15/2011	12000	0%	0%	0%	100%
7/10/2011	5900	0%	55%	27%	18%
8/28/2011	8500	0%	83%	0%	17%
10/23/2011	30000	0%	72%	0%	28%

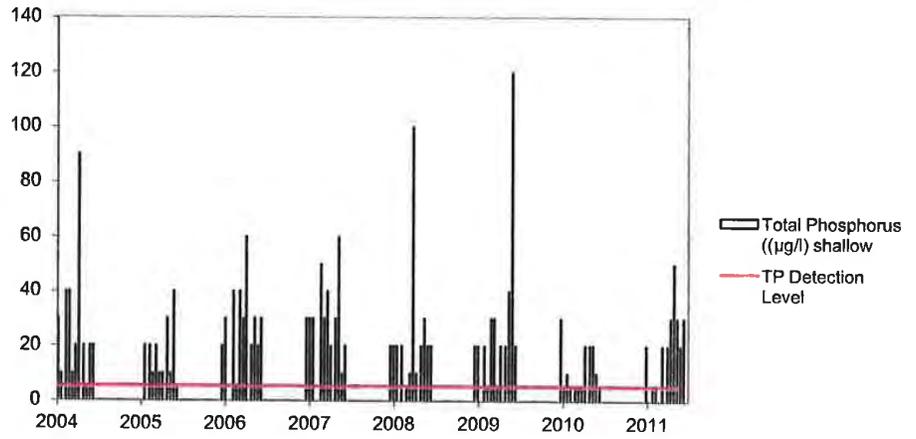




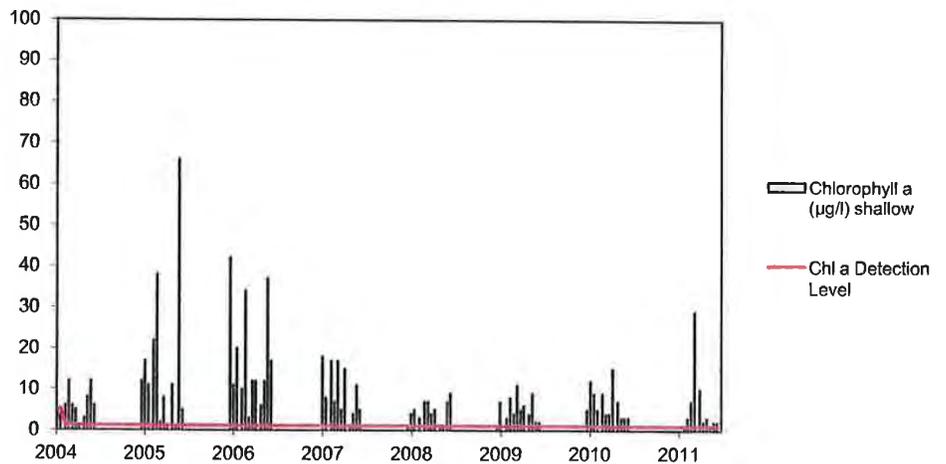
Lake Debra Jane Secchi Depth



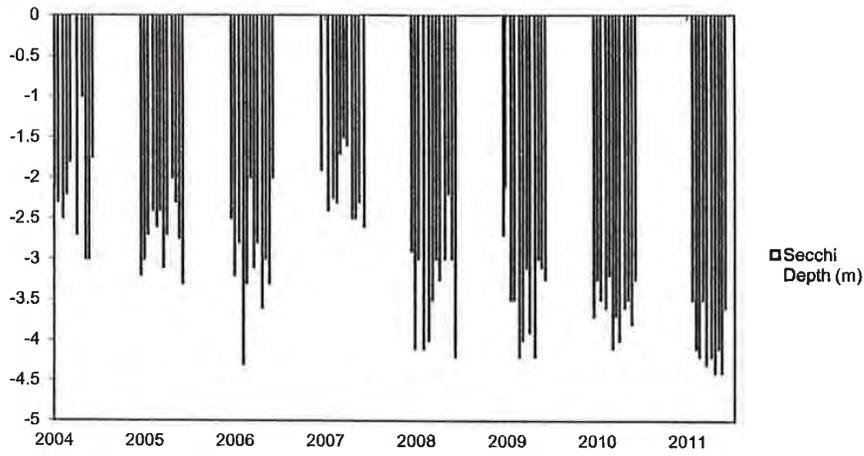
Lake Debra Jane Total Phosphorus (shallow)



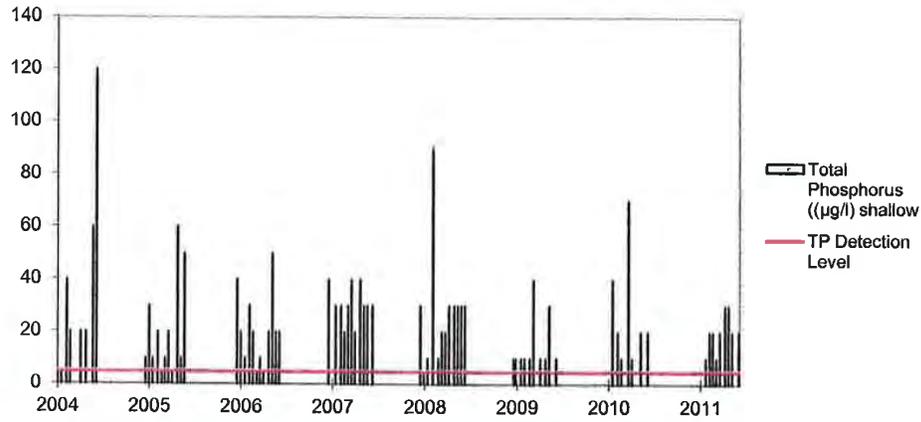
Lake Debra Jane Chlorophyll a



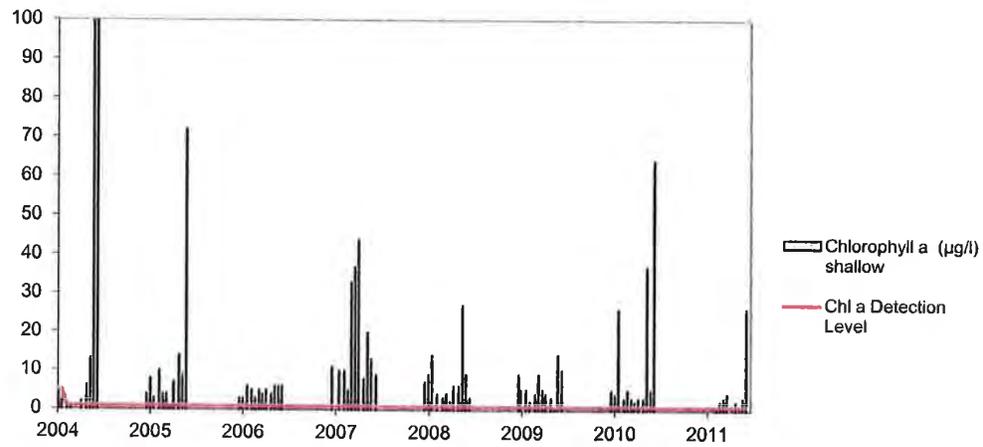
Lake Bonney Secchi Depth



Lake Bonney Total Phosphorus (shallow)



Lake Bonney Chlorophyll a



Summer Data 2009

Lake	Date	Site Depth (m)	Secchi Depth (m)	Water Temp (C) Top	Dissolved Oxygen (mg/l) Top	Water Temp (C) Bottom	Dissolved Oxygen (mg/l) Bottom	Lake Level	Water Color	# of waterfowl	Suspended Algae	Chlorophyll a (ug/l) shallow	Total Phosphorus (ug/l) shallow	Total Phosphorus (ug/l) deep	Comments
Bonney	5/8/2009	6.4	2.7	14	9.2	8	0.5	3.1	7	15	light	9	10	30	
	5/16/2009	5.2	2.1	16.9	9.3	8.3	0.3	3.1	3	12	light	5	10		
	6/7/2009	5.5	3.5	21.1	6.5	10.6	0.3	2.69	7	24	light	5	10		
	6/21/2009	5.6	3.5	20.4	7.1	11.3	0.5	2.44	7	18	light	2	10		
	7/2/2009	5.6	4.2	22.3	7.5	13.1	0.3	2.02	7	15	light	4	10		
	7/26/2011	5.6	4	25.6	7.7	14.1	0.5	1.75	7	26	none	9	40		
	8/10/2009	5.6	3.1	21.8	7.1	13.7	0.2	1.45	7	25	none	5	<10*		
	8/23/2009	5.5	3.9	22.2	8.6	14.8	0.2	1.4	7	20	very light	4	10		
	9/13/2009	5.75	4.2	21.8	9.3	15.9	0.3	1.38	7	12	none	3	10		
	9/27/2009	5	3	19.5	8.6	18.1	2.6	1.26	7	50	none	1	30		
	10/10/2009	5.2	3.1	14.5	8.6	13.5	7.6	1.1	7	230+	light	14	<10*		Lots of birds today.
	10/25/2009	5.5	3.25	12	6.8	11.8	6.3	1.29	7	90	light	10	10		

Lake	Date	Site Depth (m)	Secchi Depth (m)	Water Temp (C) Top	Dissolved Oxygen (mg/l) Top	Water Temp (C) Bottom	Dissolved Oxygen (mg/l) Bottom	Lake Level	Water Color	# of waterfowl	Suspended Algae	Chlorophyll a (ug/l) shallow	Total Phosphorus (ug/l) shallow	Comments
Debra Jane	5/3/2009	2.5	2.3	15.8	7.2	14.2	6.1	1.9	7	26	light	<2*	<10*	16 mallards, 8 geese, 2 herons
	5/17/2009	2.3	2.3	20	7.8	15.4	8	1.94	7	22	none	7	30	3 herons, 10 mallards, 4 geese, 5 goslings
	6/14/2009	2.5	1.5	21.3	4.1	21.3	3.8	1.72	7	53	none	3	30	21 geese, 20 mallards, 10 ducklings, 2 herons
	6/28/2009	2.5	1.74	22.8	6.4	19.9	5.7		7	20	light	8	<10*	10 geese, 10 mallards, 1 eagle
	7/12/2009											4	20	No data sheet
	7/26/2009	2.3	2.3	25.4	7.5	23.3	7.1	1.45	8	24	light	11	20	10-12 geese, 1-12 mallards
	8/9/2009	2.5	1.8	21.2	5.2	20.4	4.4	1.26	6	30	light	5	40	Air bubbles in probe so DO & temp measurements may not be accurate
	8/23/2009	2.5	2.3	22.6	4.9	21.5	5.2	1.3	7	10	light	6	120	mallards
	9/13/2009	2.6	2.6	21.3	4.8	20.3	5.8	1.48	2	30	light			Lake treated for submerged plants at outlet end on Monday 8-31-09
	9/27/2009	2.5	2.5	19.3	5.5	17.7	6	1.38	1	10	light	9	30	
	10/11/2009	2.5	2.5	13.1	6.3	12.4	6.7	1.27	1	12	light			
	10/25/2009	2.8	1.4	11.2	6.6	11.2	6.5	1.54	6	12	light	2	10	

Summer Data 2010

Lake	Date	Site Depth (m)	Secchi Depth (m)	Water Temp (C) Top	Dissolved Oxygen (mg/l) Top	Water Temp (C) Bottom	Dissolved Oxygen (mg/l) Bottom	Lake Level	Water Color	# of waterfowl	Suspended Algae	Chlorophyll a (µg/l) shallow	Total Phosphorus (µg/l) shallow	Total Phosphorus (µg/l) deep	Comments
Bonney	5/9/2010	5.75	3.7	17	9.9	9.4	1.1	3	8	12	moderate	5	<10*		got "ER4 or ER6" on meter when changing between modes  meter has huge air bubble  Saw DO sat spike around 3.5 m.
	5/23/2010	5.8	3.25	15.8	9	9.8	1.3	2.96	7	12	light	4	<10*		
	6/6/2010	6	3.5	16.3	9.8	11.7	1.3	3.2	7	12	none	26	40		
	6/27/2010	6	3.6	20.8	8.8	10.3	1.1	3.03	7	20	very light	3	20		
	7/11/2010	5.75	3.2	24.7	8.3	12	1.7	2.83	7	26	light	5	10	40	
	7/26/2010	5.5	4.1	25	8.9	14.4	6.3	2.25	7	10	none	3	<10*		
	8/8/2010	5.7	3.7	22.1	8.1	13.7	0.2	3.28	7	15	light	2	70		
	8/22/2010	5.5	4	21.5	7.9	14.6	0.25	2	7	26	very light	3	10		
	9/12/2010	5.5	3.6	18.1	7.8	15.7	0.2	1.95	7	40	light	3	<10*		
	9/26/2010	5	3.5	19.2	8.5	15.9	0.25	1.95	7	25	none	37	20		
	10/10/2010	5.5	3.8	16.4	8.2	15.5	0.3	1.9	7	100	very light	5	<10*		
	10/24/2010	5.7	3.25	13.1	8.1	13.1	8.1	1.83	7	95	light	64	20		

Lake	Date	Site Depth (m)	Secchi Depth (m)	Water Temp (C) Top	Dissolved Oxygen (mg/l) Top	Water Temp (C) Bottom	Dissolved Oxygen (mg/l) Bottom	Lake Level	Water Color	# of waterfowl	Suspended Algae	Chlorophyll a (µg/l) shallow	Total Phosphorus (µg/l) shallow	Total Phosphorus (µg/l) deep	Comments
Debra Jane	5/9/2010	2	2	16.6	8.8	14.6	8.4	2.05	6	22	moderate	5	<10*		bubble under membrane of meter
	5/23/2010	2.2	2	15.4	7	15.5	7.1	2.12	7	20	light	12	<10*		
	6/6/2010	2.75	1	17.1	7.9	15.7	8.7	2.2	7	35	light	9	<10*		
	6/20/2010	2.3	2	15.5	6.7	16	6.3	2.21	7	35	none	5	<10*		
	7/11/2010	2.3	1	24.5	7.6	22	9.4	1.94	8	46	light	9	20		
	7/25/2010	2.7	1.4	25.2	7.6	21.8	9.2	1.8	8	18	light	4	20		
	8/8/2010	2.8	1.4	21.4	7.6	21.1	8.1	1.74	8	18	light	4	20		
	8/22/2010	2.4	2.2	20.6	7.4	20.6	7.1	1.61	7	20	moderate	15	10		
	9/12/2010	2.7	2.5	17.8	9.4	17.1	10	1.71	6	16	light	7	<10*		
	9/26/2010	2.5	2.5	17.3	8.6	16.9	9.4	1.8	4	10	light	3	20		
	10/10/2010	2.7	2.7	15.7	8	15.6	8.4	1.82	6	22	light	3	<10*		
10/25/2010	2.6	2.6	11.4	9.4	11.4	9.3	1.86	6	18	none	3	<10*			

Summer Data 2011

Lake	Date	Site Depth (m)	Secchi Depth (m)	Water Temp (C) Top	Dissolved Oxygen (mg/l) Top	Water Temp (C) Bottom	Dissolved Oxygen (mg/l) Bottom	Lake Level	Water Color	# of waterfowl	Suspended Algae	Chlorophyll a (µg/l) shallow	Total Phosphorus (µg/l) shallow	Total Phosphorus (µg/l) deep	Comments
Bonney	5/15/2011	5.9		15.5	9.4	7.9	0.2	3.33	7	15	moderate to light	4	20	40	
	6/12/2011	5	3.5	19.5	9	10.3	0.2	3.8	8	7	none	14 (4m)	10		
	6/27/2011	5.5	4.1	21.5	8.4	10.6	0.3	2.96	7	10	light	<2*	20		
	7/10/2011	5.5	4.2	21.7	8.1	11.4	0.3	2.69	7.5	25	light	2	20	120	
	7/24/2011	5.5	3.5	23.9	8.3	12.1	0.6	2.5	8	40	light	3	10		
	8/7/2011	5.25	4.3	23	8.4	14.7	0.8	2.25	7	15	none	4	20		
	8/28/2011	5.3	4.2	24.2	9.2	14.3	0.3	1.88	7	35	light	<2*	30		
	9/11/2011	5	4.4	22.9	9.4	17.8	0.3	1.65	7	20	none	2	30		
	9/26/2011	5.6	4.1	19.1	8.9	16.5	0.2	1.58	7	40	very light	<2*	20		possible bird droppings in water?
	10/9/2011	5.2	4.4	15.6	7.7	14.9	5.3	1.53	7	50	light	3	<10*		possible duck droppings in water?
	10/23/2011	5.5	3.6	13.6	8.8	13.1	4.7	1.59	7	120	moderate	26	20		

Lake	Date	Site Depth (m)	Secchi Depth (m)	Water Temp (C) Top	Dissolved Oxygen (mg/l) Top	Water Temp (C) Bottom	Dissolved Oxygen (mg/l) Bottom	Lake Level	Water Color	# of waterfowl	Suspended Algae	Chlorophyll a (µg/l) shallow	Total Phosphorus (µg/l) shallow	Comments
Debra Jane	5/15/2011	2.5	2.5	15.5	8.1	15.1	7.6	2.5	8	35	light	<2*	20	
	6/12/2011	2.8	2	19.2	7.8	17.6	7.2	1.92	6	27	moderate	<2*	20	also saw 3 eagles 1 blue heron
	6/26/2011	2.8	2	18.5	7.4	18.2	6.4	1.92	6	31	light	3	20	also saw 2 eagles
	7/10/2011	2.5	1	21.8	7.8	20.8	7.9	1.86	7	39	light	7	30	
	7/24/2011	2.5	1.5	22.2	8.3	19.8	8.3	1.88	7	32	moderate	29	50	
	8/14/2011	2.5	2	20	7.4	20.1	7.5	1.74	5	7	light	10	30	
	8/28/2011	2.5	2.5	23.5	8.8	22.4	9.1	1.66	7	15	light	2	20	
	9/11/2011	2.7	1.5	22.2	10.1	21.2	9.8	1.54	6	21	moderate	3	30	
	9/25/2011	2	2	19.5	10.6	19.5	10.8	1.48	6	23	light	<2*	20	also 2 herons
	10/9/2011	2.3	1.8	14.5	8	14.3	7.2	1.48	6	25	none	2	<10*	
	10/23/2011	2.4	2	13.2	9.4	12.8	10.8	1.57	6	22	light	2	10	

CITY COUNCIL WORKSHOP

November 15, 2011  
5:30 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](http://www.ci.bonney-lake.wa.us)*

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

**I. CALL TO ORDER** – Deputy Mayor Dan Swatman called the meeting to order at 5:33 p.m.

**II. ROLL CALL:**

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

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Planning Manager Heather Stinson, Chief Financial Officer Al Juarez, Interim Police Chief Dana Powers, Administrative Services Director/City Clerk Harwood Edvalson, City Attorney Jim Dionne, and Administrative Specialist II Shawn Campbell.

**III. AGENDA ITEMS:**

**A. Public Hearing:** AB11-149 –Public Hearing on Ordinance D11-141 – Ad Valorem Tax Rate for Fiscal Year 2012 (continued from November 8, 2011).

**Deputy Mayor Swatman declared the public hearing open at 5:34 p.m. No one came forward to speak. The public hearing was closed at 5:34 p.m.**

**B. Council Open Discussion.**

Bonney Lake Elementary Open House: Councilmember Lewis said the Bonney Lake Elementary open house is scheduled for November 16, 2011 at 4:00 p.m. and the dedication will follow at 5:30 p.m. Councilmember Rackley said he has toured the school and it is very nice.

Rainier Cable Commission: Councilmember Rackley said he would like the Council to decide if they want Council Meetings to be on television or not. He said it would cost the City an additional \$1,100 a month to have the Council meetings televised, on top of the \$24,000 annually the City currently pays to belong to Rainier Cable Commission (RCC). He said this issue is time sensitive and must be decided by January 1, 2012 to avoid paying the annual membership fee. He said unless the Council wants the meetings to be televised, the City should withdraw from the commission. He said the City could save money and post the videos on the internet if the Council wanted. He clarified the City could still collect the franchise fee and utility tax from the cable franchise agreement. Deputy Mayor Swatman said he does not see the value in staying in the RCC, unless the Council wishes to have the meetings televised. Administrative Services Director/City Clerk Edvalson said State law does not require the meetings be recorded. He said the official record of meetings is the approved minutes. He said staff time loading the video online would not be a great deal more than loading the audio.

Councilmember Lewis said he would like to give the citizens the opportunity to view the Council Meetings. Councilmember Hamilton said there are vendors that will record the meetings and post them online from a remote location. He said they can link the video to the agenda. He said he would like to ensure the funding is fair to all citizens. He said RCC does streaming video also but they are more expensive. He added the RCC has an in-house program to promote your city, at an additional cost. Councilmember Carter said if the meetings are posted on the website people can watch them any time. She said the video is archival so people could watch older videos also. City Administrator Morrison said RCC also handles customer service complaints that the City does not currently have staff available to handle.

Deputy Mayor Swatman tabled the open discussion until the Mayor arrived at the meeting.

**C. Review of Council Minutes:** November 1, 2011 Council Workshop and November 8, 2011 Council Meeting.

Councilmember Carter asked for the November 1, 2011 minutes to be amended on p. 3 to "~~Council~~ Councilmember Carter". Councilmember Rackley asked for the November 8, 2011 minutes to be amended on p. 3 "none of the bids from recent project ~~bids did not come~~ came in under engineer's estimates"

**D. Discussion:** Veterans Memorial Site.

Deputy Mayor Swatman said the Mayor has worked with the Greater Bonney Lake Veterans Memorial Committee to come up with a memorandum of Understanding (MOU). Councilmember Hamilton asked if an agreement will come back to Council before action is taken. He asked if the Memorial Committee could put up a sign based on this MOU and who would pay for the sign. City Administrator Morrison said a full agreement would come back to Council for review. Public Works Director Grigsby said the placement of a sign at the construction site would fall under the City project exemption of the sign code and that the Veterans Memorial Committee would pay for the sign. By consensus this item was forwarded to the November 22, 2011 Council Meeting for action.

**At 6:01 p.m., Councilmember Rackley moved to take a ten-minute recess. Councilmember Decker seconded the motion. Deputy Mayor Swatman called the meeting back to order at 6:11 p.m.**

Council agreed to amend the original order of items on the agenda, and to discuss the Cultural Resources Element and the Land Use Matrix next, as Planning Commissioner Sulham was in attendance to present both plans to Council.

**E. Discussion:** AB11-137 – Ordinance D11-137 – Cultural Resources Comprehensive Plan Amendment.

Planning Commission Chair Grant Sulham said the Cultural Resources Plan was a combination of the staff plan and changes made by the Planning Commission. He said the Planning Commission voted 5-1 to recommend the plan to Council. He added the one dissenting vote was due to that commissioner wanting more public input on the plan. He said the public hearing did have a large number of people in attendance. He confirmed the plan would stay on the Planning Commission's work plan for 2012. Council thanked the Planning Commission for their hard work. Councilmember Carter said she would like to add the establishment of a new commission to the plan. She said it is important to have citizens with interest and knowledge of the area's history. Councilmember Hamilton said this plan is important in keeping the City's

history and culture preserved. He said this is a good way for citizens to know where the City has been and plans for the future. Councilmember Rackley said it would be a good fit to add the Cultural Resources Element to the Park Board's duties. City Administrator Morrison said the board or commission must be created by resolution at a later date. He said the Council could state its intent to do so as part of the plan.

Mayor Johnson joined the meeting at 6:24 p.m.

City Administrator Morrison said the Council can decide at a later date what the requirements would be for a historical commission. Mayor Johnson said this plan is still in the early stages and the City can work with the existing boards and get people excited so the City can move the plan forward. By Council consensus the Cultural Resources element will be moved forward to the December 13, 2011 Meeting for action with the other Comprehensive Plan Amendments.

**F. Discussion: AB11-152 – Ordinance D11-152 – Land Use Matrix.**

Planning Commissioner Sulham said the commission examined the allowed uses in C-2 and C-3 zones. He said the matrix is a combination from the Eastown Planning Committee and the Planning Commission. Councilmember Carter asked about agricultural uses allowed. She wanted confirmation the code does not allow medical marijuana. Deputy Mayor Swatman asked about planned communities and why specific businesses are only allowed conditionally. Planning Manager Stinson said the City cannot add zoning for areas that are not currently in the City limits. She said conditional uses do not prohibit the business, they only add some additional criteria the developer must meet. Planning Commissioner Sulham said the conditional uses are based on the Eastown area being for "big box" stores. Deputy Mayor Swatman said the City has design criteria that covers those concerns. He said he would like the Eastown area to have less restrictive zoning than the downtown and midtown areas. Councilmember Hamilton said the lots in the Eastown are not large and he would not want the restrictive zoning to stand in the way of development. Councilmember Rackley said he would like to make the area customer friendly and not limit what the developers can imagine for the area. Councilmember Lewis said the Eastown Planning Committee's intent for the area was to leave it wide open and make changes as the area developed. Mayor Johnson said the Council will need to decide how much control to have in Eastown. He said if the Council wants to see the area develop then the conditional uses need to be changed to permitted uses. Council asked to change the conditional uses in the Eastown area to permitted uses. Planning Commissioner Sulham said the Council would need to look at the items because there are some uses they do not want to allow. By Council Consensus the AB11-152 – Land Use Matrix was moved forward to the December 13, 2011 Meeting for action.

**Open Discussion: (continued)**

City-owned Property on 192<sup>nd</sup> Ave and Sumner-Buckley Hwy E: Councilmember Hamilton said the City purchased this property in 2004 to build a new City Hall. He said part of the agreement was putting a community center on the land and if the City does not use the land to build a new City Hall within 5 years, the seller has the option to buy back the property at the original sale price plus 3% interest. He said the City should consider surplus the property and using the money to benefit the citizens today. Councilmember Rackley said the City is just coming out of a recession and believes the Council should wait until the property values go up. Councilmember Lewis asked about the investment the City has in the property beyond the purchase price. Mayor Johnson said he has renewed the option for the last several years but

will not be allowing a renewal for 2012. He said the previous property owners have until December 31, 2011 to repurchase the property. He said the Council can consider what to do with the property after the end of the year. Councilmember Decker said the City is still in a recession and should hold onto the property for an additional 3 to 8 years. Deputy Mayor Swatman said if the property is not bought back then the City could put the property up for sale and make a decision later.

Canned Food Drive Challenge: Councilmember Carter challenged all City staff to a canned food drive. She said she would donate \$0.25 cents for each can donated by City staff by December 9<sup>th</sup> up to \$100. Mayor Johnson, Councilmember Rackley and Councilmember Lewis also said they would match Councilmember Carter's donation.

Donation Opportunities: Councilmember Carter said the Police Department is facilitating the Giving Tree again for children in the area starting November 29, 2011. The Food Bank is in need of donations for Thanksgiving, and a donation box will be available at the Christmas Tree lighting on December 3, 2011. The Police Department is accepting donations for Shop With A Cop, and the Lions for Kids are also accepting donations.

Council Subcommittees: Councilmember Rackley asked if it is time to discontinue the Council subcommittees. He said when the Council decided to create the subcommittees the Council had a great deal of work. He said now Council meetings are not as long and he feels it is time for the issues to be brought before the whole Council. Councilmember Decker said citizens are able to speak at the Public Safety Committee and the Community Development Committee, and if Council does away with the Subcommittees, he would like to see a public comment period added to the Workshops.

Pierce Transit: Mayor Johnson said Pierce Transit has officially passed a resolution to convene a meeting of the membership to review the boundary lines of the Transit Authority. He said the Council will need to elect a representative to represent the City in this process. Councilmember Hamilton said this is a tragedy as citizens need transit.

**G. Discussion:** AB11-147 – Ordinance D11-147 – Proposed 2011-2012 Mid-Biennial Budget Amendment.

Deputy Mayor Swatman said staff did a very good job holding the line with the 2011 budget. He said the Council needs to make some difficult decisions on whether to cut services or spend a portion of the fund balance. He said he is looking at the trends and he wants to make sure the City adjusts to the "new normal". He said the Council needs to look at the future, prioritize programs and ensure the City has sufficient revenue to cover expenses.

Councilmember Rackley said the Council should look at downsizing. He asked where the revenue came from to cover the \$400,000 that was budgeted for 2011. He said he believes the Council should plan on adopting a \$0 base budget for 2013 budget. City Administrator Morrison said revenues came in a little better than expected and the City spent less on supplies and services. He said the City staff has economized where possible without cutting services. Mayor Johnson said staff projected a deficit in 2011 and worked very hard to not spend the money. He said the administration will continue to look at places for cost savings. He said the Council could reevaluate the budget after the first quarter of 2012 and then the Council could require some adjustments. He said the Council has done a good job in the past so there is a surplus available. He added the City of Bonney Lake has not had to make the same hard decisions other jurisdictions have had to make.

Councilmember Decker said the City is still in a depression and it will get worse before it gets better. He does not believe the Council should look at the future with blinders on. Councilmember Hamilton said the 6% sales tax increase is aggressive. He said he does not want to wait and hope for the best. He said it would be a big advantage to the citizens to have a Metropolitan Park District, as it would give the City more flexibility with the general fund. He said the Council's priority needs to be public safety. Councilmember Carter asked about the drug seizure fund, the 911 tax, money sent to Pierce Transit, and money budgeted to move staff to the Justice Center. Councilmember Decker asked about expenditures to the Easttown ULA. Chief Financial Officer Juarez said the financial model is a dynamic tool that is continuously updated. He said from 2010 to 2011, sales tax increased by 5%. Councilmember Hamilton said the financial model was designed during boom times and needs to be adjusted to the "new normal". He said commercial property is still in a recession and the City needs to make adjustments to live within its means. Mayor Johnson said creating a balanced budget would be a great goal for the 2013 -2014 biennial budget. Councilmember Carter noted the City will pay off a bond from 1997 at the end of the year. Councilmember Decker asked for the total fund balance in the general fund not earmarked; City Administrator Morrison replied it is between 3.5 and 4 million. Deputy Mayor Swatman asked about the exhibits connected to the budget amendment. He questioned if they represented a line item budget. Chief Financial Officer Juarez said the City uses a fund level budget. He said the administration has the authority to transfer money within a fund. City Attorney Dionne said the Administration has the authority but Council could restrict that authority if they want to. Chief Financial Officer Juarez explained the budget amendment process. He said the proposal is not a whole new budget, but simply adjustments to the existing biennial budget.

**H. Discussion:** Comprehensive Plan Amendments.

- a. AB11-130 – Ordinance D11-130 – Easttown Subarea.
- b. AB11-131 – Ordinance D11-131 – Easttown Design Standards.
- c. AB11-132 – Ordinance D11-132 – CUGA Comprehensive Plan Amendment and Zoning.
- d. AB11-133 – Ordinance D11-133 – Midtown Plan.
- e. AB11-134 – Ordinance D11-134 – Midtown Design Standards.
- f. AB11-135 – Ordinance D11-135 – Midtown Land Use.
- g. AB11-136 – Ordinance D11-136 – Park Element.

Mayor Johnson suggested Council email staff with any suggested changes to these documents. Councilmember Hamilton suggested adding a statement of support to the Park Plan regarding Ponderosa Estates deeding a park to the City if the area is annexed. He said it would not be a binding agreement. Councilmember Rackley said it may influence the citizens about annexation and it should be left out. By Council Consensus, the Comprehensive Plan Amendments were moved forward to December 13, 2011 Council Meeting for action.

**I. Discussion:** AB11-151 – Ordinance D11-151 – Midtown Zoning.

Deputy Mayor Swatman said the Planning Commission did a good job on this Comprehensive Plan amendment. Councilmember Carter asked why two properties were left out. Planning Manager Stinson said two properties were not included because they changed properties that are currently zoned commercial not high density residential or public facilities. By Council Consensus Ordinance D11-151 was moved forward to the December 13, 2011 Council Meeting for action.

**J. Discussion:** AB11-148 – Ordinance D 11-148 – 1.5% COLA for Non-represented Employees.

Deputy Mayor Swatman said this item is recommended for approval by the Finance Committee. He said in addition to the step increases, the non-represented employees will receive a 1.5% cost of living increase in 2012. By Council Consensus, AB11-148 was forwarded to the November 22, 2011 Council meeting for action.

**K. Discussion:** AB11-153 – Ordinance D11-153 - Amendment to Alarm Ordinance – Active Systems.

Councilmember Lewis said he would like the ordinance to be amended to “active alarms only”. He said he would like to clarify this ordinance for future Councils. By Council Consensus, AB11-153 was forwarded to the November 22, 2011 Council meeting for action.

**IV. ADJOURNMENT:**

**At 8:44 p.m., Councilmember Rackley moved to adjourn the Council Workshop. Councilmember Lewis seconded the motion.**

**Motion to adjourn approved 7-0.**

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Harwood Edvalson, CMC  
City Clerk

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Neil Johnson, Jr.  
Mayor

Items presented to Council at the November 15, 2011 Workshop:

- Planning Manager Stinson – *page 18 to Ordinance D11-131* – City of Bonney Lake.

CITY COUNCIL MEETING

November 22, 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](http://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 7:00 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 Neil Johnson, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Laurie Carter, Councilmember Dan Decker, Councilmember Mark Hamilton, Councilmember Donn Lewis, and Councilmember Randy McKibbin.

**Deputy Mayor Swatman moved to excuse Councilmember Rackley. Councilmember Lewis seconded the motion.**

**Motion approved 6 – 0.**

Staff members in attendance were City Administrator Don Morrison, Public Works Director Dan Grigsby, Community Development Director John Vodopich, Chief Financial Officer Al Juarez, Acting Police Lieutenant Kurt Alfano, 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. **AB11-159** – A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Appointing Todd Haueter As A Member Of The Park Board With A Term Expiring April 2013.

Mayor Johnson said Facilities & Special Projects Manager Gary Leaf has met with and supports Todd Haueter as a Park Board candidate. City Clerk Edvalson confirmed the Park Board has one remaining vacancy, and another recommendation will come forward to the Council soon.

**Councilmember Decker moved to approve motion AB11-157.  
Councilmember Lewis seconded the motion.**

**Motion approved 6 – 0.**

- 3. Presentations: None.

- D. Agenda Modifications: None.

**II. PUBLIC HEARINGS, CITIZEN COMMENTS & CORRESPONDENCE:**

- A. Public Hearings: None.

- B. Citizen Comments:

Joy Hill, 18323 77<sup>th</sup> St E, Bonney Lake, asked that proposed Ordinance D11-158 be tabled for further review. She said she has spoken with staff about grinder pumps in the past and was told there are 93 grinder pumps in the City, not 89 as is represented in the agenda materials. She said the map provided in the agenda packet is incorrect. She said the grinder pump on her property has only needed service once for an electrical repair.

Director Grigsby confirmed that there were originally 91 grinder pumps in the City, which has been reduced to 89 at this date. He said the map was provided to give an idea where the grinder pumps are located around the City. He noted that 130 or more utility customers use grinder pumps, since several houses can use a single grinder pump. He said the Community Development Committee reviewed the issue and felt the proposed \$2.00 fee increase was reasonable.

Ms. Hill questioned the reasoning for increasing fees further. She said she believes the City is raising fees to push residents to take over the maintenance of their grinder pumps. Deputy Mayor Swatman said he recognizes Ms. Hill's concerns, as she and others pay a surcharge for a service. He said from his recollection, the rate approved by Council in 2010 was actually lower than the originally proposed rate. He said the City is responsible for keeping the grinder pumps working and must allocate resources for staff time and maintenance costs. He noted that new home builders do not have the option of a city-maintained grinder pump, and homeowners on existing grinder pumps do have the option of transferring ownership from the City so they can handle maintenance themselves. He said if the service rate does not cover the actual cost of the service, other rate payers would be subsidizing those who have grinder pumps. Councilmember Carter suggested the item needs further discussion and she would move it from the Consent Agenda to Full Council Issues.

Winona Jacobsen, 9100 189<sup>th</sup> Ave Ct E, Bonney Lake, said she is pleased the Council seems to support a Cultural Resources Plan. She said it is best to have a separate arts commission and cultural heritage commission, with volunteers and professionals from the community taking part. She said though the arts and history overlap, they have separate interests. She said the commissions should not fall under the purview of the Park Board or Design Commission. She said though budgets are tight, she felt the City could depend on interested people to volunteer and help make Bonney Lake a destination for arts and culture, and be a source of community pride.

Mandi Collins, 11124 184<sup>th</sup> Ave Pl E, Bonney Lake, spoke about an incident she experienced with the Bonney Lake Police Department. She said she was pulled over on November 17, 2011 after dropping her children off at school. The officer told her she had expired tabs and had failed to transfer the title for her vehicle. The officer then asked her to give him her cell phone, and when she refused said he would arrest her if she did not do so. She said she felt intimidated and afraid, and gave the officer her phone. She said she later went to the Police Department to report the incident, and learned that officers do

not have any video cameras. She said she thinks all officers should have a recording device. The officer told her he took her phone because she was using it illegally, but she feels her rights were violated and had to get records from her phone provider to prove she was not on her phone at the time of the traffic stop. Mayor Johnson asked Mrs. Collins if she had submitted a report to the Police Department; she confirmed that she had already done so.

- 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 and received a report that 57 entry-level police officer applicants took the physical examination, and 46 passed on to the written exam. The committee also reviewed a proposed VFD contract, reviewed meeting notes, and had a detailed discussion of the budget.
- B. Community Development Committee: Councilmember Lewis said the committee met on November 15<sup>th</sup> and discussed the proposed grinder pump rate increase. He said staff explained that the current rate does not cover the service costs, which is why they have proposed an increase to \$18 per month. He said the committee requested confirmation that property owners may take ownership of city-owned grinder pumps at any time, and would then no longer incur the monthly fees. The committee also forwarded Resolutions 2163, 2169, and 2170 to the current agenda for action.
- C. Public Safety Committee: Councilmember Hamilton said the committee has not met since the last Council Meeting.
- D. Other Reports:

Pierce County Regional Committee: Councilmember Hamilton said he attended the PCRC Meeting on November 17<sup>th</sup> in Tacoma. Puget Sound Clean Air Agency Executive Director Craig Kenworthy presented information on pollution in Puget Sound. He said the majority of air pollution comes from residential wood heating stoves, and a program is available to help homeowners, most of whom are low-income, replace wood stoves with more efficient heaters. The agency is considering a county-wide program that would subsidize the replacement of 15,000 wood stoves, at a cost of \$6-7,000 per home. Mr. Kenworthy said if the County does not take action, the EPA could find it in violation of air quality standards, which could result in the loss of federal funding. He said while the main problem areas are not located on the plateau, residents should be aware of the issue and that they may be asked to help pay for a program. Councilmember Hamilton said the PCRC also elected its chair and co-chair for 2012.

Community News: Councilmember Carter said several councilmembers and a director have pledged to match up to \$500 in conjunction with the employee canned food drive. She said 'Shop With A Cop' had a fundraiser on November 15<sup>th</sup> and reportedly raised \$1,700 in donations so far. She noted the Senior Center provided two holiday dinners this year based on high demand. The Senior Center is seeking donations for their lunch program and to purchase a new van. City Clerk Edvalson said staff have collected 336 cans of food to date.

**IV. CONSENT AGENDA:**

- A. **Approval of Corrected Minutes:** November 1, 2011 Council Workshop and November 8, 2011 Council Meeting.
- B. **Approval of Accounts Payable and Utility Refund Checks/Vouchers:** Accounts Payable checks/vouchers #62378 thru 62416 (Including Wire Transfer # 20111103) in the amount of \$101,921.43; Accounts Payable checks/vouchers #62417 thru 62449 in the amount of \$160,993.64 for a grand total of \$262,915.07.
- C. **Approval of Payroll:** Payroll for November 1-15th 2011 for checks 30111-30135 including Direct Deposits and Electronic Transfers in the amount of \$412,222.94.
- D. **AB11-141 – Ordinance 1402 [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.
- E. **AB11-148 – Ordinance 1403 [D11-148]** – An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Amending Ordinance No. 1299 Relating To Salaries For Non-Represented Employees.
- F. **AB11-153 – Ordinance 1404 [D11-153]** – An Ordinance 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.
- G. ~~**AB11-158 – Ordinance D11-158** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Section 13.12.082 And 13.12.090 Of The Bonney Lake Municipal Code And Ordinance No. 1350 Relating To Monthly Sewer Charges. Moved to Full Council Issues, Item C.~~
- H. **AB11-128 – Resolution 2163** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Purchase Of Surplus Real Estate Purchase Of Land From The Washington State Department Of Transportation.
- I. **AB11-150 – Resolution 2169** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing A Water And Sewer Developer Extension Agreement With FMP Bonney Lake, LLC For The Franciscan Medical Pavilion.
- J. **AB11-154 – Resolution 2170** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending The Six-Year Transportation Improvement Program (2012-2017).

Mayor Johnson noted that Councilmember Carter requested Item G., Ordinance D11-158, be moved to Full Council Issues, Item C.

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

**Consent Agenda approved 6 – 0.**

**V. FINANCE COMMITTEE ISSUES:**

- A. **AB11-67 – Resolution 2128** – A Resolution Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Hire A Full Time Grant Funded Child Passenger Safety Program Manager To Be Part Of The Bonney Lake Police Department Organization. The Child Passenger Safety Program Director Salary And Benefit Package Of Up To \$100,200.00 Per Year Will Be Reimbursed By The Washington Traffic Safety Commission Grant Funding Source As Well As Receiving \$24,300.00 For Indirect Costs.

**Councilmember Decker moved to approve Resolution 2128. Councilmember Carter seconded the motion.**

Acting Police Lieutenant Kurt Alfano said this is an excellent grant program, and the person who accepted the position is experienced and will be a great asset to the department. Councilmember Carter said retired Police Chief Mike Mitchell worked on this grant program, and it continued forward with Interim Chief Dana Powers.

**Resolution 2128 approved 6 – 0.**

**VI. COMMUNITY DEVELOPMENT ISSUES:** None.

**VII. PUBLIC SAFETY COMMITTEE ISSUES:** None.

**VIII. FULL COUNCIL ISSUES:**

- A. **AB11-116 – Ordinance 1401 [D11-116]** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Renaming That Portion Of Sumner-Buckley Highway East That Lies Within The City Limits.

**Councilmember Decker moved to approve Ordinance 1401. Councilmember Lewis seconded the motion.**

Mayor Johnson noted the Council has discussed the item at multiple meetings and workshops in the past.

**Ordinance 1401 approved 4 – 2.  
Councilmembers Carter and Decker voted no.**

- B. **AB11-157 – Resolution 2172** – A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Appointing A Representative And Alternate To The Pierce Transit Public Transportation Improvement Conference.

**Councilmember Decker moved to approve Resolution 2172. Councilmember Carter seconded the motion.**

Mayor Johnson said he will serve as the primary representative, and asked a Councilmember to serve as the alternate. Councilmember Hamilton volunteered to serve as the alternate representative.

**Resolution 2172 approved 6 – 0.**

- C. **AB11-158 – Ordinance 1405 [D11-158]** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Section 13.12.082 And 13.12.090 Of The Bonney Lake Municipal Code And Ordinance No. 1350 Relating To Monthly Sewer Charges. *Moved from Consent Agenda, Item G.*

**Councilmember Decker moved to approve Ordinance 1405. Councilmember Lewis seconded the motion.**

Mayor Johnson noted the Community Development Committee recommended approval of this item. Councilmember Hamilton asked what analysis was done to justify the increased grinder pump rate. Councilmember Lewis said staff reviewed actual maintenance costs, which increased in the past two years and will likely continue to increase due to rising labor and equipment costs. He said the committee felt that maintenance costs for grinder pumps should be covered by fees, and need be raised now and reviewed again in a couple of years. Councilmember Lewis noted that the committee asked staff whether homeowners had another option, and staff explained that homeowners could take ownership of the pumps at any time. Councilmember Lewis said the fee increase is not intended to force homeowners to take ownership of grinder pumps.

Councilmember Carter said the current grinder pump fee was set 2010 and questioned why an increase is already needed. Councilmember Lewis said the rate set in 2010 was a compromise, since it was a large increase over past fees but it still did not cover the actual maintenance costs for grinder pumps. Councilmember Lewis said no citizens spoke at the recent CDC meetings where this item was discussed. Councilmember Carter said the item was listed on the CDC calendar for review in November, and was discussed in October and at the November 15<sup>th</sup> CDC meeting. She asked if the committee considered options to ‘grandfather’ in those already on city-owned grinder pumps or provide alternatives for those on fixed income. Deputy Mayor Swatman said the City offers reduced rates for low-income residents, Director Grigsby explained that the discount is available to those who qualify for a Pierce County tax exemption.

Councilmember Decker asked whether grinder pumps are mandatory. Director Grigsby explained why grinder pumps are needed for houses below the elevation of the sewer line, and noted that many properties with grinder pumps are located near the lakeshore. Councilmember Decker stated that if grinder pumps are required for people to connect to the sewer system, they should be free. Deputy Mayor Swatman said residents can choose whether to purchase or build a home that requires a grinder pump to connect to the City system. He said that sewer lines on private property are the responsibility of the owner up to the point where they connect to the City system. He said the City does not pay for repairs to private sewer lines in other cases and does not maintain or install grinder pumps for new homes.

Councilmember Carter said from her attendance at Shoreline Management Committee meetings, she learned the City provides sewer service around all the lakes to avoid potential issues with septic drainfields near the lakeshore. She said people who want to live on these properties must use grinder pumps. Director Grigsby confirmed that this is why the City installed grinder pumps with federal funds when the sewer system was first installed. Of the original 91, about 89 are still owned and maintained by the City.

**Ordinance 1405 approved 4 - 2.  
Councilmembers Carter  
and Decker voted no.**

**IX. EXECUTIVE SESSION:**

Pursuant to RCW 42.30.110(1)(i), the Council adjourned to an Executive Session with the City Attorney at 7:48 p.m. for 10 minutes to discuss potential litigation. The executive session was extended at 8:01 p.m. for five minutes and again at 8:07 for five minutes. The Council returned to Chambers at 8:13 p.m.

**X. ADJOURNMENT:**

**At 8:13 p.m., Councilmember Lewis moved to adjourn the Council Meeting. Deputy Mayor Swatman seconded the motion.**

**Motion to adjourn approved 6 – 0.**

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Harwood Edvalson, CMC  
City Clerk

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Neil Johnson, Jr.  
Mayor

Items presented to the Council at the November 22, 2011 Meeting: *None.*

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

<b>Department/Staff Contact:</b> Fin / Al Juarez	<b>Meeting/Workshop Date:</b> 6 December 2011	<b>Agenda Bill Number:</b> AB11-160
<b>Agenda Item Type:</b> Resolution	<b>Ordinance/Resolution Number:</b> 2173	<b>Councilmember Sponsor:</b>

**Agenda Subject:** Withdrawal from Rainier Communication Commission

**Full Title/Motion:** A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing The Mayor To Give Notice Of The City's Withdrawal From The Rainier Communication Commission. .

**Administrative Recommendation:**

**Background Summary:** The City of Bonney Lake is a current member of the Rainier Communication Commission (RCC), which was established by Interlocal agreement in 2001. Bill Oltman, General Manager of RCC, attended the October 11, 2011 Finance Committee meeting to deliver a presentation outlining the benefits of membership within RCC. At the October 18<sup>th</sup> Council Workshop Council discussed withdrawing from the RCC and exploring various other options. The 2012 dues are included in the adopted budget. Pursuant to Interlocal Agreement Section 3.B, six (6) months advance written notice of withdrawal is required. If notice to terminate is given during 2011, the City will only be required to pay dues for the first 6 months of 2012. If notice to terminate is given after January 1, 2012; the City will be responsible for a full years dues.

**Attachments:** Resolution 2173; and, Letter of Withdrawal

<b>BUDGET INFORMATION</b>			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
<b>Budget Explanation:</b> NA.			

<b>COMMITTEE, BOARD &amp; COMMISSION REVIEW</b>			
<b>Council Committee Review:</b>	Finance Committee	<i>Approvals:</i>	Yes No
	Date: 13 December 2011	Chair/Councilmember Deputy Mayor Swatman	<input type="checkbox"/> <input type="checkbox"/>
		Councilmember Hamilton	<input type="checkbox"/> <input type="checkbox"/>
		Councilmember Rackley	<input type="checkbox"/> <input type="checkbox"/>
	Forward to: 13 December 2011	<b>Consent</b>	
	Council Meeting	<b>Agenda:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Commission/Board Review:</b>			
<b>Hearing Examiner Review:</b>			

<b>COUNCIL ACTION</b>	
Workshop Date(s):	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

<b>APPROVALS</b>		
<b>Director:</b> <i>Al Juarez</i>	<b>Mayor:</b>	<b>Date Reviewed</b> <b>by City Attorney:</b> 11/22/2011 (if applicable):

RESOLUTION NO. 2173

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AUTHORIZING THE MAYOR TO GIVE NOTICE OF THE CITY'S WITHDRAWAL FROM THE RAINIER COMMUNICATION COMMISSION

WHEREAS, the City of Bonney Lake is a member of the Rainier Communication Commission, which was established by interlocal agreement in 2001; and

WHEREAS, the interlocal agreement allows any member to withdraw by giving written notice to the Commission President and/or General Manager, and the Chief Administrative Officers of the other members, six months in advance of the withdrawal date; and

WHEREAS, the City Council wishes to withdraw from the Commission.

NOW, THEREFORE, it is hereby resolved that the Mayor is authorized to provide written notice withdrawing the City from membership in the Rainier Communication Commission, in the manner described in the interlocal agreement.

Resolved this 13th day of December, 2011.

\_\_\_\_\_  
Neil Johnson, Mayor

ATTEST:

\_\_\_\_\_  
Harwood T. Edvalson, CMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
James J. Dionne, City Attorney



December 14, 2011

Bill Oltman, General Manager  
Rainer Communication Commission

**Re: Withdrawal from membership**

Dear Mr. Oltman (Bill):

Enclosed is a copy of Resolution No. 2173, passed by the Bonney Lake City Council on December 13, 2011. Pursuant to Section 3.B of the Interlocal Agreement forming the Rainier Communication Commission, this letter constitutes official written notice of the City of Bonney Lake's withdrawal from membership effective June 15, 2012, six months from the date of this letter. A copy of this notice is being sent to the other Commission members.

Sincerely,

Neil Johnson Jr., Mayor

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City Hall:  
19306 Bonney Lake Blvd.  
Bonney Lake, WA 98391  
Fax (253) 862-8538

Mailing Address:  
PO BOX 7380  
Bonney Lake, WA 98391  
(253) 862-8602

City Hall Annex:  
8720 Main Street East  
Bonney Lake, WA 98391  
Fax (253) 826-1921

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

<b>Department/Staff Contact:</b> Executive / Don Morrison	<b>Meeting/Workshop Date:</b> 6 December 2011	<b>Agenda Bill Number:</b> AB11-155
<b>Agenda Item Type:</b> Ordinance	<b>Ordinance/Resolution Number:</b> D11-155	<b>Councilmember Sponsor:</b>

**Agenda Subject:** Micellaneous Fee Schedule

**Full Title/Motion:** An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Chapter 3.90 Of The Bonney Lake And Ordinance Nos. 1233, 995 And 825 Relating To Miscellaneous Fees.

**Administrative Recommendation:** Approve

**Background Summary:** This is a minor update to the City's miscellaneous fee schedule. The major change is to the facility rental fees. The current Senior Center rates, especially for nonprofits, do not cover costs, and are far below market. There also needs to be rates set for rental of the JC and old Council Chambers. The rental rates cover the cost of a building monitor (person) which, under the proposed ordinance, can be reduced if a City employee is part of the rental group and agrees to provide monitoring services on his/her own time. For example, if the GBLHS wanted to hold a fund raising banquet at the Senior Center, and a city employee is a GBLHS member who would be attending, the City could agree to waive half the rental rate (to cover the building monitor portion) if the city employee agrees to serve as the building monitor. The monitor opens/closes, does pre and post facility inspection, serves as a "security guard", and otherwise assists the group as needed. Our regular monitor costs \$10.40/hour, including mandatory benefits (L&I, FICA).

**Attachments:** Ordinance D11-155

<b>BUDGET INFORMATION</b>			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
<b>Budget Explanation:</b> NA.			

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

<b>COUNCIL ACTION</b>	
Workshop Date(s): December 6, 2011	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

<b>APPROVALS</b>		
<b>Director:</b>	<b>Mayor:</b>	<b>Date Reviewed</b>

**ORDINANCE NO. D11-155**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING CHAPTER 3.90 OF THE BONNEY LAKE AND ORDINANCE NOS. 1233, 995 AND 825 RELATING TO MISCELLANEOUS FEES.**

**WHEREAS**, the Council finds it necessary to adjust various miscellaneous user fees;

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

**Section 1.** BLMC Section 3.90.010 and Section 3 of Ordinance 826 are hereby amended to read as follows:

3.90.010 Police department fees.

The following police department fees apply:

Copies of reports, including insurance	\$5.00
Fingerprinting	\$5.00
Copies of 911 Tapes	\$50.00
Copies of photographs	\$2.00

Black & white copies of collision reports to insurance companies	\$5.00
Collision reports to the general public	No Charge
Black & White copies of general reports to public	First 5 pages free; \$0.15 per page thereafter.
Color copies of photographs	\$2.00 per page
CD copies of photographs	\$1.00 per CD
Fingerprinting - Inked hard copies	\$5.00 per card
Fingerprinting - Live Scan	\$15.00

**Section 2.** BLMC Section 3.90.040 and Section 1 of Ordinance No. 1233 are hereby amended to read as follows:

3.90.020 Miscellaneous items.

Certain fees for miscellaneous items apply:

Black and white/color copies up to and including 11" × 17"	\$0.15 per page (including duplex pages) after the first five pages. There is no charge for the first five pages per customer per day. The allowance shall not be cumulative and shall apply only to copies of city records.
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<u>Scans of documents up to and including 11" X 17"</u>	\$.15 per page; scan to Portable Document File (PDF)
18" x 24" map	\$1.50 per page (cannot produce back-to-back pages).
24" x 36" map	\$3.00 per page (cannot produce back-to-back pages).
Council, court, or commission tapes	\$10.00 per tape (plus trip and staff time fee and outside agency fee. \$10.00 fee must be paid in advance).
Court appeals	\$40.00 appeals preparation and tapes.
Court-certified copies	\$5.00 per court document.
Special duplication requests (not applicable to public disclosure requests)	Costs for large duplication projects will be actual cost.
Postage/delivery services and other delivery methods	Actual costs. Advance payment may be required. The city will only provide FAX copies if the city incurs no expense for long distance charges.
Certification by city clerk	\$5.00 per certification.
Notary	\$5.00 – Fee waived for city business.
Other electronic records	Actual costs for electronic records recorded to physical media (diskettes, CD-ROM, DVD, etc.) with a minimum of \$12.00 per piece, except for court transactions, which shall be charged at \$10.00 per piece.

**Section 3.** BLMC Section 3.90.040 and Section 3 of Ordinance No. 995 are hereby amended to read as follows:

3.90.040 ~~Senior center rental.~~ City facility rental.

The following usage rates apply for use of the ~~Bonney Lake Senior Center Building~~; following City facilities:

	Standard Rental Rates	<del>*Nonprofit Organization Rates</del>
Damage deposit	\$250.00	\$125.00
Hall rental (35' x 50')	\$50.00/hour	<del>\$20.00 for first four hours, \$20.00 per hour for each additional hour</del>

Note: There is a \$25.00 removal fee for each item caught in the ceiling fan.

**Rates & Deposits (2 hour minimum)**

<b>Facility</b>	<b>Standard Hourly Rate</b>	<b>Standard Damage Deposit</b>	<b>Local Non-Profit Hourly Rate</b>	<b>Non-Profit Damage Deposit</b>
Senior Center Main Hall	\$ 50	\$ 250	\$ 30	\$ 125
City Hall Meeting Room	\$ 30	\$ 250	\$ 20	\$ 125
Justice Center Council Chambers/Lobby	\$ 40	\$ 250	\$ 25	\$ 125
Justice Center Meeting Room/Lobby	\$ 30	\$ 250	\$ 25	\$ 125

Given that the rental rate includes the cost of a building monitor, rental rates may be reduced by 50% if a member of rental group is a City employee who agrees to serve as the building monitor at his/her sole expense, and is so approved in advance by the City.

The Justice Center rental rate shall be reduced by 30% if both facilities are rented simultaneously.

The City may retain a portion of the damage deposit if rental activities require City staff to incur additional labor to return the facility to pre-use condition, even though there may have been no physical damage. Examples include but are not limited to: removal of balloons or other items caught in a ceiling fan, removing stains to carpet, general cleanup, trash removal.

**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. Administration.** The Mayor is hereby authorized to adopt and implement such administrative policies, procedures, forms, guidelines, etc. as may be necessary to carry out the intent of this ordinance.

**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 \_\_\_\_<sup>th</sup> day of , 2011.

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Neil Johnson, Jr.  
Mayor

ATTEST:

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Harwood T. Edvalson  
City Clerk, CMC

APPROVED AS TO FORM:

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James Dionne  
City Attorney

Passed:

Valid:

Published:

Effective Date:

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

<b>Department/Staff Contact:</b> Executive / Don Morrison	<b>Meeting/Workshop Date:</b> 6 December 2011	<b>Agenda Bill Number:</b> AB11-147
<b>Agenda Item Type:</b> Ordinance	<b>Ordinance/Resolution Number:</b> D11-147	<b>Councilmember Sponsor:</b>

**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

<b>BUDGET INFORMATION</b>			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
<b>Budget Explanation:</b> See Attached			

<b>COMMITTEE, BOARD &amp; COMMISSION REVIEW</b>											
<b>Council Committee Review:</b>	Finance Committee Date: 8 November 2011	<i>Approvals:</i> 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: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><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	<b>Consent Agenda:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No									
<b>Commission/Board Review:</b>											
<b>Hearing Examiner Review:</b>											

<b>COUNCIL ACTION</b>	
Workshop Date(s): 11/15/2011, 12/6/2011	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<sup>h</sup> day of December, 2011.**

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Neil Johnson, Jr. Mayor

Attested:

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Harwood T. Edvalson, City Clerk

Approved as to Form:

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James Dionne, City Attorney

Passed:  
Valid:  
Published:  
Effective Date:

2011/2012 Biennial Budget  
MID-BIENNIAL BUDGET AMENDMENT

EXPENDITURES

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)	13,524,865	(439,214)	29,201,323	(748,066)
120	Drug Investigation	230,698	-	-	-	230,698	100,000
126	Contingency	-	-	-	-	-	-
208	1997 G.O. Public Safety Building	357,850	-	550,000	4,047,870	357,850	-
301	Street CIP	4,617,640	(2,292,970)	2,324,670	4,597,870	5,167,640	1,754,900
302	Parks CIP	2,571,919	(1,508,000)	245,825	1,610,825	2,817,744	(143,000)
320	General Government CIP	1,580,675	-	2,350,000	700,000	3,930,675	700,000
325	Civic Center CIP	-	-	-	-	-	-
401	Water	12,789,110	(2,951,016)	9,547,853	3,659,239	22,336,963	708,223
402	Wastewater (Sewer)	12,743,420	(3,978,734)	9,024,872	4,567,868	21,768,292	589,134
415	Stormwater	1,530,396	(277,326)	1,393,235	271,497	2,923,631	(5,829)
501	Equipment Rental & Replacement	967,797	14,242	903,660	256,053	1,871,457	270,294
502	Insurance	413,249	21,690	413,249	(4,814)	826,498	16,876
	Total	53,479,212	(11,280,966)	37,953,559	14,523,499	91,432,771	3,242,533

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	13,338,706	(646,227)	26,120,900	(551,639)
	Use of Fund Balance	2,894,264	(403,439)	186,160	207,014	3,080,424	(196,425)
120	Drug Investigation	230,000	-	-	100,000	230,000	100,000
126	Contingency	-	-	-	-	-	-
208	1997 G.O. Public Safety Building	357,850	-	1,293,575	-	357,850	-
301	Street CIP	1,399,100	-	373,500	606,000	2,692,675	-
302	Parks CIP	1,352,000	115,000	148,000	(55,000)	1,725,500	721,000
320	General Government CIP	582,000	-	148,000	(50,000)	730,000	(55,000)
325	Civic Center CIP	82,000	-	148,000	(50,000)	230,000	(50,000)
401	Water	10,421,000	-	8,123,200	-	18,544,200	-
402	Wastewater (Sewer)	7,611,100	-	4,098,200	3,325,190	11,709,300	3,325,190
415	Stormwater	1,728,200	-	1,667,500	-	3,395,700	-
501	Equipment Rental & Replacement	1,113,189	1,126,365	1,146,585	8,300	2,259,774	1,134,685
502	Insurance	357,731	-	357,731	-	715,462	-
	Total	40,910,628	932,534	30,881,157	3,495,277	71,791,785	4,427,811

General Fund  
Revenues + Use of Fund Balance = Expenditures

Revised:

11/3/2011 15:31

City of Bonney Lake - All Funds EXPENDITURES	2011		2012		2011/2012	
	Adopted	Mid-Biennial BA Revised	Adopted	Mid-Biennial BA Revised	Adopted	Mid-Biennial BA Revised
<b>OPERATING EXPENDITURES</b>						
General Fund	\$ 89,994	\$ (44,000)	\$ 90,527	\$ (5,000)	\$ 180,521	\$ (49,000)
Legislative (City Council)	539,647	(5,840)	550,743	(5,812)	1,089,390	(11,652)
Judicial (Municipal Court)	377,667	212,725	391,501	235,598	769,168	448,323
Executive (Office of the Mayor & Administrator)	1,014,287	2,502	1,064,867	25,061	2,079,254	27,563
Executive (Financial Services)	350,580	(4,050)	354,060	(10,928)	704,640	(14,977)
Legal (City Attorney)	492,130	4,071	496,201	4,165	1,001,377	8,236
Administrative Services (City Clerk/Human Resources)	469,691	(4,524)	465,167	(5,208)	956,110	(9,733)
Administrative Services (Information Technology)	325,656	(2,600)	340,523	(5,000)	666,179	(33,929)
Community Services (Senior Center)	368,250	(188,892)	179,358	(265,083)	744,233	(453,975)
Community Services (Community Information)	545,748	(37,670)	508,078	31,793	1,062,130	(5,878)
Community Services (Facilities)	48,915	(16,352)	51,133	(19,274)	100,048	(35,627)
Community Services (Forestry)	288,099	(5,429)	282,670	285,151	573,250	(15,586)
Community Services (Parks)	1,396,192	(28,177)	1,463,820	(34,942)	2,860,012	(63,119)
Community Development	5,243,129	(46,519)	5,331,749	31,021	10,574,878	(15,498)
Police	83,894	(11,000)	83,894	72,894	167,788	(22,000)
Public Works - Administration/Engineering	925,770	32,920	958,690	58,163	1,779,327	91,063
Public Works - Streets	137,135	(166,015)	(117,701)	(252,010)	19,434	(418,025)
Non-Departmental	-	-	-	-	-	-
General Fund Labor Savings (Furlough, Step Freeze, AWC)	-	-	-	-	-	-
Other Funds	-	-	-	-	-	-
Drug Seizure Fund	-	-	-	-	-	-
Contingency Fund	-	-	-	-	-	-
City Center Fund	-	-	-	-	-	-
Waterworks (Water, Sewer, Storm)	4,113,782	584,888	4,698,670	(9,761)	8,808,766	575,127
Water Administration & Operations	3,783,459	337,205	4,100,664	(728,316)	7,586,346	208,887
Sewer Administration & Operations	1,077,396	(3,326)	1,064,070	2,497	2,200,630	(829)
Stormwater Administration & Operations	689,301	88,242	785,543	111,221	1,353,961	200,463
Equipment Rental Admin & Operations	413,249	21,690	434,939	(4,814)	826,488	1,554,424
Insurance Fund	-	-	-	-	-	-
Total Operating Expenditures	22,772,971	720,847	23,493,818	(266,389)	46,104,740	452,458
<b>CAPITAL</b>						
Street CIP	4,383,000	(2,292,970)	2,070,030	4,047,870	4,913,000	1,754,900
Parks CIP	2,316,000	(1,506,000)	808,000	1,365,000	2,316,000	(143,000)
General Government CIP	1,250,000	-	1,250,000	600,000	3,600,000	600,000
City Center CIP	-	-	-	-	-	-
Water Fund	6,703,000	(3,525,000)	3,178,000	3,669,000	9,623,000	144,000
Sewer Fund	8,183,000	(4,315,939)	3,867,061	4,696,186	12,651,000	380,247
Stormwater Fund	443,000	(274,000)	169,000	269,000	723,000	(5,000)
Equipment Rental Fund	288,496	(75,000)	223,496	144,831	517,496	69,831
Total Capital	23,556,496	(11,990,909)	11,565,567	14,791,887	34,343,486	2,800,978
<b>OTHER FINANCING USES</b>						
Transfers Out	-	-	-	-	-	-
General Fund	2,650,000	-	2,650,000	-	2,650,000	-
Water Fund	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
General Fund	330,675	-	892,111	(200,000)	1,222,786	(200,000)
Public Safety GO Bond	357,850	-	357,850	-	705,700	-
Drug Seizure Fund	230,698	-	230,698	-	461,396	-
Parks CIP	255,919	-	255,919	-	511,838	-
Street CIP	254,640	-	254,640	-	509,280	-
General Government CIP	330,675	-	330,675	-	661,350	-
City Center CIP	-	-	-	-	-	-
Water Fund	1,972,329	(10,904)	1,961,425	-	3,905,198	(10,904)
Sewer Fund	766,961	-	766,961	-	1,533,922	-
Stormwater Fund	-	-	-	-	-	-
Other Financing Uses	-	-	-	-	-	-
Total Other Financing Sources	7,149,747	(10,904)	7,138,843	-	14,277,740	(10,904)
<b>TOTAL EXPENDITURES &amp; OTHER USES</b>	\$59,479,214	\$ (11,280,966)	\$ 42,198,248	\$ 14,523,499	\$ 91,427,057	\$ 3,242,533
			\$ 37,963,559	\$ 52,477,057	\$ 81,452,773	\$ 394,675,305

Fund 501: Equipment Rental & Replacement

		Equipment Replacement Schedule				
		2011		2012		
Asset #	Department	Equipment	Adopted	Revised	Adopted	Revised
29	Water	2004 Grumman 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 <sup>1</sup>	-	-	18,000	18,000
104	Comm Dev	2000 Plymouth Breeze <sup>2</sup>	-	-	-	-
133	Comm Dev	2000 Dodge Stratus SE <sup>2</sup>	-	-	-	-
106	Comm Dev	2000 Chrysler 300 <sup>2</sup>	-	-	-	-
			\$ 298,496	\$ 298,496	\$ 219,000	\$ 344,000

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

<sup>2</sup>Vehicles will be surplus and replaced with one (1) new passenger sedan (shown in new rolling stock).

Year	2008		2009		2010		2011		2012	
	Authorized F.T.E.		Adopted F.T.E.		Adopted F.T.E.		Revised F.T.E.		Adopted F.T.E.	Revised F.T.E.
<b>City of Bonney Lake POSITION SUMMARY</b>										
<b>CITY COUNCIL</b>										
	Councilmember (Part-Time)	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000
<b>TOTAL CITY COUNCIL</b>		<b>7,000</b>	<b>7,000</b>	<b>7,000</b>	<b>7,000</b>	<b>7,000</b>	<b>7,000</b>	<b>7,000</b>	<b>7,000</b>	<b>7,000</b>
<b>EXECUTIVE</b>										
	Mayor	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
	Executive Assistant	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									
<b>TOTAL EXECUTIVE</b>		<b>3,000</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>	<b>3,000</b>
<b>LEGAL</b>										
	City Prosecutor					1,000	1,000	1,000	1,000	1,000
<b>TOTAL LEGAL</b>						<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>
<b>COURT</b>										
	Municipal Judge	0.750	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
	Court Clerk I	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
<b>TOTAL COURT</b>		<b>5,750</b>	<b>5,850</b>	<b>5,850</b>	<b>5,850</b>	<b>5,850</b>	<b>5,850</b>	<b>5,850</b>	<b>5,850</b>	<b>5,850</b>
<b>FINANCE</b>										
	Chief Financial Officer	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
	Accountant	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
	Utility Billing Supervisor	1,000								
	Accounting Specialist I/II	4,000	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
	Payroll Officer	1,000								
<b>TOTAL FINANCE</b>		<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>
<b>CITY CLERK &amp; ADMINISTRATIVE SERVICES</b>										
	Administrative Services Director/City Clerk	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
	Administrative Specialist I/II	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
	Information Services Manager									
	Information Services Coordinator	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
	PC/Network Technician	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									
	Kitchen Aide									
	Senior Center Aide/Van Driver									
<b>TOTAL CITY CLERK &amp; ADMINISTRATIVE SERVICES</b>		<b>7,000</b>	<b>7,000</b>	<b>7,000</b>	<b>7,000</b>	<b>7,000</b>	<b>7,000</b>	<b>7,000</b>	<b>7,000</b>	<b>7,000</b>

City of Bonney Lake POSITION SUMMARY	Year				
	2008 Authorized F.T.E.	2009 Adopted F.T.E.	2010 Adopted F.T.E.	2011 Adopted F.T.E.	2012 Revised F.T.E.
<b>COMMUNITY SERVICES</b>					
Community Services Director	1,000	1,000	1,000	1,000	1,000
Special Events Coordinator	1,000	1,000	1,000	1,000	1,000
Community Services Specialist	1,000	1,000	1,000	1,000	1,000
Facilities Maintenance Worker II	1,000	1,000	1,000	1,000	1,000
Custodian	1,000	1,000	1,000	1,000	1,000
Parks Lead Worker	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
Senior Center Manager	1,000	1,000	1,000	1,000	1,000
Senior Services Assistant	1,000	1,000	1,000	1,000	1,000
Cook	0,800	0,800	0,800	0,800	0,800
Kitchen Aide	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
<b>TOTAL COMMUNITY SERVICES</b>	<b>11,900</b>	<b>11,900</b>	<b>11,900</b>	<b>10,900</b>	<b>10,900</b>
<b>POLICE</b>					
Police Chief	1,000	1,000	1,000	1,000	1,000
Assistant Police Chief	1,000	1,000	1,000	1,000	1,000
Police Lieutenant	1,000	1,000	1,000	1,000	1,000
Department Assistant	1,000	1,000	1,000	1,000	1,000
Records Clerk	3,000	3,000	3,000	3,000	3,000
Police Sergeant	4,000	5,000	5,000	4,000	4,000
Patrol Officers	21,000	22,000	22,000	22,000	22,000
School Resource Officer	1,000	1,000	1,000	1,000	1,000
Community Services Officer	3,200	3,200	3,200	3,600	3,600
<b>TOTAL POLICE</b>	<b>36,200</b>	<b>37,200</b>	<b>37,200</b>	<b>37,600</b>	<b>37,600</b>
<b>COMMUNITY DEVELOPMENT</b>					
Community Development Director	1,000	1,000	1,000	1,000	1,000
GIS Analyst	1,000	1,000	1,000	1,000	1,000
GIS Project Specialist	1,000	1,000	1,000	1,000	1,000
Planning Manager	1,000	1,000	1,000	1,000	1,000
Associate Planner	1,000	1,000	1,000	1,000	1,000
Assistant Planner	1,000	1,000	1,000	1,000	1,000
Planning Technician	1,000	1,000	1,000	1,000	1,000
Code Enforcement Officer	1,000	1,000	1,000	1,000	1,000
Development Services Engineer	1,000	1,000	1,000	1,000	1,000
Construction Inspector	1,000	1,000	1,000	1,000	1,000
Administrative Specialist I/II	1,000	1,000	1,000	1,000	1,000
Building Official	1,000	1,000	1,000	1,000	1,000
Permit Coordinator	1,000	1,000	1,000	1,000	1,000
Permit Technician I/II	2,000	2,000	2,000	2,000	2,000
Building Inspector 2	1,000	1,000	1,000	1,000	1,000
Building Inspector 1	2,000	2,000	2,000	2,000	2,000
<b>TOTAL COMMUNITY DEVELOPMENT</b>	<b>17,000</b>	<b>17,000</b>	<b>17,000</b>	<b>14,000</b>	<b>14,000</b>

City of Bonney Lake POSITION SUMMARY	Year					
	2008 Authorized F.T.E.	2009 Adopted F.T.E.	2010 Adopted F.T.E.	2011 Adopted F.T.E.	2011 Revised F.T.E.	2012 Revised F.T.E.
<b>PUBLIC WORKS (Water, Sewer, Streets, Stormwater, ER&amp;R)</b>						
Public Works Director	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
Public Works Support Services Coordinator	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
Administrative Specialist IV	1,000	1,000	1,000	1,000	1,000	1,000
City Engineer	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
Engineering Technician	1,000					
Maintenance Worker I	7,000	7,000	7,000	6,000	6,000	6,000
Maintenance Worker II	18,000	18,000	18,000	17,000	17,000	17,000
Maintenance Electrician	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
Meter Reader	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
Lead Maintenance Worker	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
Street & Stormwater Supervisor	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
Parks Lead Worker	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
<b>TOTAL ENGINEERING</b>	<b>44,000</b>	<b>44,000</b>	<b>44,000</b>	<b>44,000</b>	<b>46,000</b>	<b>46,000</b>
<b>TOTAL STAFFING (excludes elected officials)</b>	<b>133,850</b>	<b>134,900</b>	<b>134,950</b>	<b>131,350</b>	<b>132,350</b>	<b>132,350</b>
<b>TOTAL POPULATION</b>	<b>16,220</b>	<b>16,500</b>	<b>16,690</b>	<b>16,857</b>	<b>16,857</b>	<b>17,025</b>
<b>F.T.E. per 1,000 population</b>	<b>8.25</b>	<b>8.18</b>	<b>8.09</b>	<b>7.79</b>	<b>7.85</b>	<b>7.77</b>

Schedule A

TOTAL REVENUES & EXPENDITURES  
GOVERNMENTAL FUNDS (Note A)

2011 - 2016 ANALYSIS

	Actual		Unaudited Actual (B)	Adopted Budget		Actual Through 31 August, 2011	Projected Budget					2011 - 2016				
	2007	2008		2009	2010		2011	2012	2013	2014	2015	2016	Estimated	Totals		
<b>GENERAL GOVERNMENT</b>																
Grant Revenues																
Property Taxes (311)	2,133,842	2,304,267	2,454,803	2,731,060	2,872,150	2,900,872	1,363,235	2,843,429	2,580,185	2,593,086	2,619,017	2,645,207	2,671,659	15,952,582		
Sales Tax (312 + 313)	3,511,482	3,828,634	3,119,185	3,351,720	3,519,306	3,780,464	1,694,204	3,519,306	3,536,903	3,749,117	4,011,555	4,292,364	4,635,753	23,744,997		
Utility Tax (314, 316, 316.20)	2,518,967	2,472,597	2,706,708	2,380,065	2,403,906	2,476,023	1,496,598	2,685,592	2,669,020	2,779,991	2,891,190	3,035,750	3,217,895	17,309,437		
Other taxes (316.20, 317, 319)	0	157,669	217,536	145,020	146,470	149,400	102,666	173,097	173,962	179,181	184,556	190,083	195,796	1,096,685		
Licenses & Permits (320)	1,776,038	441,005	376,015	489,659	486,074	529,791	252,566	432,975	455,140	496,102	570,518	684,621	855,133	3,495,133		
Intergovernmental (330)	240,597	380,089	569,535	433,216	475,607	511,406	313,162	574,307	577,506	583,281	600,779	612,795	625,051	3,495,133		
Charges for Goods & Service (341 - 348)	1,066,236	797,114	541,302	683,300	715,650	765,176	272,715	490,883	473,237	506,364	551,937	566,071	601,611	3,495,133		
Investment Interest (351)	307,975	916,852	235,217	100,000	102,000	104,500	444,268	723,524	727,141	756,227	778,914	810,070	834,373	4,630,249		
Other Revenues (362, 362.50, 365, 367, 369)	207,151	73,321	381,769	144,225	176,830	180,000	81,201	170,634	171,487	176,632	181,931	187,389	189,263	1,077,335		
Other Res-Fac Rentals (J,C Annex) (362.50)(Note E)	0	0	0	28,080	22,528	80,000	37,857	41,000	41,000	41,000	41,000	41,000	41,000	246,000		
Administrative Transfers In (349)	1,055,818	1,108,611	806,991	1,132,035	1,132,035	1,165,996	754,690	1,276,781	1,165,996	1,200,976	1,249,015	1,286,485	1,325,080	7,359,887		
Total Budgeted Revenue	13,025,266	13,123,820	11,990,211	12,233,223	12,782,194	13,338,706	6,853,256	12,876,781	12,692,477	13,295,543	14,036,848	14,897,679	15,976,205	83,775,573		
Additional Revenues Not Included Above																
Resource Conservation Management (RCM) Grant																
800MHz Related Revenues or Offsets (Note G)																
Adm'n Sales Tax Rev - New Lic/Est Establishments																
Total Additional Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Revenues</b>	<b>13,025,266</b>	<b>13,123,820</b>	<b>11,990,211</b>	<b>12,233,223</b>	<b>12,782,194</b>	<b>13,338,706</b>	<b>6,853,256</b>	<b>12,876,781</b>	<b>12,692,477</b>	<b>13,295,543</b>	<b>14,036,848</b>	<b>14,897,679</b>	<b>15,976,205</b>	<b>83,775,573</b>		
<b>Operations &amp; Maintenance - See Schedule B</b>	<b>10,530,401</b>	<b>12,144,193</b>	<b>12,104,965</b>	<b>12,748,905</b>	<b>15,676,458</b>	<b>13,524,865</b>	<b>10,166,378</b>	<b>15,367,607</b>	<b>13,095,652</b>	<b>13,539,363</b>	<b>13,992,544</b>	<b>14,789,270</b>	<b>15,231,918</b>	<b>85,995,354</b>		
<b>Sub-Total Results of Operations</b>	<b>2,494,865</b>	<b>979,627</b>	<b>-114,754</b>	<b>-516,682</b>	<b>-2,894,264</b>	<b>-186,159</b>	<b>-3,332,122</b>	<b>-2,490,826</b>	<b>-383,175</b>	<b>-243,780</b>	<b>54,304</b>	<b>109,409</b>	<b>744,286</b>	<b>-2,219,781</b>		
Debt Services																
Dedicated Revenues (1997 Bonds)																
1997 Bonds - paid off in 2011 (Note C)																
2008 Civic Center Bonds (\$661,443 annual) (Note T)																
2008 800 MHz Loan (\$231,000 annual) (Note V)																
Total Net Debt Service																
Annual Net Available																
Reserve Transfers Out (\$2,800,000) (Note U)																
Fund Balance From Prior Year																
Year End Fund Balance																
Fund Balance as a % of current year expenditures																
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" beginning 2010 and is reflected in a separate line item, #362.50																
E. Justice Center Annex and other leased space is included in "misc revenue" beginning 2010 and is reflected in a separate line item, #362.50																
F. Shoreline Mgmt Planning Grant is included in the line item titled "intergovernmental" in 2010																
G. 800 MHz Revenues: 2013: Summer=\$25K, EPFR=\$25K, 2014: Summer=\$25K, EPFR=\$25K, 2015: Summer=\$28K, EPFR=\$125K, 2016: Summer=\$28K, EPFR=\$250K																
H. Administrative Transfers In: includes charges to other funds, etc. for administrative, professional, technical time, insurances, etc. (*3% beginning yr 2012 and reassessed in years hence)																
<b>Economic Recover Assumptions as Follows:</b>																
J. Property Tax: 2012 Preliminary Certification received from Pierce County in late September. 2013 = +5% of prior year, 2014 - 2016 = 1% of prior year.																
K. Sales Tax: Calculated nominal average of annual % of increase from 2004 through 2010 = 6.56%. Year 2011 = +5%, 2012 = +5%, 2013 = +5%, 2014 = +7%, 2015 = +7%, 2016 = +6%																
L. Utility Tax: Year 2012 = +5%, 2013 = +3%, 2014 = +4%, 2015 = +5%, 2016 = +5%																
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 = +5%, 2013 = +5%, 2014 = +5%, 2015 = +5%, 2016 = +5%																
O. Charges for goods & services: Year 2012 = +5%, 2013 = +7%, 2014 = +9%, 2015 = +9%, 2016 = +9%																
P. Fines & Forfeits: Year 2012 = +5%, 2013 = +4%, 2014 = +4%, 2015 = +4%, 2016 = +3.5%																
Q. Investment Interest: Year 2012 = +1%, 2013 = +3%, 2014 = +3%, 2015 = +3%, 2016 = +1%																
R. Other Revenues: (includes lease to EPFR) 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 (paid 50% General Fund (\$330,675) and 50% Gov. Grant. CIP (\$330,675), amounts included in sched B. In 2012 total amount (\$661,443) in gov fund budget schedule B.																
U. 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 (GSC/CIPI) = \$300K, To Fund 501 (ERR) = \$750K. (Additional detail on schedule B, Note C)																
V. 2011: 800 MHz debt service payment budgeted in the Drug Fund (\$231,000), in 2012 through 2016 the annual amount (\$231,000) included in General Fund, Schedule B																



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

<b>Department/Staff Contact:</b> CD / Heather Stinson	<b>Meeting/Workshop Date:</b> 13 December 2011	<b>Agenda Bill Number:</b> AB11-130
<b>Agenda Item Type:</b> Ordinance	<b>Ordinance/Resolution Number:</b> D11-130	<b>Councilmember Sponsor:</b>

**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

<b>BUDGET INFORMATION</b>			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
<b>Budget Explanation:</b>			

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

<b>COUNCIL ACTION</b>	
Workshop Date(s): 10/18/11, 11/15/11	Public Hearing Date(s): 9/7/11
Meeting Date(s):	Tabled to Date:

<b>APPROVALS</b>		
<b>Director:</b> JPV	<b>Mayor:</b>	<b>Date Reviewed by City Attorney:</b> 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



## Table of Contents

Figures.....	4
Executive Summary .....	5
1. Introduction.....	7
1.1 Purpose.....	7
1.2 Existing Conditions.....	9
1.3 Outreach Efforts & Community Comments .....	11
2. Goals and Policies.....	12
2.1 Relationship to Other Planning Documents.....	12
2.2 Transportation Related Goals and Policies .....	12
2.3 Water System Goals and Policies .....	13
2.4 Sanitary Sewer Goals and Policies .....	15
2.5 Stormwater Goals and Policies .....	17
2.6 Land Use Goals and Policies .....	18
3. The Future of Easttown.....	18
3.1 Enhance the SR 410 Corridor .....	19
3.2 Create Alternative Routes for Local Traffic .....	19
3.3 Facilitate Extension of City Water and Sewer Services to Easttown .....	19
3.4 Address Conflicting Standards of the Water Purveyors to Easttown .....	20
3.5 Provide Improved Predictability to Property Owners and Developers.....	20
3.6 Facilitate High Quality Development & Foster Economic Growth.....	20
3.7 Establish Identity for Easttown Area .....	21
4. Circulation.....	21
4.1 Operations .....	21
4.2 Coordination with WSDOT .....	21
4.3 Future Road Network.....	25
4.4 Internal Road Standards.....	27
4.5 Access Management .....	33

5.	Water.....	39
5.1	Existing System Characteristics.....	39
5.2	Proposed Water System Improvements for Future Demand .....	39
5.3	Water System Requirements for New Development.....	40
5.4	Cost Sharing Options for Water Main Extensions.....	40
6.	Sewer.....	43
6.1	Existing System Characteristics.....	43
6.2	Sewer System Improvements Necessary to Meet Future Demand.....	43
6.3	Sewer System Requirements for New Development.....	44
6.4	Cost Sharing Options for Sewer Line Extensions.....	44
7.	Eastown Development Standards .....	46

## Figures

Figure #	Title	Type	Page
1	Eastown Vicinity Map	Map	7
2	Intersection Control & Spacing	Map	25
3	Future Section with Private Frontage Improvements	Diagram	26
4	Future Road Network	Map	27
5	Public Roadway Section	Diagram	32
6	Private Roadway Section	Diagram	32
7	Roadway Classification	Table	33-34
8	Crosswalk/Paving Treatment Options	Diagram	37
9	Corner Clearance at Intersections for Class C and D Roadways Without Restrictive Medians	Table	39
10	Illustrations of Corner Clearances	Diagrams	40
11	Connection Category	Table	41
12	Preliminary Water Design	Map	48
13	Preliminary Sewer Design	Map	52

## 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 214<sup>th</sup> Avenue and 234<sup>th</sup> 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

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

Eastown 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 Eastown. 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 96<sup>th</sup> 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 Eastown Future Roadway Plan. The Eastown 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 Eastown 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 Eastown is anticipated to be fully funded by the private development it will ultimately serve. All properties west of 219<sup>th</sup> Avenue will be served by gravity mains extending from the existing city sewer system. Due to topography, all properties east of 219<sup>th</sup> 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 Eastown. Equally important is implementation of design standards that help Eastown to develop as a unique area within the City of Bonney Lake. To that end, the Eastown 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 Eastown 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 Eastown 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 214<sup>th</sup> Avenue to the west, and 233<sup>rd</sup>/234<sup>th</sup> 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.

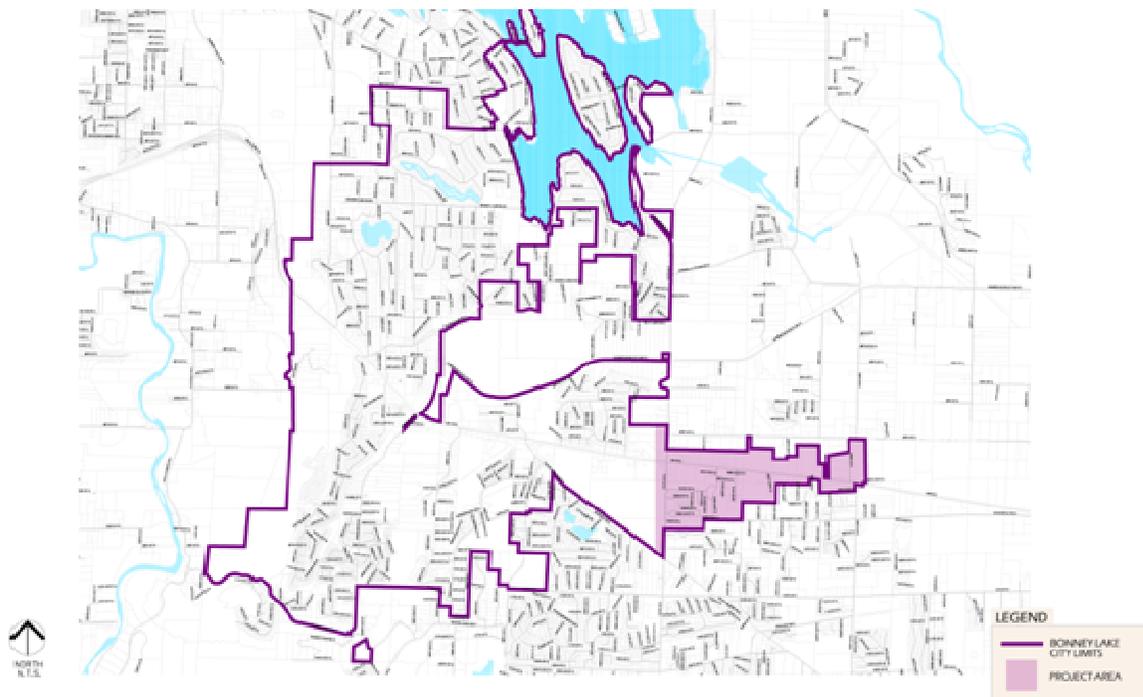
SR 410 serves as the primary access to Bonney Lake. It bisects the Easttown area, which presents challenges to both the extension of services and the creation of an urban area with its

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 214<sup>th</sup> Avenue, SR 410 has a six-lane cross-section with two lanes westbound, three lanes eastbound between 192<sup>nd</sup> Avenue to 198<sup>th</sup> Avenue, and left-turn lanes at intersections. Within Eastown, between 214<sup>th</sup> Avenue and 234<sup>th</sup> Avenue, SR 410 is two lanes in each direction with a landscaped median and limited turning access.

**214<sup>th</sup> Avenue**

214<sup>th</sup> 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 214<sup>th</sup> Avenue is primarily south of SR 410. North of SR 410 the area along 214<sup>th</sup> 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 214<sup>th</sup> 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.



**233<sup>rd</sup>/234<sup>th</sup> Avenue**

233<sup>rd</sup> Avenue is a two-lane collector arterial roadway that runs north-south from SR 410 to 96<sup>th</sup> Street. 234<sup>th</sup> 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 233<sup>rd</sup>/234<sup>th</sup> Avenue and added a traffic signal.



**96<sup>th</sup> Street**

96<sup>th</sup> Street is a Pierce County east-west two-lane rural collector arterial that runs from 214<sup>th</sup> Avenue in the west past 233<sup>rd</sup> 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.

**219<sup>th</sup> Avenue, 221<sup>st</sup> Avenue, 229<sup>th</sup> 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 219<sup>th</sup> Ave and 229<sup>th</sup> Avenue.

### 225<sup>th</sup> Avenue

This future intersection will be the site of the only traffic signal between 214<sup>th</sup> and 233<sup>rd</sup> 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 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 222<sup>nd</sup> Avenue easterly past 234<sup>th</sup> 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 214<sup>th</sup> Avenue 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 214<sup>th</sup>, 225<sup>th</sup> and 233<sup>rd</sup> Avenues.
3. Left turns in are limited to the signalized intersections, 219<sup>th</sup> Avenue and 229<sup>th</sup> 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-feet wide and public roads are 57-feet 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 13.12.150.
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 221<sup>st</sup> Avenue on the south side of SR 410 and all sewer lines east of 219<sup>th</sup> 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 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 (234<sup>th</sup> 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 Eastown, 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 Eastown 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 Eastown planning effort are described below.

### ***3.1 Enhance the SR 410 Corridor***

SR 410 bisects Eastown 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 Eastown 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 Eastown 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 Eastown 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 Eastown 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 Eastown***

Development within Eastown 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 Eastown 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 219<sup>th</sup> Avenue to 221<sup>st</sup> Avenue. Developers will be required to complete a loop that connects this waterline to a new water line on 96<sup>th</sup> 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 233<sup>rd</sup> and 234<sup>th</sup> 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 214<sup>th</sup> to 234<sup>th</sup> Avenue; and construction of stormwater facilities.

The median on SR 410 through Eastown is landscaped to provide a more attractive travel corridor. Landscaping utilized in the median in Eastown 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 (225<sup>th</sup> Avenue) and two median openings (219<sup>th</sup> and 229<sup>th</sup> 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 214<sup>th</sup>, 225<sup>th</sup> and 233<sup>rd</sup> 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 96<sup>th</sup> Street south to Entwistle 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 Eastown SR 410 widening project in 2011. Private development will be required to build frontage improvements adjacent to SR 410 and the Eastown public private roads shown on the Eastown 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

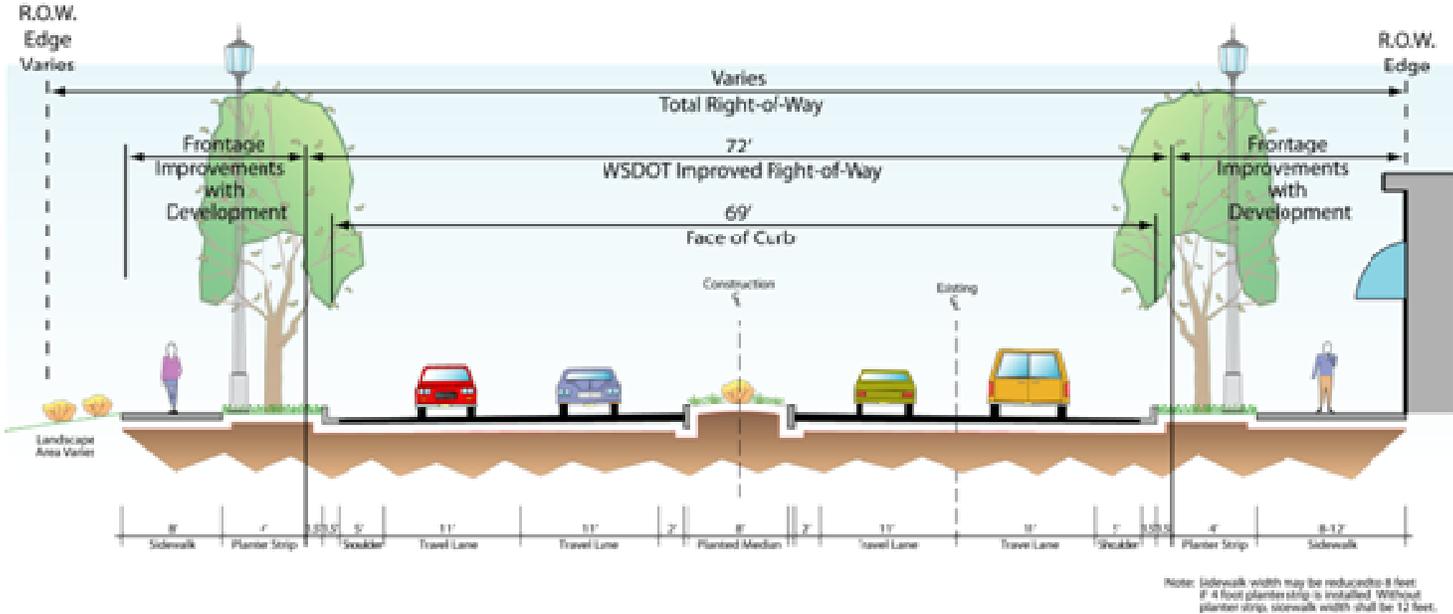
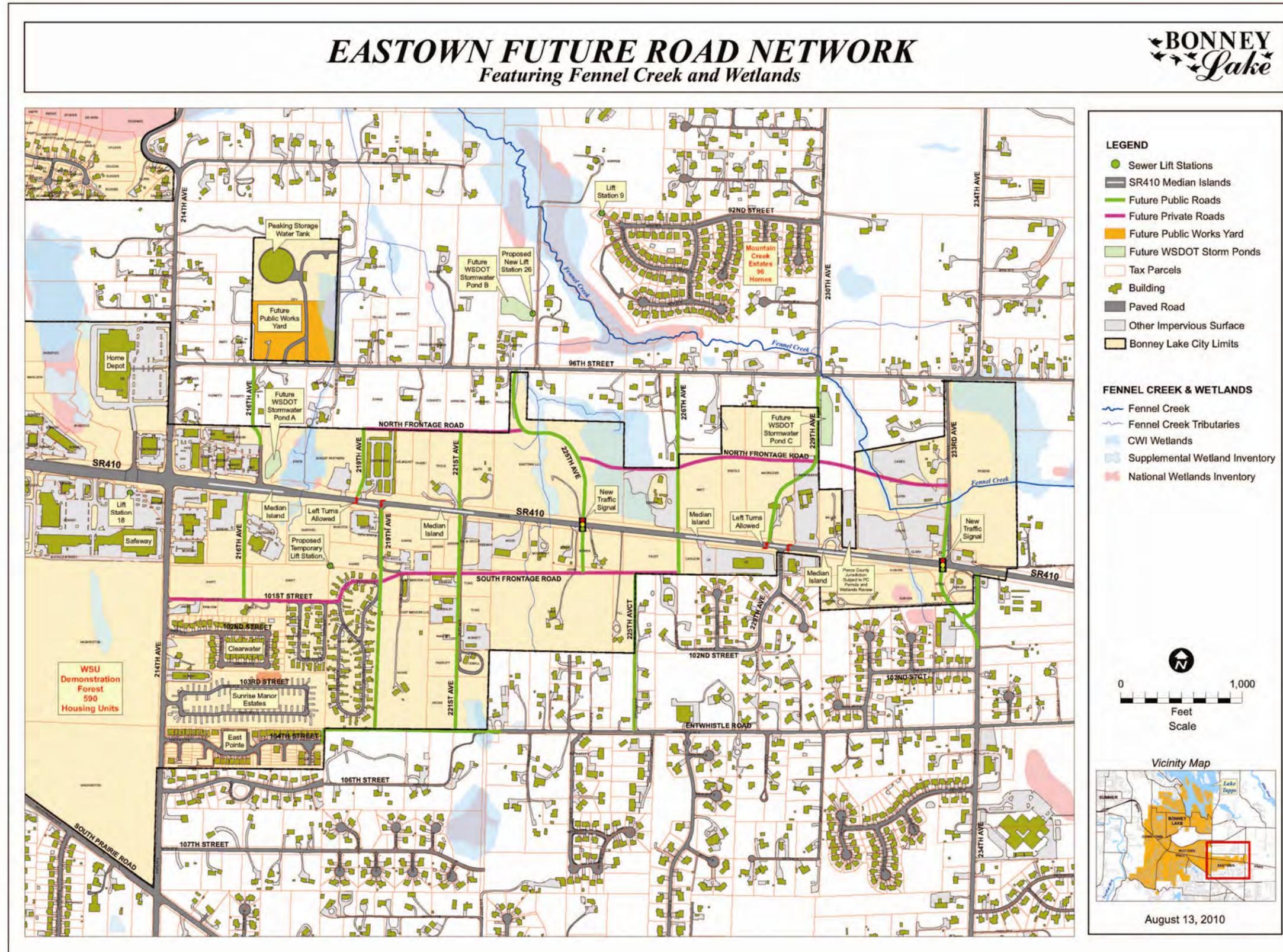


Figure 4 - Easttown Future Road Network



### **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 96<sup>th</sup> Street without entering SR 410.

- Existing streets that will act as east-west collectors include 106<sup>th</sup> Street, Entwhistle Road, and 96<sup>th</sup> Street. Existing north-south collector roads include 214<sup>th</sup> Avenue and 233<sup>rd</sup> /234<sup>th</sup> Avenue.
- Frontage Roads. New east-west commercial collector roads between 96<sup>th</sup> 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 219<sup>th</sup> Avenue east to 233<sup>rd</sup> Avenue. The Southern Frontage Road will extend from 214<sup>th</sup> Avenue east to 226<sup>th</sup> Avenue.
- Connector Roads on North Side of SR 410. New collector roads connecting SR 410 to the Northern Frontage Road will be built at 219<sup>th</sup> Avenue, 221<sup>st</sup> Ave, 225<sup>th</sup> Ave and 229<sup>th</sup> Avenue. Additionally, 229<sup>th</sup> Avenue will connect with 230<sup>th</sup> 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 219<sup>th</sup> Avenue, 221<sup>st</sup> Avenue, 225<sup>th</sup> Avenue Court and 226<sup>th</sup> Avenue connecting SR 410 with Entwhistle Road. In the future, when full build out of Easttown occurs, Entwhistle road will provide a link between 214<sup>th</sup> and 234<sup>th</sup> Avenues.
- 216<sup>th</sup> Avenue on North side of SR 410. This road will connect SR 410 to 96<sup>th</sup> 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 214<sup>th</sup> Avenue. Construction of this road will provide a safe alternative route for motorists to use.
- 216<sup>th</sup> 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 101<sup>st</sup> 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.

Between the existing signals at 214<sup>th</sup> Avenue and 233<sup>rd</sup>/234<sup>th</sup> Avenue E., a signalized intersection will be allowed at a new city street between 219<sup>th</sup> and 229<sup>th</sup> Avenues E. Two median breaks, located midway between 214<sup>th</sup> Avenue and the new signal and midway between the new signal and 233<sup>rd</sup>/234<sup>th</sup>, facilitate midpoint left turns into the commercial areas. Left turns out of the commercial areas 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 <sup>1</sup> 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 – 5 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 Easttown, will meet the standards of the public collector road section.

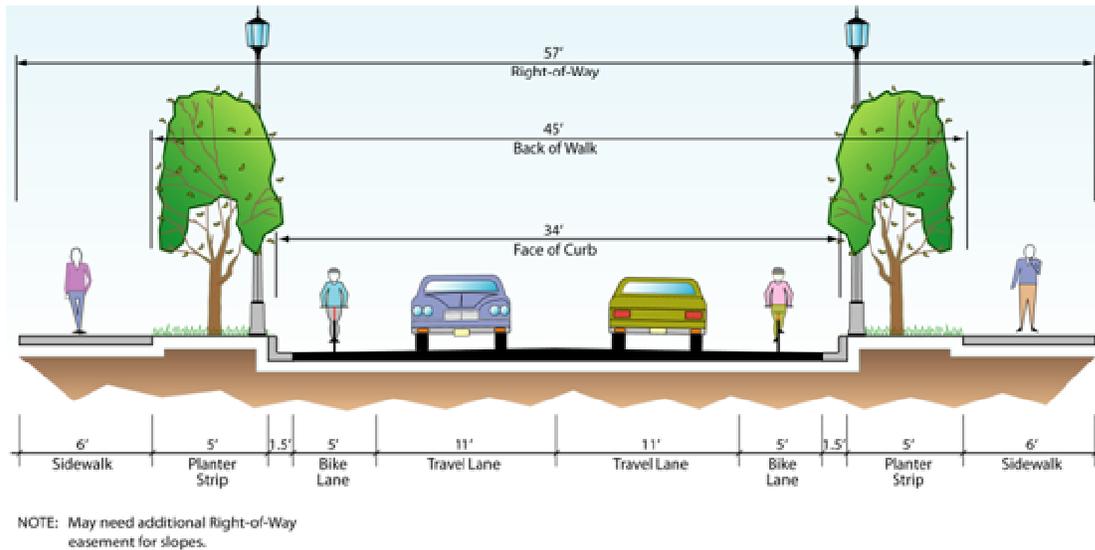
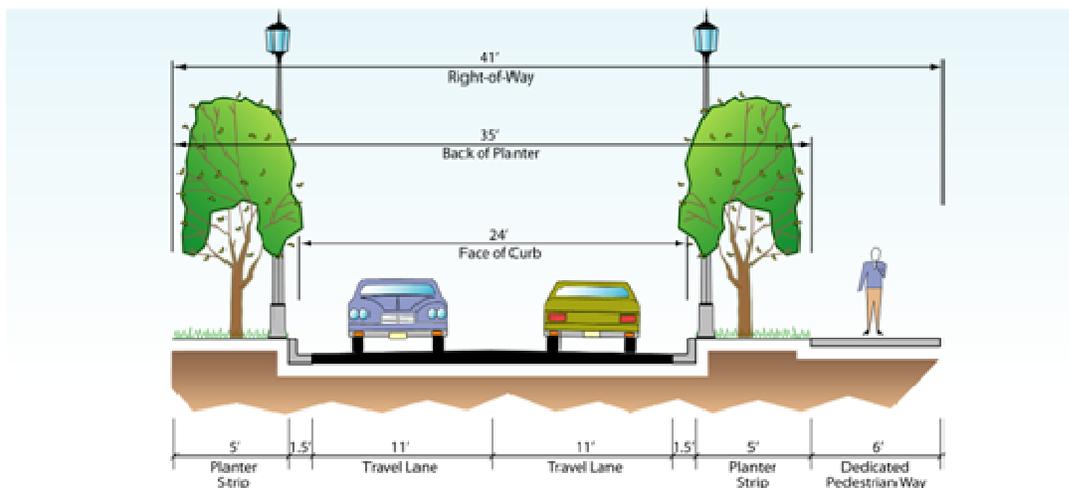


Figure 5 – Public Roadway Section

**East-West Private Roads**

- Two travel lanes – 11 feet
- Planter strip – 5 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 a parking lane is added to the minimum required ROW width. 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 Eastown 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 Eastown roads.

<b>Figure 7 – Roadway Classification</b>		
<b>Class Description &amp; Function</b>	<b>Minimum Signal &amp; Intersection Spacing</b>	<b>Private Direct Access</b>
<b>Class B</b> Low to moderate speed, moderate volume	½ mile	Allowed with restrictions: <ul style="list-style-type: none"> <li>• 200 feet minimum spacing</li> <li>• One access per parcel or contiguous parcels, exceptions allowed with justification</li> <li>• No additional access for subdivided parcels</li> <li>• All access must meet minimum standards, corner clearance allowances not permitted.</li> </ul>

<b>Figure 7 – Roadway Classification</b>		
<b>Class Description &amp; Function</b>	<b>Minimum Signal &amp; Intersection Spacing</b>	<b>Private Direct Access</b>
<b>Class C</b> Public road, low speed, moderate volume, short distance road	¼ mile	Allowed with restrictions: <ul style="list-style-type: none"> <li>• 125 foot minimum spacing</li> <li>• One access per parcel or contiguous parcels, exceptions allowed with justification</li> <li>• No additional access for subdivided parcels</li> <li>• Corner clearance restrictions apply</li> </ul>
<b>Class D</b> Private road, low speed, moderate volume, short distance road	Less than ¼ mile permitted with justification	Allowed with restrictions: <ul style="list-style-type: none"> <li>• 100-foot minimum spacing</li> <li>• One access per parcel or contiguous parcels, exceptions allowed with justification</li> <li>• Additional access for subdivided parcels may be allowed with justification</li> <li>• Corner clearance restrictions apply.</li> </ul>

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. 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.

### ***Median Islands***

Improvements to SR 410 include construction of a raised median separating the eastbound and westbound traffic. Planted islands have been installed instead of concrete medians for their potential to improve the aesthetics of the roadway. The median is 8 feet wide, and planted with low maintenance, drought-tolerant deciduous and evergreen shrubs and ground covers. All plantings comply with WSDOT Clear Zone requirements. Future median islands in Downtown will be the same design.

### ***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***

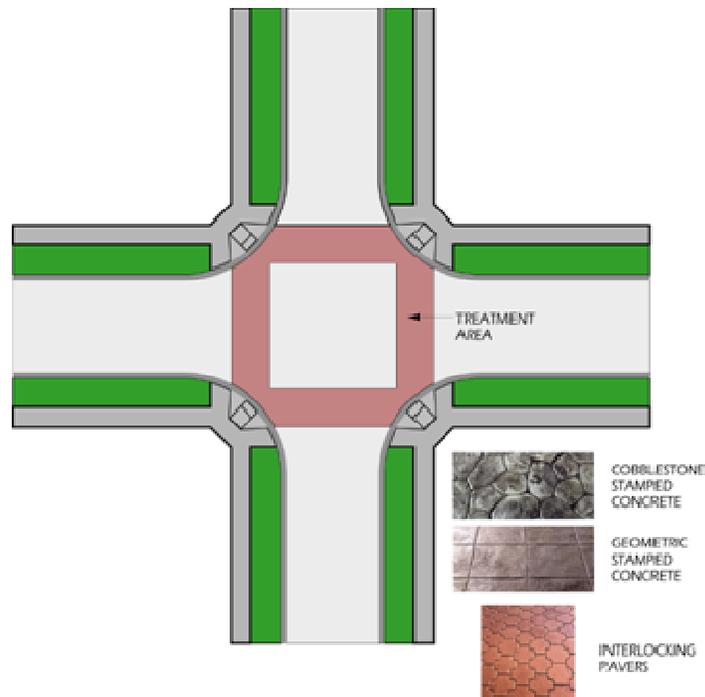


In major commercial activity centers developed within Easttown, street furniture such as park benches, trash receptacles, and drinking fountains should be located in public areas. Such pedestrian plazas will be the responsibility of developers and may be required for large projects as outlined in adopted 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. 96<sup>th</sup> Street, 106<sup>th</sup> Street, Entwhistle Road, and 234<sup>th</sup> 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 (214<sup>th</sup> Avenue, 219<sup>th</sup> Avenue, 221<sup>st</sup> Avenue, 229<sup>th</sup> Avenue, 233<sup>rd</sup> Avenue) are classified as Class B roadways. If roadways currently under Pierce County jurisdiction later become part of the City (96<sup>th</sup> Street, 106<sup>th</sup> Street, Entwhistle Road, 234<sup>th</sup> 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 Easttown 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 Easttown 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***

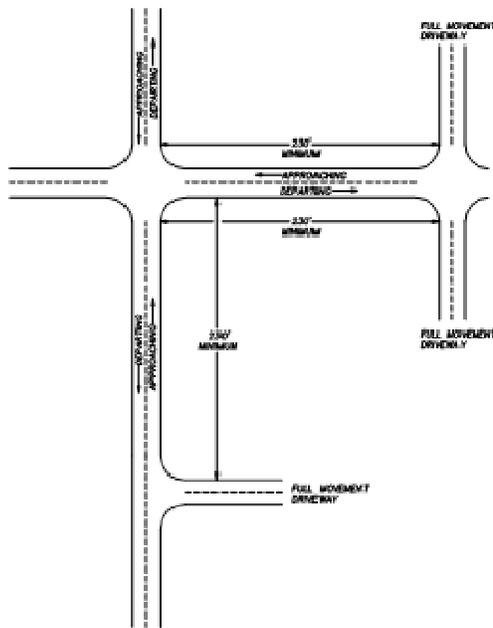
Access to lots adjacent to intersections poses special challenges. The high volume of turning traffic, variable speeds, merging cars, and pedestrians often lead to increased congestion and a higher accident rate at these locations. To balance the need for public safety with the need for access to corner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

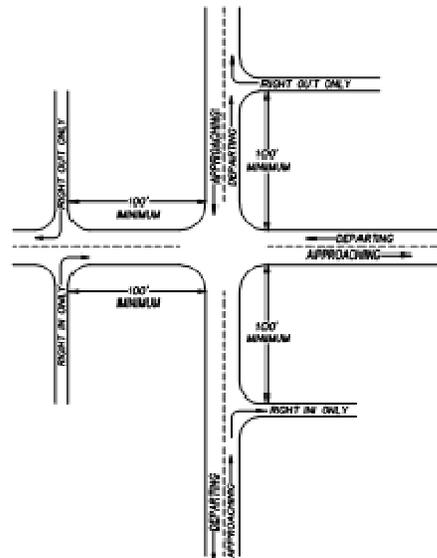
**Figure 9**  
**Corner Clearance at Intersections for**  
**Class C and D Roadways Without Restrictive Medians**

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**



- \* 225 FOOT MINIMUM ALLOWED ON CLASS D ROADWAYS WHEN POSTED SPEED LIMIT IS LESS THAN 35 MILES PER HOUR.
- \* 225 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.

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

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 214<sup>th</sup> to 225<sup>th</sup> Avenue.
- South side of SR 410. Water service area extends from 214<sup>th</sup> to 218<sup>th</sup> 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 225<sup>th</sup> 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 96<sup>th</sup> Street East between 230<sup>th</sup> Avenue East and 233<sup>rd</sup> Avenue East, extending north on 230<sup>th</sup> Avenue and south in 233<sup>rd</sup>-234<sup>th</sup> Avenue East. These mains are Tacoma Water’s route to serve developments along 230<sup>th</sup> 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 219<sup>th</sup> to 221<sup>st</sup> Avenue. Developers of the parcel around 225<sup>th</sup> Avenue East will be required to extend this water main to 96<sup>th</sup> Street and then west to 214<sup>th</sup> 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 214<sup>th</sup> Avenue and 219<sup>th</sup> 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 203<sup>rd</sup> 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 219<sup>th</sup> Avenue are to be served by gravity mains extending from the existing sewer system. Due to topography, all properties west of 219<sup>th</sup> Avenue are shown to be served by a new Easttown sewer lift station that is shown to be located on the north side of 96<sup>th</sup> Street at approximately 225<sup>th</sup> 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 219<sup>th</sup> 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 219<sup>th</sup> 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**

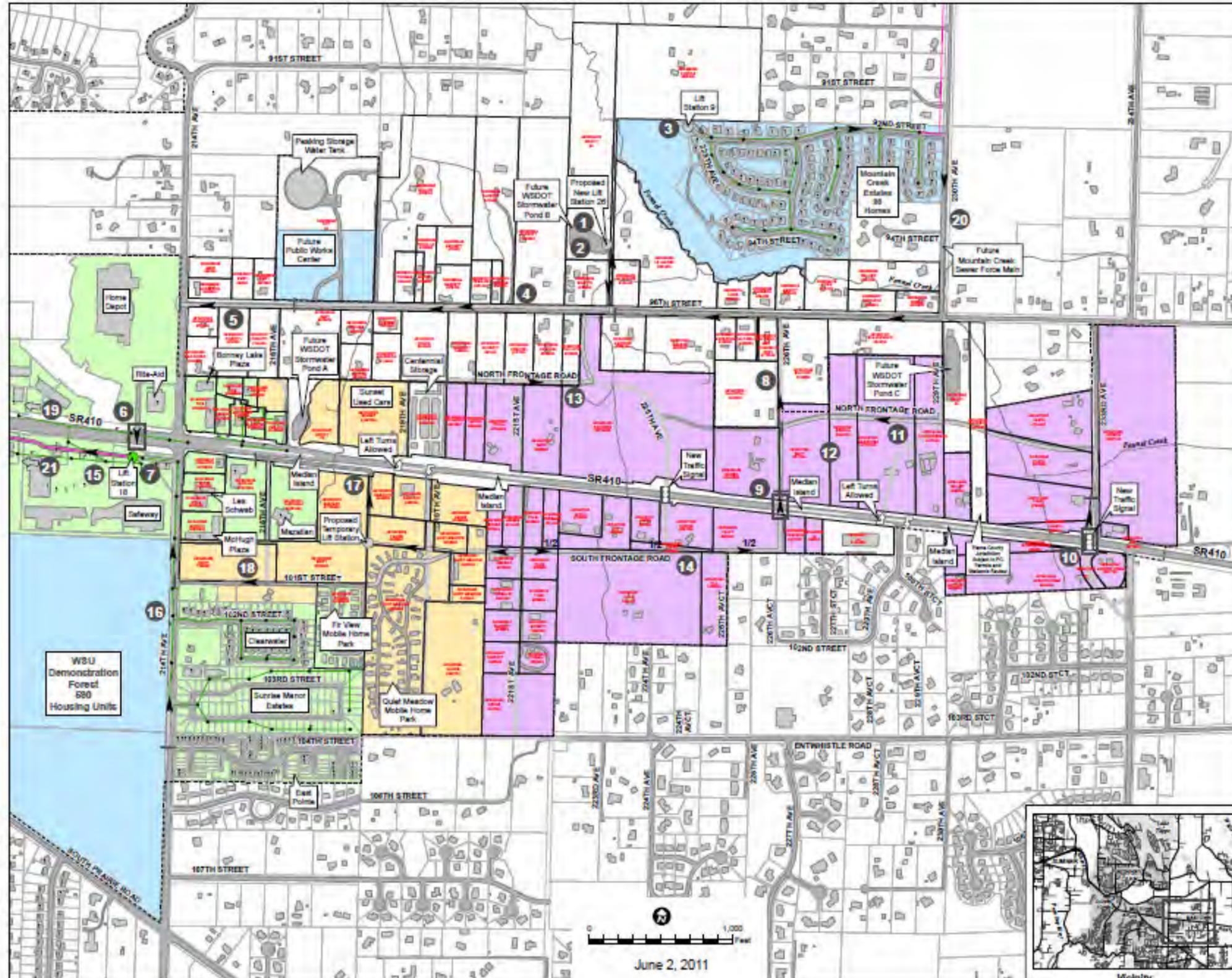
Owners of property within Eastown that desire to develop their property will be required to extend sewer mains. Any request to extend the sewer system (including installation of a sewer lift station and force main) within the City sewer service area must be done so in accordance with Chapter 13.12.390 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**

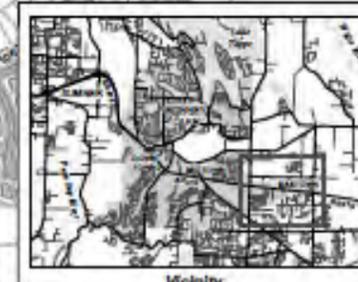
- Existing Bonney Lake Sewer Customer
- Manhole
- Lift Station
- Sewer Force Main
- Sewer Gravity Main
- Eastown Tax Parcels with:
  - Parcel Number
  - Owner
  - Assessed Value
- Bonney Lake Sewer Service Currently Provided to Existing Lift Station 18
- No Bonney Lake Sewer Service Currently Available; 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**

- 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)**

<b>Department/Staff Contact:</b> CD / Heather Stinson	<b>Meeting/Workshop Date:</b> 6 December 2011	<b>Agenda Bill Number:</b> AB11-145
<b>Agenda Item Type:</b> Motion	<b>Ordinance/Resolution Number:</b> D11-132	<b>Councilmember Sponsor:</b>

**Agenda Subject:** Comp Plan Amendment and Zoning of CUGA public hearing

**Full Title/Motion:** A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, To Hold A Public Hearing On Pre-Annexation Planning And Zoning For The Comprehensive Urban Growth Area To The South Of The City Limits.

**Administrative Recommendation:**

**Background Summary:** This public hearing is required by RCW 35A.14.340 for pre-annexation zoning.  
  
**Attachments:** Draft Ordinance D11-132

<b>BUDGET INFORMATION</b>			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
<b>Budget Explanation:</b>			

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

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

<b>APPROVALS</b>		
<b>Director:</b> JPV	<b>Mayor:</b>	<b>Date Reviewed by City Attorney:</b> 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.

**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.

<b>Figure 3-5 Future Land Uses</b>				
<b>Designations</b>	<b>Intent and density at build-out</b>	<b>Implementing zone</b>	<b>Acres So Designated on Figure 3-4</b>	<b>% of Area of City</b>
<b>Single-family Residential</b>	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%
<b>Medium-Density Residential</b>	Neighborhoods of various housing types, with overall single-family character, five to nine units per acre.	R-2	613	12%
<b>High-Density Residential</b>	Apartments or condominiums, up to 20 units per acre.	R-3	86	2%
<b>Neighborhood Commercial</b>	Commercial and service uses compatible with neighborhoods and principally oriented to serve adjacent residential	C-1	2.91	.06%

	areas and neighborhoods			
<b>Commercial</b>	Sales and services, serving a large market area, with optional residential units. Pedestrian-oriented Downtown.	C, Commercial	260	5%
<b>Commercial &amp; Light Industrial</b>	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%
<b>Mixed Use</b>	Mixed commercial, multi-family residential, and office. Pedestrian-oriented.	Downtown Mixed	15	.3%
<b>Retail Mixed Use</b>	Commercial on the ground floor, multi-family residential and office on all other floors. Pedestrian oriented.	Downtown Core	9	.2%
<b>Conservation/ Open Space</b>	Open space, natural resource production lands, and environmentally sensitive areas.	RC-5, residential/ conservation and other zones	729	15%
<b>Fennel Creek Corridor</b>	Preservation of this environmentally sensitive corridor in its natural state.	RC-5, residential/ conservation and other zones	278	6%
<b>Public Facilities</b>	Public and quasi-public facilities that provide educational, governmental, and cultural services.	PF Public Facilities	146	3%
<b><u>Planned Community</u></b>	<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
<b>Residential Uses</b>	
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	<u>P</u>
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 upholstering	
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

**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:

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James Dionne  
City Attorney

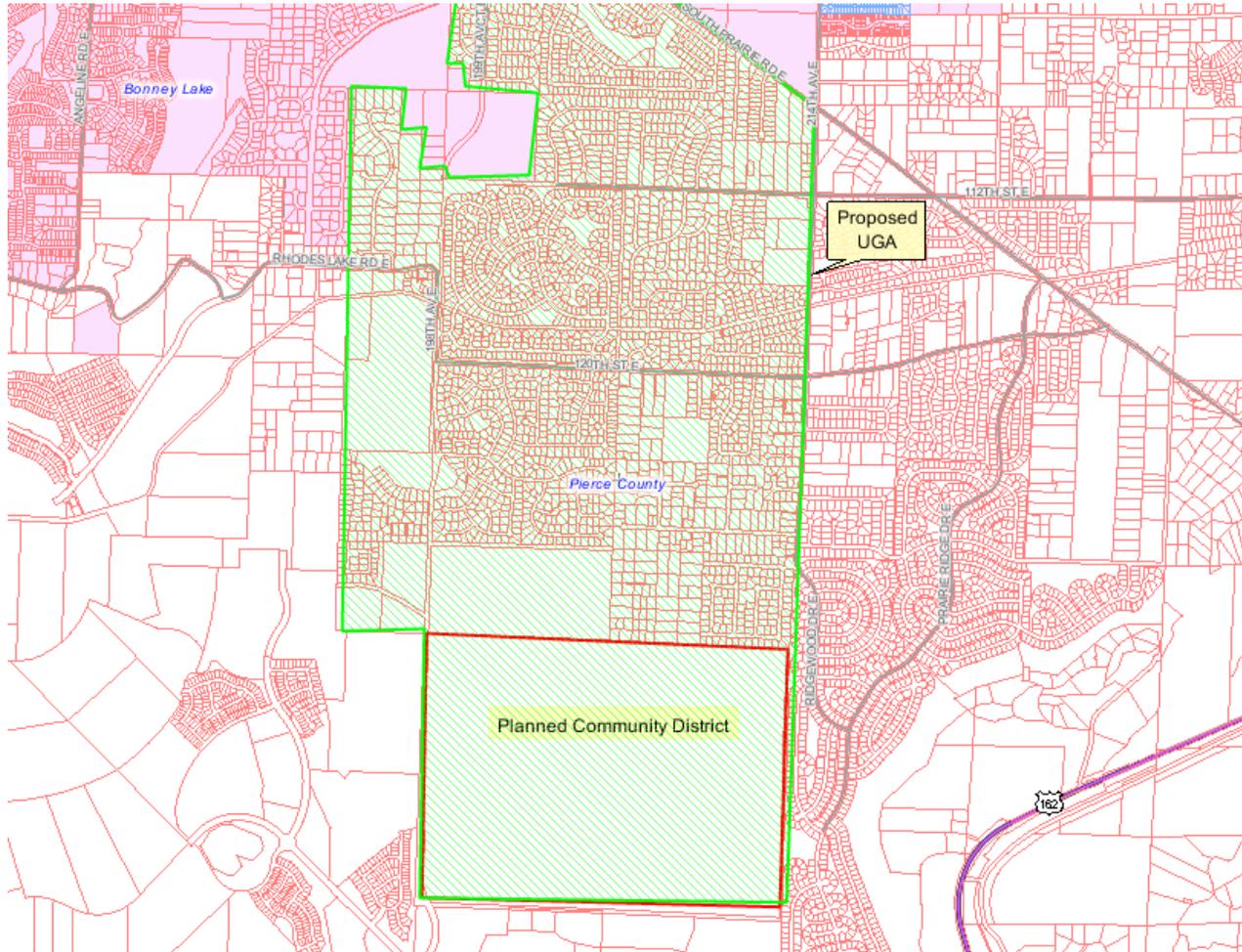
Passed:

Valid:

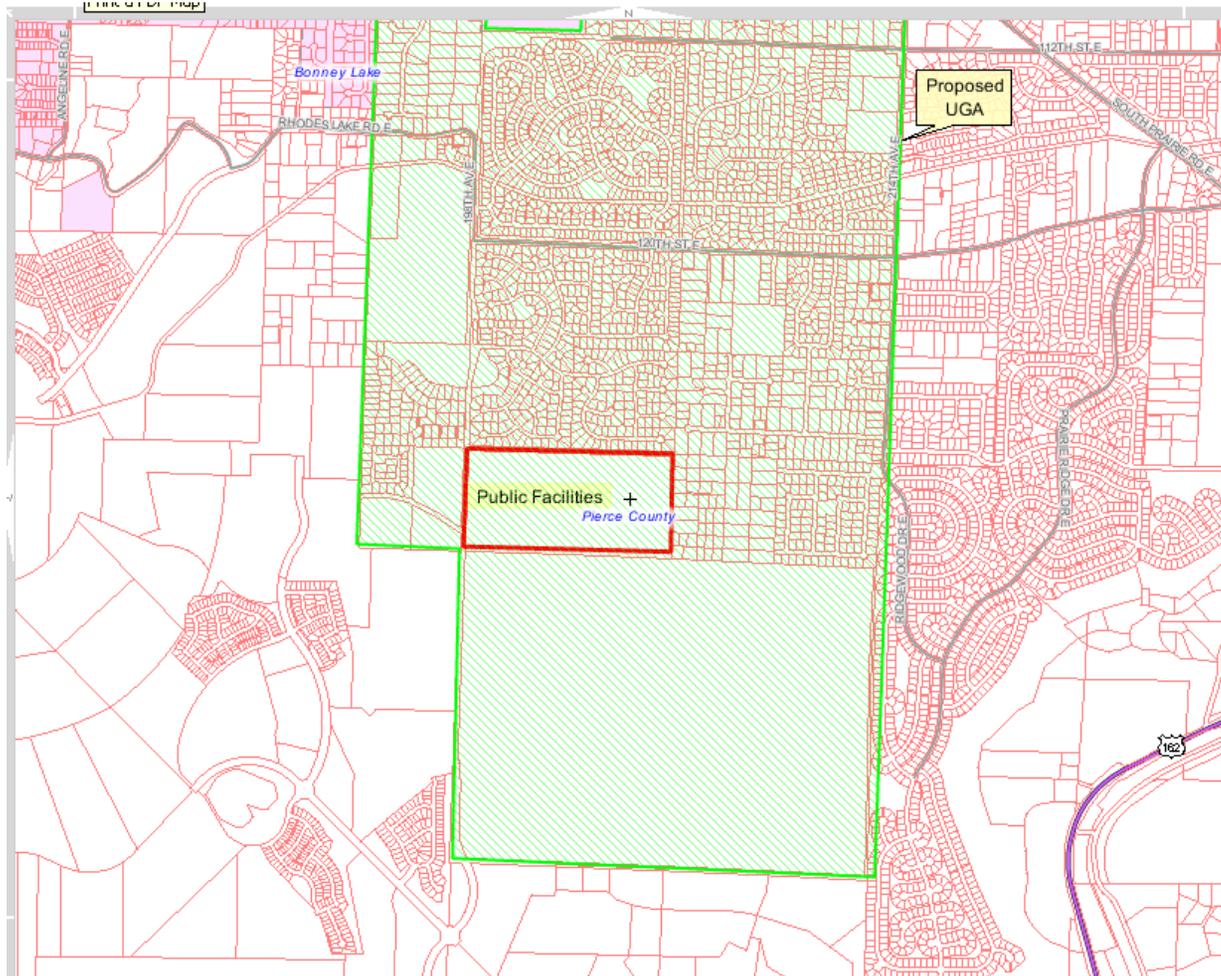
Published:

Effective Date:

Attachment "A"

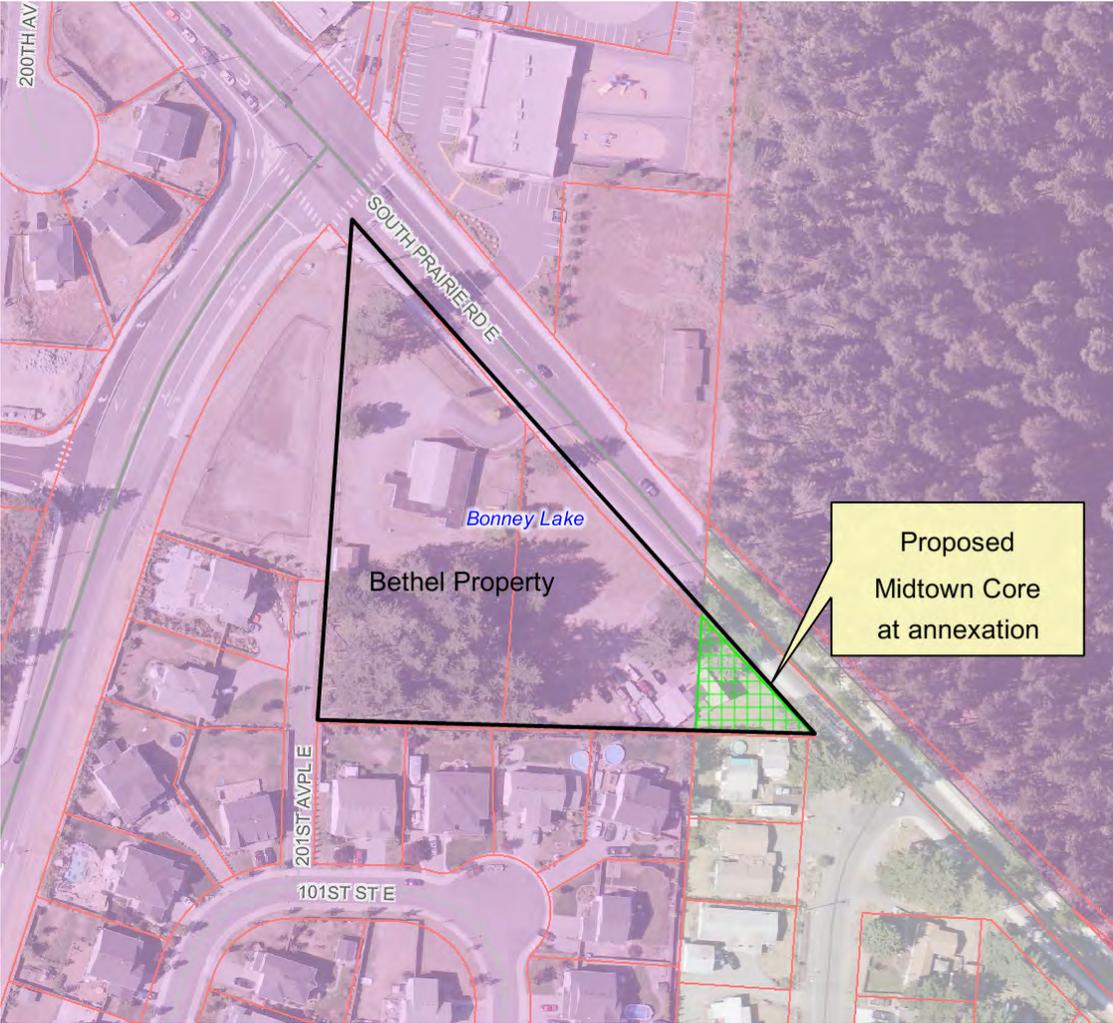


Attachment "B"





Attachment "D"



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

<b>Department/Staff Contact:</b> CD / Heather Stinson	<b>Meeting/Workshop Date:</b> 13 December 2011	<b>Agenda Bill Number:</b> AB11-133
<b>Agenda Item Type:</b> Ordinance	<b>Ordinance/Resolution Number:</b> D11-133	<b>Councilmember Sponsor:</b>

**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

<b>BUDGET INFORMATION</b>			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
<b>Budget Explanation:</b>			

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

<b>COUNCIL ACTION</b>	
Workshop Date(s): 10/18/11, 11/15/11	Public Hearing Date(s): 9/7/11
Meeting Date(s):	Tabled to Date:

<b>APPROVALS</b>		
<b>Director:</b> JPV	<b>Mayor:</b>	<b>Date Reviewed by City Attorney:</b> 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:

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Harwood Edvalson  
City Clerk

APPROVED AS TO FORM:

---

James Dionne  
City Attorney

Passed:

Valid:

Published:

Effective Date:

# MIDTOWN

## Table of Contents

Executive Summary .....	3
1. Introduction .....	4
1.1 Purpose .....	5
2. Goals and Policies .....	7
2.1 Transportation Related Goals and Policies .....	7
2.2 Land Use Goals and Policies.....	8
3. The Future of Midtown.....	8
3.1 Create Alternative Routes for Local Traffic .....	9
3.2 Establish Identity for the Midtown Area.....	9
4. Circulation .....	9
5. Water .....	11
6. Sewer .....	11

## Figures

Figure #	Title	Type	Page
11-1	Midtown Vicinity Map	Map	11-3
11-2	Midtown Future Road Network	Map	11-8

## 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 214<sup>th</sup> 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 214<sup>th</sup> Avenue to the east, and Fennel Creek to the west. The area is largely developed as the main commercial corridor of the City.

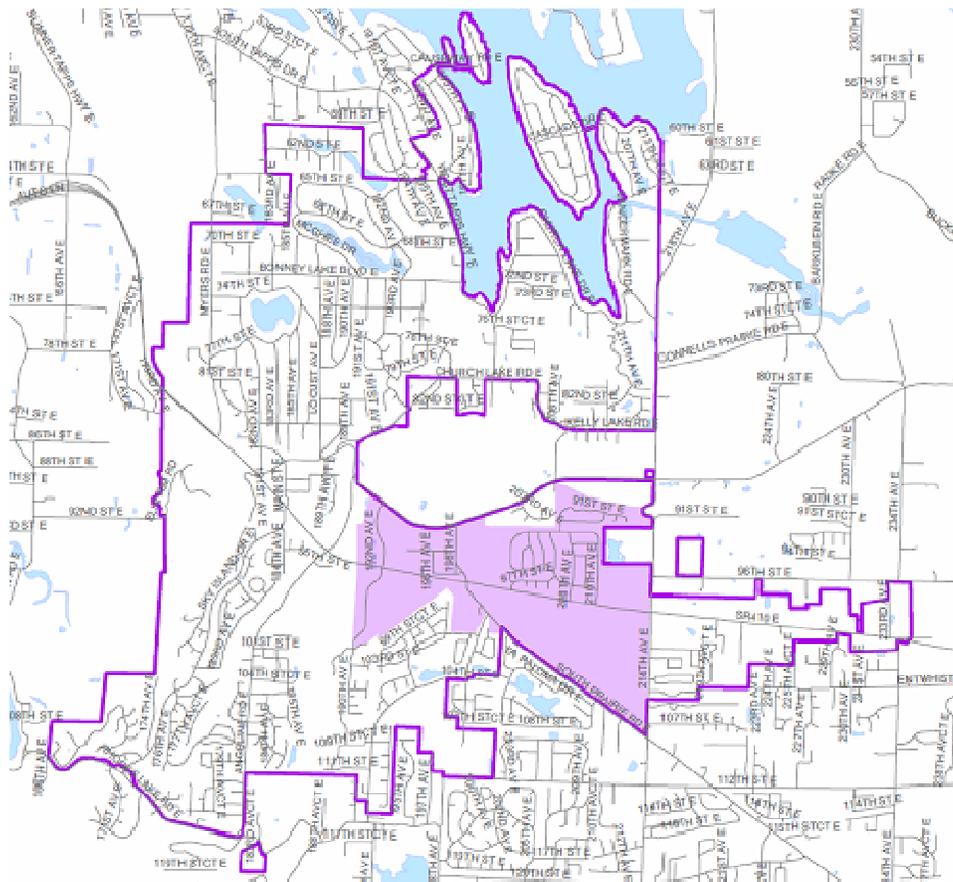
The objective of the Midtown Development Plan project is to create a document that is flexible enough to accommodate incremental growth, yet provides a structure for how the area will function as a whole. The Midtown Development Plan builds upon the goals established in the Bonney Lake Comprehensive 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.

## 1.1 Purpose

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 Midtown 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 Midtown. Infrastructure development standards will ultimately create the character of the area and reflect community goals.

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

Figure 11-1 – Midtown Vicinity Map



## ***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 192<sup>nd</sup> Ave. E. and Sumner-Buckley Highway. However, Zoning in the Cedar Grove and Cedarview 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 192<sup>nd</sup> Ave. E, 198<sup>th</sup> Ave. E. and 214<sup>th</sup> 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 214<sup>th</sup> Ave. E. and 192<sup>nd</sup> Ave. E. flows through a Medium Density Residential Area and dead ends. 200<sup>th</sup> 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 200<sup>th</sup> 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 (as covered by BLMC 15.32), 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. Such improvements on SR 410 are subject to the WAC.

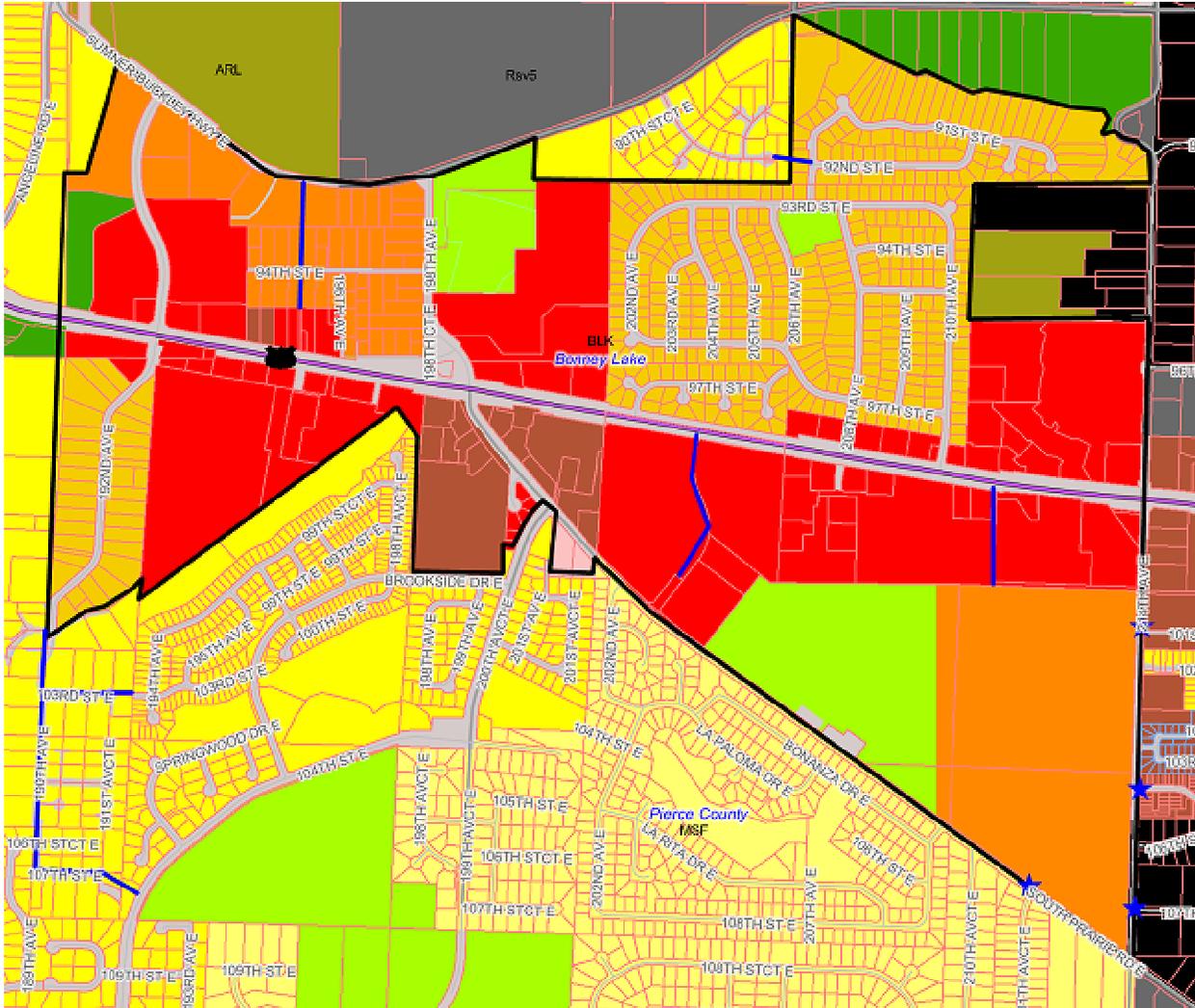
### ***4.1 Future Road Network***

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)**

<b>Department/Staff Contact:</b> CD / Heather Stinson	<b>Meeting/Workshop Date:</b> 13 December 2011	<b>Agenda Bill Number:</b> AB11-135
<b>Agenda Item Type:</b> Ordinance	<b>Ordinance/Resolution Number:</b> D11-135	<b>Councilmember Sponsor:</b>

**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

<b>BUDGET INFORMATION</b>			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
<b>Budget Explanation:</b>			

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

<b>COUNCIL ACTION</b>	
Workshop Date(s): 10/18/11, 11/15/11	Public Hearing Date(s): 8/17/11
Meeting Date(s):	Tabled to Date:

<b>APPROVALS</b>		
<b>Director:</b> JPV	<b>Mayor:</b>	<b>Date Reviewed</b> <b>by City Attorney:</b> 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:

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



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

<b>Department/Staff Contact:</b> CD / Heather Stinson	<b>Meeting/Workshop Date:</b> 13 December 2011	<b>Agenda Bill Number:</b> AB11-136
<b>Agenda Item Type:</b> Ordinance	<b>Ordinance/Resolution Number:</b> D11-136	<b>Councilmember Sponsor:</b>

**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

<b>BUDGET INFORMATION</b>			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
<b>Budget Explanation:</b>			

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

<b>COUNCIL ACTION</b>	
Workshop Date(s): 10/18/11, 11/15/11	Public Hearing Date(s): 9/7/11
Meeting Date(s):	Tabled to Date:

<b>APPROVALS</b>		
<b>Director:</b> JPV	<b>Mayor:</b>	<b>Date Reviewed by City Attorney:</b> 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:

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Harwood Edvalson  
City Clerk

APPROVED AS TO FORM:

---

James Dionne  
City Attorney

Passed:

Valid:

Published:

Effective Date:

# Parks Element

## CONTENTS

	Page
Introduction	6-3
Existing Parks, Open Space, and Trails	6-3
Fulfilling Needs for Each Facility Type	6- 19
Cost	6- 24
Coordination with Other Agencies on Regional Facilities	6- 25
Potential Funding Sources	6- 26
Proposed Funding	6- 37
Operations, Maintenance, and Recreation Programming	6- 28
Goals & Policies	6- 28

## FIGURES

<b>Fig. #</b>	<b>Title</b>	<b>Type</b>	<b>Page</b>
6-1	Existing City-Owned Open Space and Recreation Facilities	Table	6-4
6-2	Existing County-owned Open Space in the CUGA	Table	6-4
6-3	Existing and Future Service Areas	Map, color 8.5"x11"	6-5
6-4	Allan Yorke Park	Map, color 8.5"x11"	6-6
6-5	Ken Simmons Park	Map, color 8.5"x11"	6-7
6-6	Cedarview Park	Map, color 8.5" x 11"	6-8
6-7	Viking Park with Interim Off-Leash Dog Park	Map, color 8.5"x11"	6-9
6-8	Madrona Pocket Park	Map, color 8.5"x11"	6-10
6-9	WSU / Bonney Lake Site - Master Land Use Plan	Map, color 8.5"x11"	6-11
6-10	Private (HOA) Parks in Bonney Lake	Table	6-12
6-11	Private (HOA) Open Space in Bonney Lake	Table	6-13
6-12	Private (HOA) Parks and Open Space in CUGA	Table	6-14
6-13	Sumner School District Recreational Facilities in Bonney Lake and CUGA	Table	6-15
6-14	City and CUGA Historical and Projected Population	Table	6-16
6-15	NRPA Park Standards	Table	6-16-17
6-16	Application of NRPA Standards to Bonney Lake	Table	6-17
6-17	Application of NRPA Standards to Bonney Lake + CUGA	Table	6-18
6-19	Regional Trails	Map, color 8.5"x11"	6-22
6-20	Fennel Creek Trail	Map, color 8.5"x11"	6-23
6-21	Pierce County's Regional Park Master Plan	Map, color 8.5"x11"	6-25

## 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 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 Sumner 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**

<b>Park</b>	<b>Acres</b>	<b>Facilities</b>	<b>Notes</b>
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
<b>Total</b>	<b>173.6</b>		

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

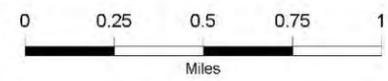
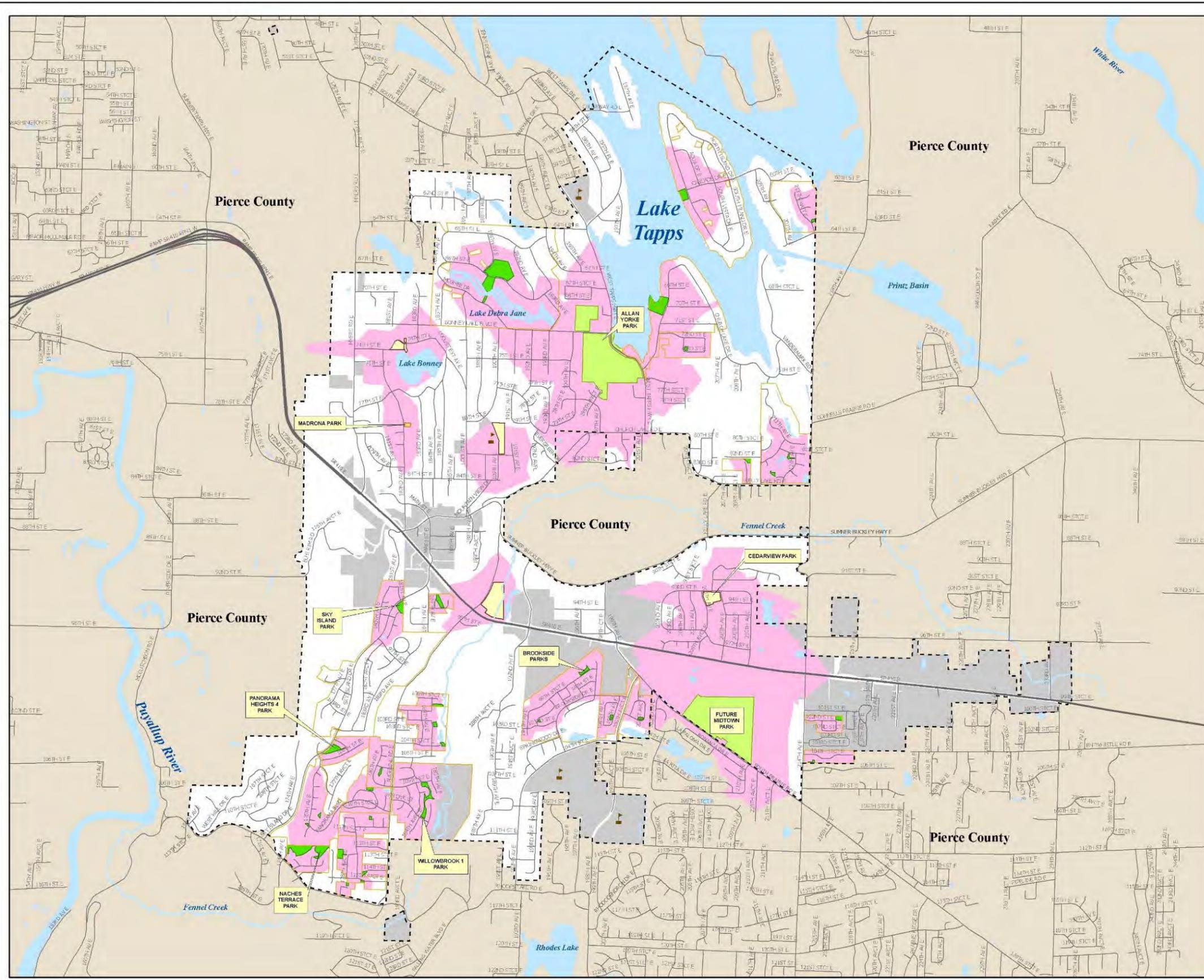
<b>Park</b>	<b>Acres</b>	<b>Facilities</b>	<b>Notes</b>
Buckley-Bonney Lake Regional Park	80.00	Currently Open Space	This is land set aside for a future regional park; Pierce County has a planned master plan. This property may or may not transfer to the City in the event of annexation of the CUGA.



City of Bonney Lake

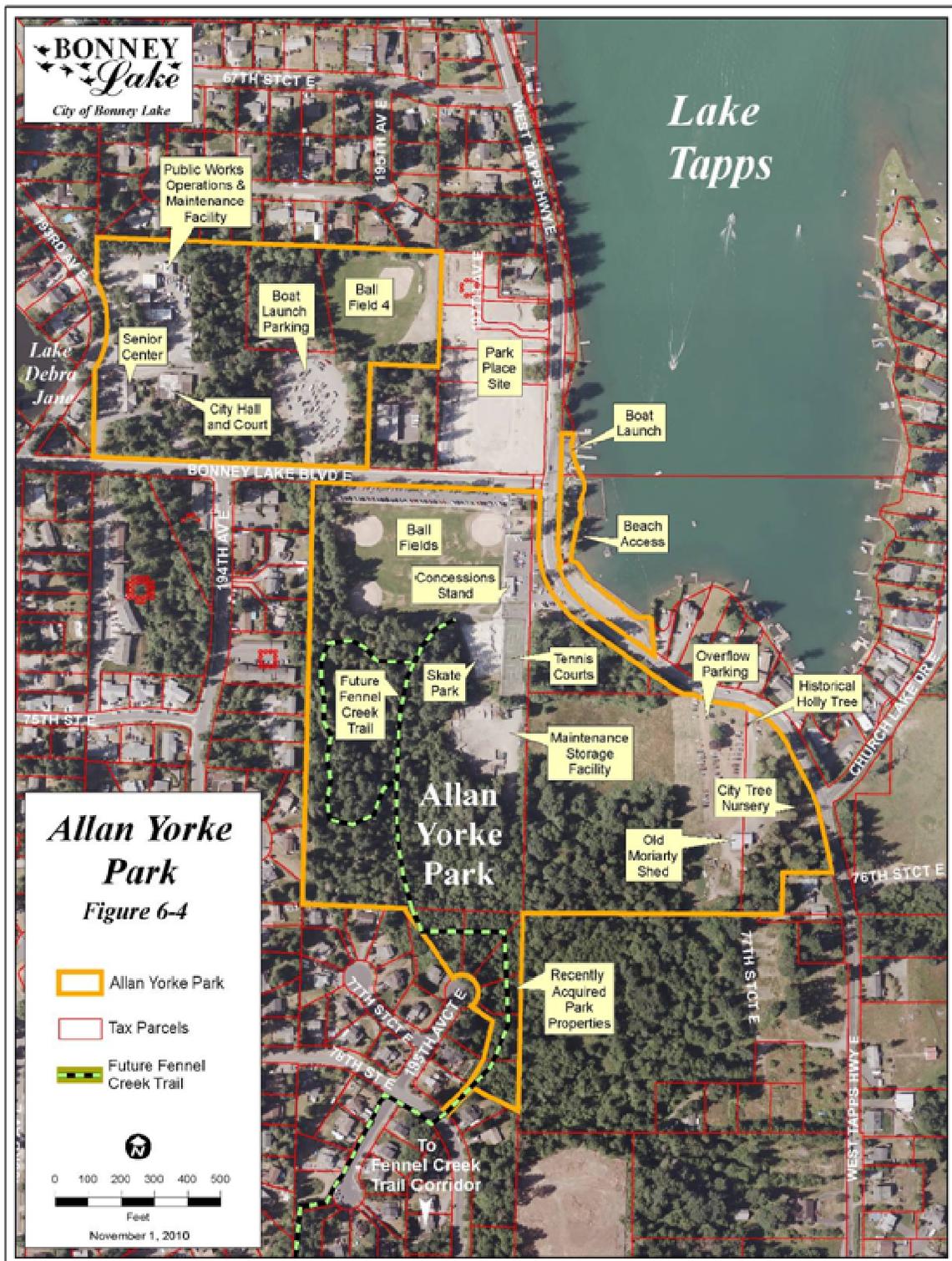
### Existing and Future Service Areas City and HOA Parks

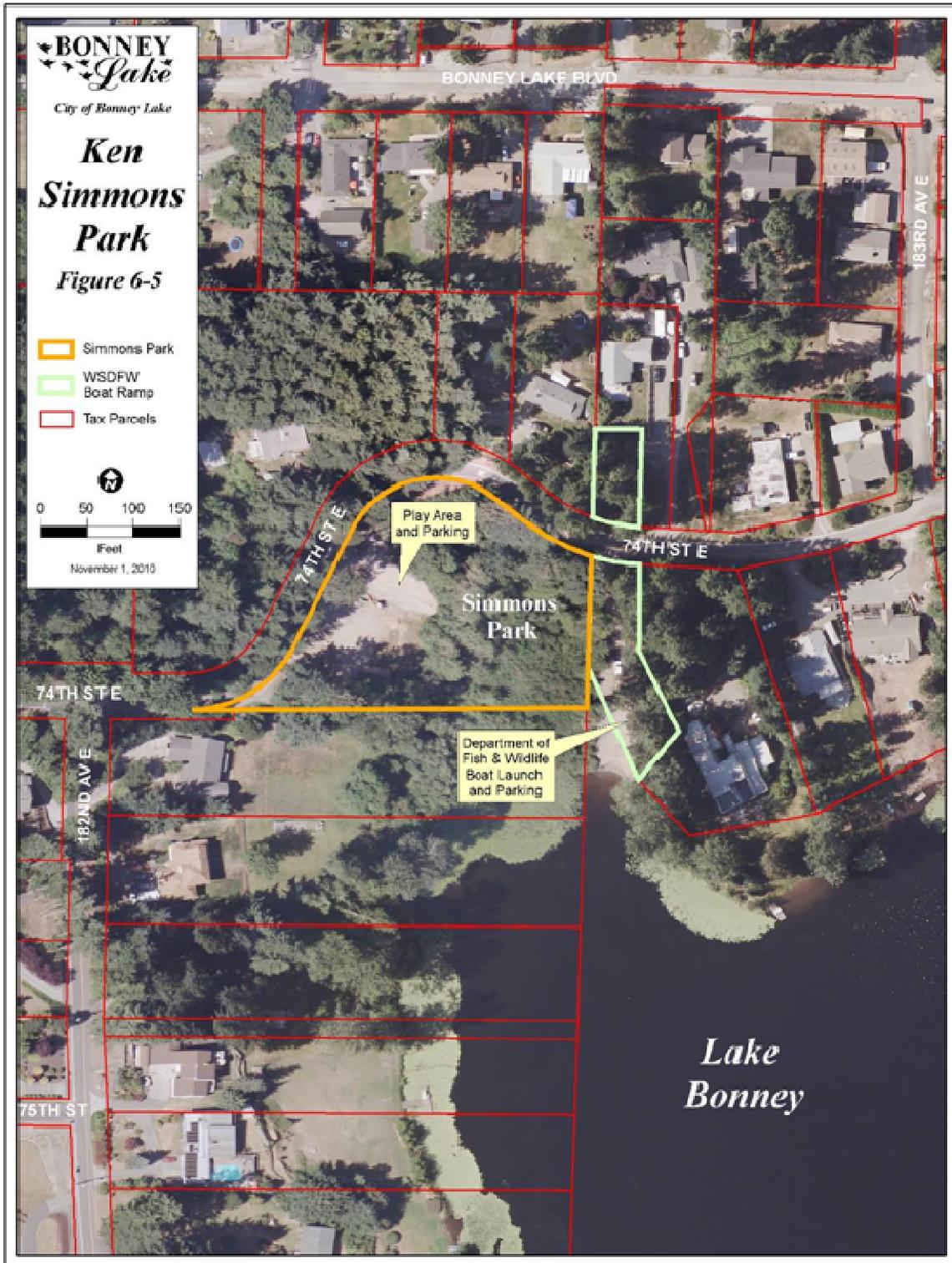
-  School
-  HOA Neighborhood Park: HNP
-  City Community Park: C
-  City Neighborhood Park: NH
-  City Mini-Park: MP
-  Primary Service Area  
(C = 1/2 mile, NH = 1/4 mile, HNP = 1/4 mile, MP = 1/4 mile)
-  Non-Residential Zoning
-  Bonney Lake City Limits

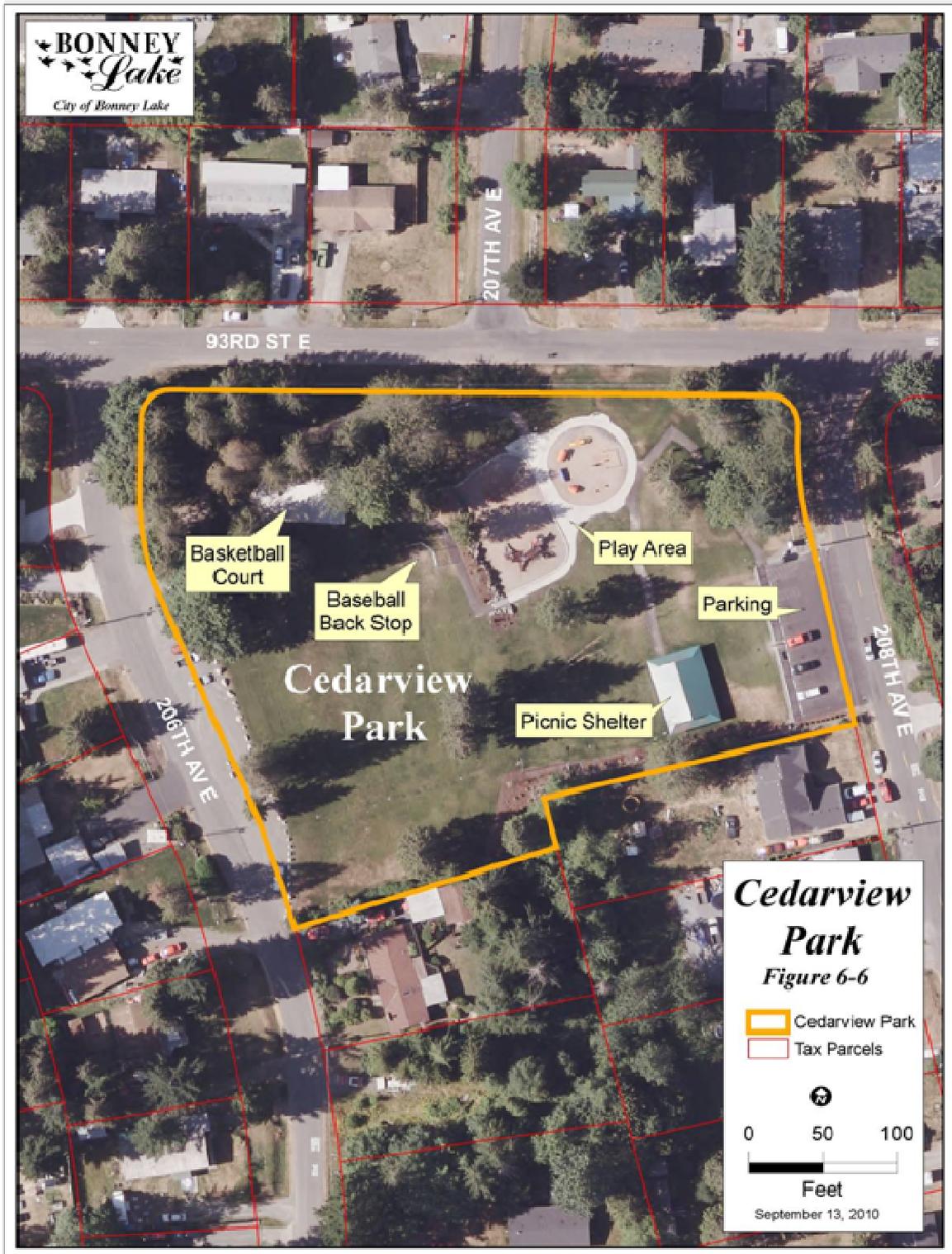


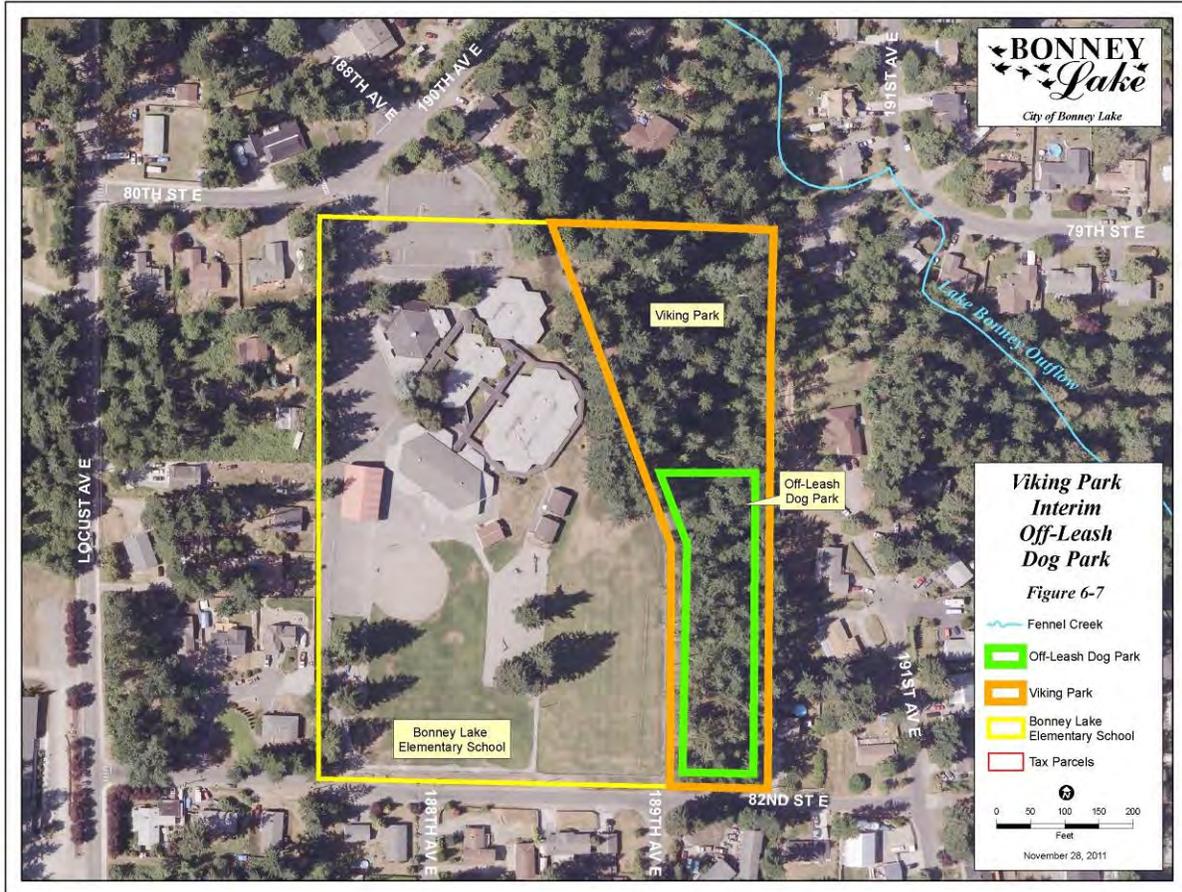
September 22, 2011

H:\adam\network analyst\wall composite service areas primary.mxd









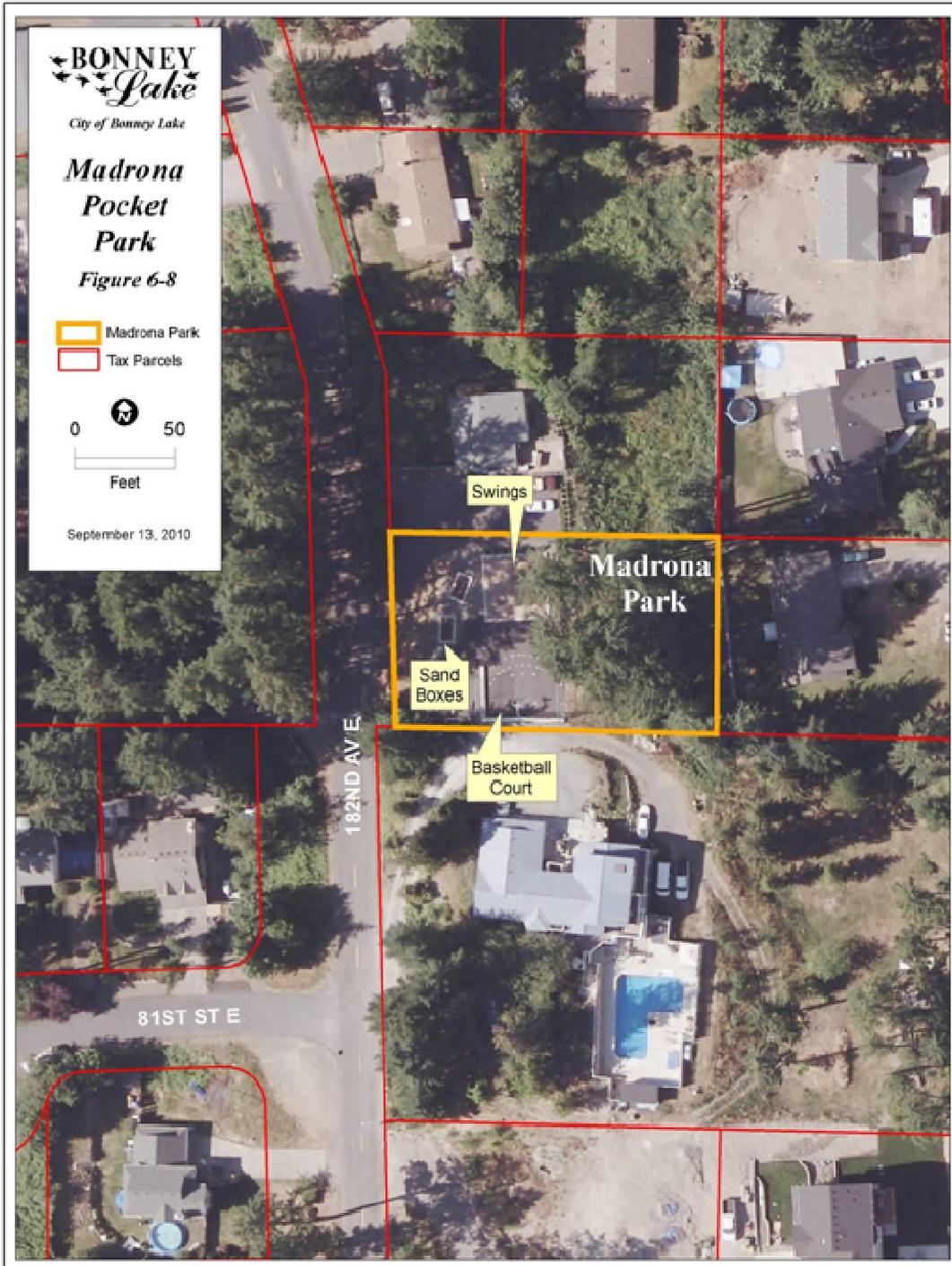




Figure 6-9

## 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**

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

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

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

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

<b>Homeowners Association</b>	<b>Acres</b>	<b>Facilities</b>
<b>Ashton Place Park</b>	0.26	Basketball Court, Play Area, Picnic Space, Open Space
<b>Cedar Ridge Estates Division 1 Park</b>	10.5	Basketball Court, Picnic Area, Open Space; Storm Drainage Facility; Wetland and Buffer
<b>Cedar Ridge Estates Division 2 Park</b>	0.19	Basketball Court, Picnic Space, Open Space, Landscaping
<b>Peach Tree Place Park</b>	0.26	Play Area, Picnic Space, Open Space
<b>Ponderosa Estates Division 1 Lagoon</b>	0.24	Parks, Lagoon and Other Recreational Facilities
<b>Ponderosa Estates Division 2 Lagoon</b>	2	Parks, Lagoon and Other Recreational Facilities
<b>Ponderosa Estates Division 3 Greenbelt</b>	4.37	Other Recreational Facilities
<b>Ponderosa Estates Division 3 Recreation Access</b>	0.25	Public Drainage Easement
<b>Ponderosa Estates Division 4 Lagoon</b>	8.32	Other Recreational Facilities
<b>Prairie Hills Park</b>	0.65	Basketball Court, Play Area, Picnic Space, Open Space
<b>Prairiewood Park</b>	1.19	Play Area, Horseshoe Pits, Ball Field, Picnic Space, Open Space
<b>Rhododendron Park 1 Greenbelt</b>	5.09	Open Space
<b>Rhododendron Park 2 Greenbelt</b>	21.1	Tennis Court, Play Area, Picnic Space, Open Space; Picnic Space, Open Space; Greenbelt Common Areas
<b>Timber Ridge East Park</b>	0.34	Play Area, Picnic Space, Open Space
<b>Timber Ridge Estates Division 3 Park</b>	3.01	Basketball Court, Play Area, Picnic Space, Open Space; Wetland and Buffer
<b>Wembley Park South Park</b>	1.57	Picnic Space, Open Space
<b>Wilderness Ridge Division 3 Wetland</b>	1.26	Wetland
<b>Total</b>	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
<b>Bonney Lake Elementary</b>	3			6	1	1	Play area with climbing features and paved games such as hopscotch
<b>Emerald Hills Elementary</b>	2			6	1	1	paved games, play areas with climbing toys and swings
<b>Liberty Ridge Elementary</b>	2			6	1	1	playground equipment
<b>Victor Falls Elementary</b>	2			6	1	1	tetherballs, play area with swings and climbing toys; paved toys
<b>Lakeridge Middle</b>	1	1	2	10	2	2	
<b>Mountain View Middle</b>	1	1	4	8	2	2	
<b>Bonney Lake High</b>	2	1	4	12	1	2	
<b>Total</b>	<b>13</b>	<b>3</b>	<b>10</b>	<b>54</b>	<b>9</b>	<b>10</b>	

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
<b>Current City Limits</b>	<b>13,740</b>	<b>14,370</b>	<b>15,230</b>	<b>15,740</b>	<b>16,220</b>	<b>16,500</b>	<b>17,374*</b>	<b>18,188</b>	<b>19,040</b>	<b>19,932</b>
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
<b>Total</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>25,019</b>	<b>26,339</b>	<b>28,127</b>	<b>35,120</b>

\*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
<b>Mini-Park</b>	less than 1/2 acre		Historical marker, civic garden, or memorial	Ascent Park	None
<b>Neighborhood Park</b>	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.
<b>Community Park</b>	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.
<b>Natural Open Space/Regional Park**</b>	20 or more acres		Green belts, nature parks, trails	Park and Open Space	7.5 acres per 1,000 pop.
<b>Trails</b>				None	3/8 mile per 1,000 pop.
<b>Senior center</b>				Senior Center	1 per 20,000 pop.
<b>Youth center</b>				None	1 per 20,000 pop.

<b>Indoor swimming pool</b>				None	1 per 20,000 pop.
<b>Softball field</b>				At Allan Yorke Park	1 per 3,000 pop.
<b>Baseball field</b>				At Allan Yorke Park	1 per 4,000 pop.
<b>Soccer field</b>				At Allan Yorke Park	1 per 3,000 pop.
<b>Tennis courts</b>				At Allan Yorke Park	1 per 3,000 pop.
<b>Basketball courts</b>				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 20010 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**

<b>Park Type or Facility</b>	<b>NRPA Standard</b>	<b>Standard applied to 2010 Population</b>	<b>Standard applied to 2025 Population</b>	<b>Existing Supply – City</b>	<b>Existing Supply – Schools, County, HOAs</b>	<b>2010 Deficit (-) or Surplus (+)</b>	<b>2025 Deficit (-) or Surplus (+)</b>
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 214<sup>th</sup> Ave. The Pierce County’s Non-Motorized Transportation Plan includes a roadside pedestrian route along 214<sup>th</sup> 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 214<sup>th</sup> 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:

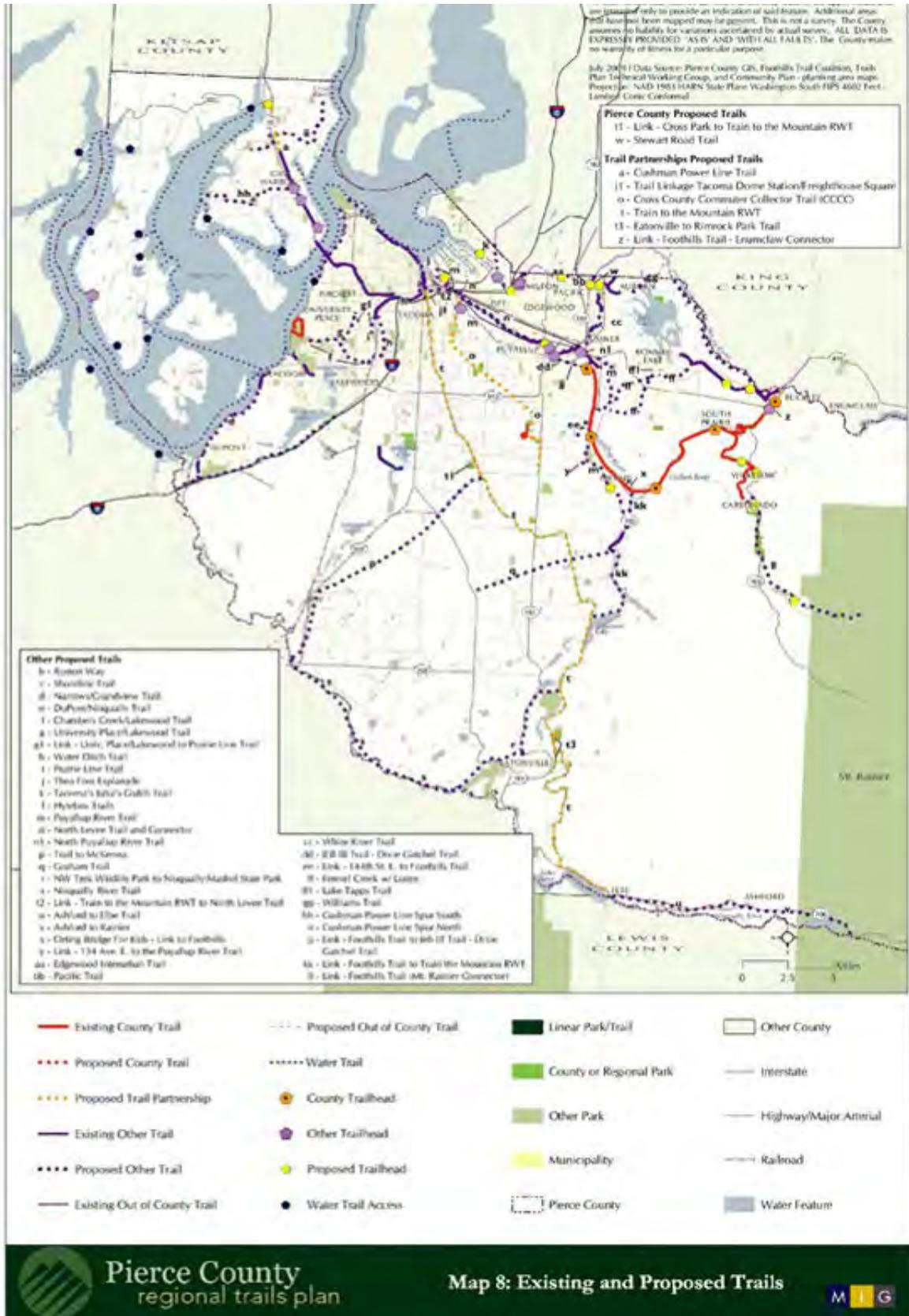
Fennel Creek Trail w/ spur to Allan Yorke Park	5.2
New perimeter trail in Park	1.0
Other trails	1.0
Total	7.2 miles.

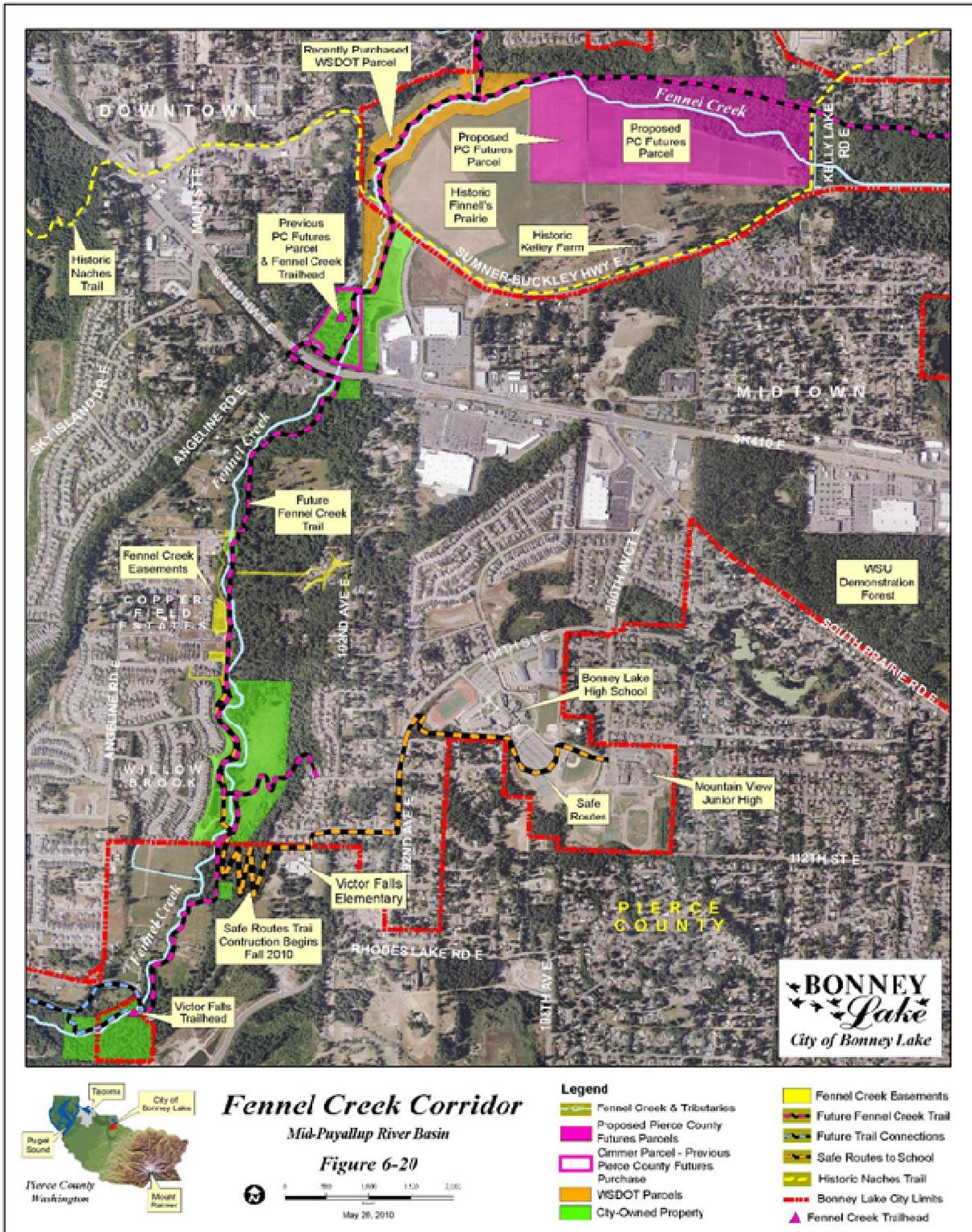
Bonney Lake’s trails will connect at various locations to sidewalks in the Bonney Lake street network in accordance with the Bonney Lake Non-Motorized Transportation Plan. As shown in Figure 6-20, the Fennel Creek Trail includes some short spur trails that will connect to the sidewalk system or important 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
<b>Total:</b>	<b>\$38,429,000</b>

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

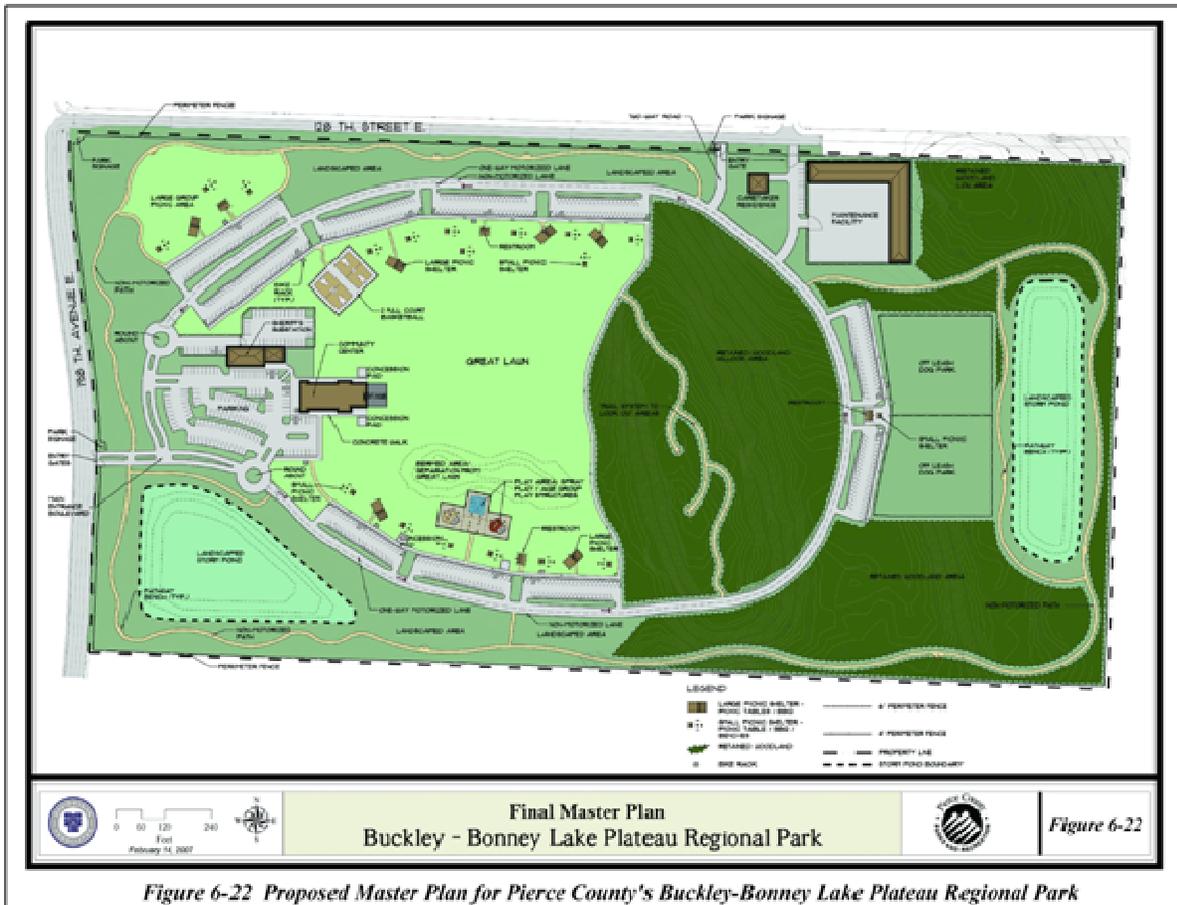
# Coordination with Other Agencies on Regional Facilities

## 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 198<sup>th</sup> Ave. and 128<sup>th</sup> 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.



# 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)
<b>Total:</b>	<b>\$38,429,000</b>

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.*

## Appendix A

### **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.

<b>Summary of Park Survey by Category</b>								
<b>2010 Park Survey Summary Results</b>								
<b>CATEGORY</b>	<b>Total #1</b>	<b>Total #2</b>	<b>Total #3</b>	<b>Total #4</b>	<b>Total #5</b>	<b>Total #6</b>	<b>Total #7</b>	<b>Average*</b>
<b>ACTIVE RECREATION</b>								
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

<b>RECREATION FACILITIES</b>								
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
<b>WATER FEATURES</b>								
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
<b>SPECIAL USE</b>								
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
<b>PASSIVE RECREATION</b>								
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
<b>CULTURAL ARTS FACILITIES</b>								
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
<b>SPECIAL EVENT PROGRAMS</b>								
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
<b>TYPES OF PARKS 1-4</b>								
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
<b>CATEGORY IMPORTANCE</b>								
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)**

<b>Department/Staff Contact:</b> CD / Heather Stinson	<b>Meeting/Workshop Date:</b> 13 December 2011	<b>Agenda Bill Number:</b> AB11-137
<b>Agenda Item Type:</b> Ordinance	<b>Ordinance/Resolution Number:</b> D11-137	<b>Councilmember Sponsor:</b>

**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

<b>BUDGET INFORMATION</b>			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
<b>Budget Explanation:</b>			

<b>COMMITTEE, BOARD &amp; COMMISSION REVIEW</b>			
<b>Council Committee Review:</b>	<i>Approvals:</i>	<b>Yes</b>	<b>No</b>
Date:	Chair/Councilmember	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember	<input type="checkbox"/>	<input type="checkbox"/>
Forward to:	<b>Consent</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Commission/Board Review:</b> 11/2/11	<b>Agenda:</b>		
<b>Hearing Examiner Review:</b>			

<b>COUNCIL ACTION</b>	
Workshop Date(s): 11/15/11	Public Hearing Date(s): 11/2/11
Meeting Date(s):	Tabled to Date:

<b>APPROVALS</b>		
<b>Director:</b> JPV	<b>Mayor:</b>	<b>Date Reviewed</b> <b>by City Attorney:</b> 11/2/11 (if applicable):

**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:

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James Dionne  
City Attorney

Passed:

Valid:

Published:

Effective Date:

**Attachment “A”**



**CULTURE AND HERITAGE ELEMENT**

**Table of Contents**

Introduction..... 2  
Planning Context..... 3  
Part I. Arts and Culture..... 4  
    A. Why Plan For Arts and Culture?..... 4  
    B. The Local Arts and Cultural Asset Map – Existing Conditions ..... 5  
    C. Needs Assessment for Cultural Facilities and Places, Activities, and Cultural Arts  
    Supplies in Bonney Lake ..... 8  
    D. Mission, Vision, and Goals..... 8  
    E. Roles and Relationships..... 13  
    F. Marketing and Audience Development..... 13  
Part II. Heritage..... 15  
    A. Heritage and Preservation Planning in Bonney Lake ..... 15  
    B. A Washington Historic Preservation Primer..... 17  
    C. What Makes Something Historic?..... 18  
    D. Archaeological Considerations ..... 19  
    E. Heritage Trees ..... 19  
    F. Inventory of Key Bonney Lake Historic Sites..... 20  
    G. Vision, Mission, Policies and Goals ..... 21  
    H. State and Federal Preservation Regulations..... 24  
    I. Preservation Tools, Resources, Activities and Incentives..... 25  
    J. State and Local Related Heritage Organizations..... 26

Appendix “A” Description of Key Bonney Lake Historic Sites

Appendix “B” Historical Marker Map

## Introduction

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



2009 Tree Lighting Ceremony

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

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

*Culture* denotes activities that recognize or celebrate ethnic and/or racial traditions or holidays, or occupational traditions; culinary arts; the sciences; humanities; religion and recreation. *Arts* incorporates the visual arts, crafts and design; music; dance; theatre; literature; media (film, video and audio); mixed media and digital art forms.

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

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

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



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

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

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

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

## Planning Context

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

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

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

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

**Goal 13. Historic preservation:** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance. Note: The City 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.
13. Create a Culture and Heritage Commission.

**E. Roles and Relationships**



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

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

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



**F. Marketing and Audience Development**

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

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

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

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

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

- Pierce County Arts Commission
- Pierce County Library

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

- Facebook
- MySpace
- Twitter
- Google buzz

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

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

Marketing Recommendations:

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

## Part II. Heritage

### A. *Heritage and Preservation Planning in Bonney Lake*



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

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

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

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

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

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

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

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

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



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

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

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

## ***B. A Washington Historic Preservation Primer***

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

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

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

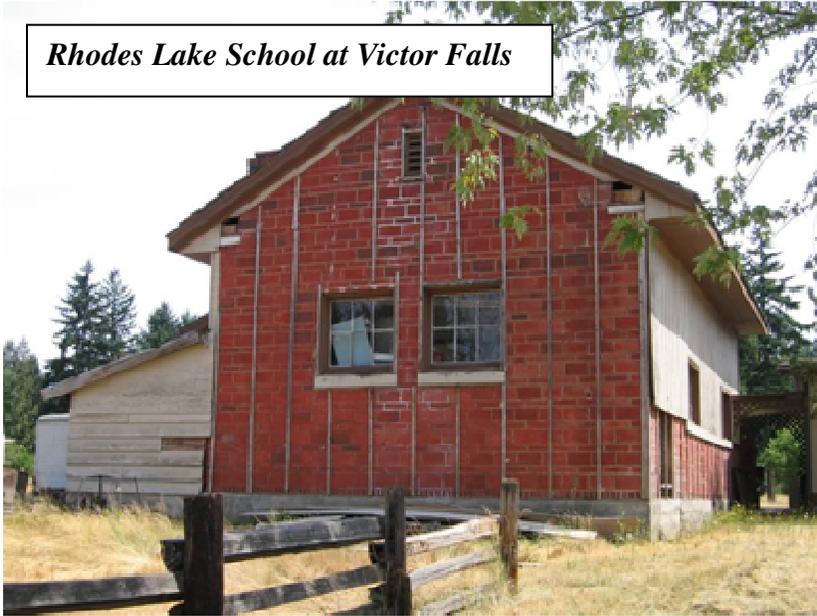
***National Register of Historic Places.*** Properties that have historic, architectural, archaeological, engineering, or cultural significance may be nomination for inclusion on the National Register of Historic Places. A property nominated to the National Register can attain significance at a national,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

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

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

### C. *What Makes Something Historic?*

*Rhodes Lake School at Victor Falls*



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

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

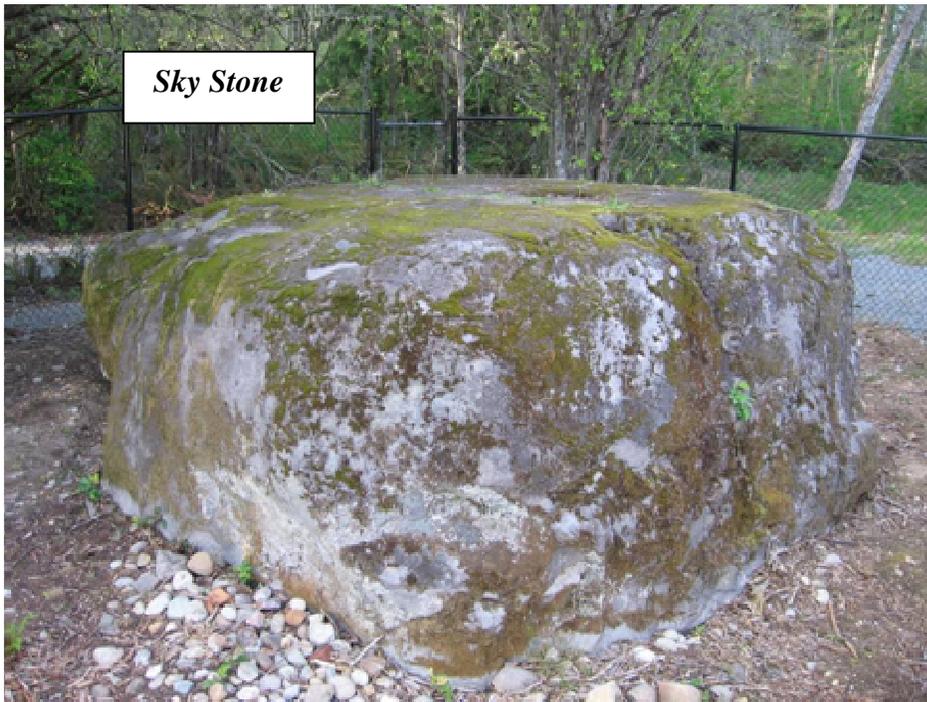
represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

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

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

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

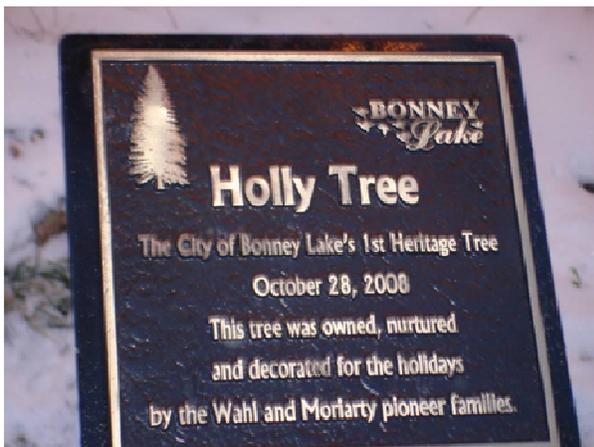
## D. Archaeological Considerations



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

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

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



## E. Heritage Trees

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

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

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

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

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

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

#### ***F. Inventory of Key Bonney Lake Historic Sites***

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



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

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

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

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

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

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

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

**G. Vision, Mission, Policies and Goals**



*Angeline Homestead*

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

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

### **Culture & Heritage Goals and Supporting Policies (SP)**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **Implementation Strategies**

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

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

### ***H. State and Federal Preservation Regulations***

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

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

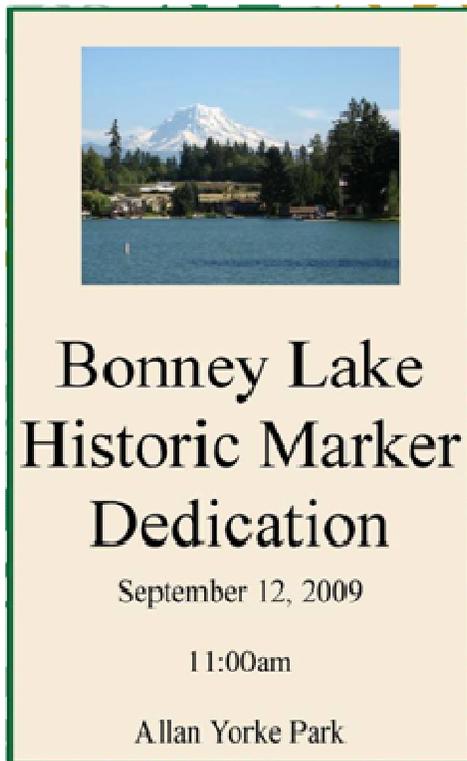
State Environmental Policy Act (SEPA). SEPA requires that impacts to cultural resources be considered during the public environmental review process. Under SEPA, DAHP is the sole agency with technical expertise in regard to cultural resources and provides formal opinions to local governments and other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

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

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

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

## ***I. Preservation Tools, Resources, Activities and Incentives***



The following is a list and brief description of some of the tools, resources and activities commonly used in historic preservation. In addition, the Washington State Department of Historic Preservation has a state-wide on-line searchable database for all cultural resources in the state. The link to this database is:  
<http://www.dahp.wa.gov/pages/wisaardIntro.htm>

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

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

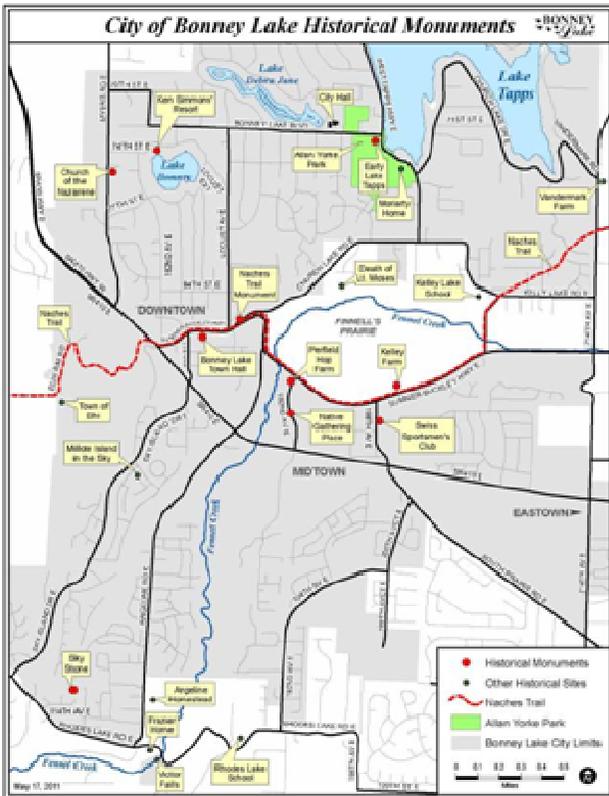
**Tours.** Sponsor, coordinate, and/or promote tours of the community that identify and interpret the City’s cultural, historic, architectural, and archaeological resources for residents and visitors.

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

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

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

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



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

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

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

### ***J. State and Local Related Heritage Organizations***

#### Greater Bonney Lake Historical Society.

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

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

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

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

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

The South Hill Historical Society. In 2001 the South Hill Historical Society was organized to trace the history of South Hill. They meet regularly on the 3<sup>rd</sup> 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 Simmitt, 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

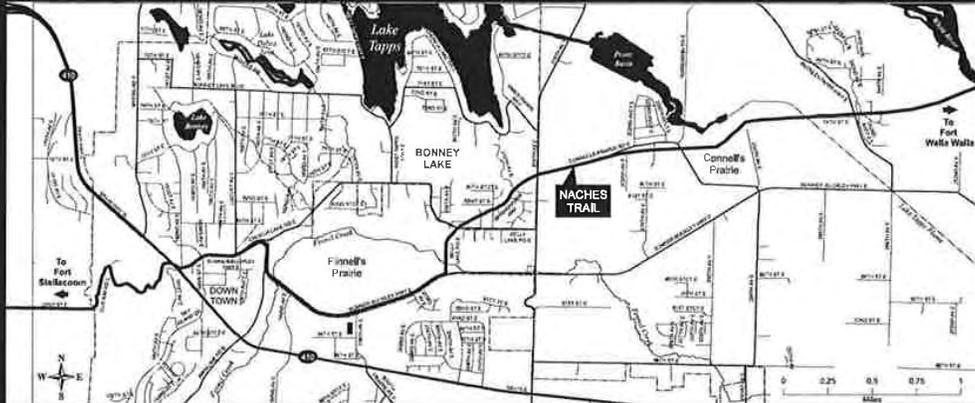
In response to the ever increasing demand for electrical power in the region during the early 20th century, a plan was proposed by Pacific Coast Power Company (later Puget Sound Traction Light & Power), and in 1910 the “White River Power Project” was begun. This project created a large reservoir by the 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.”*



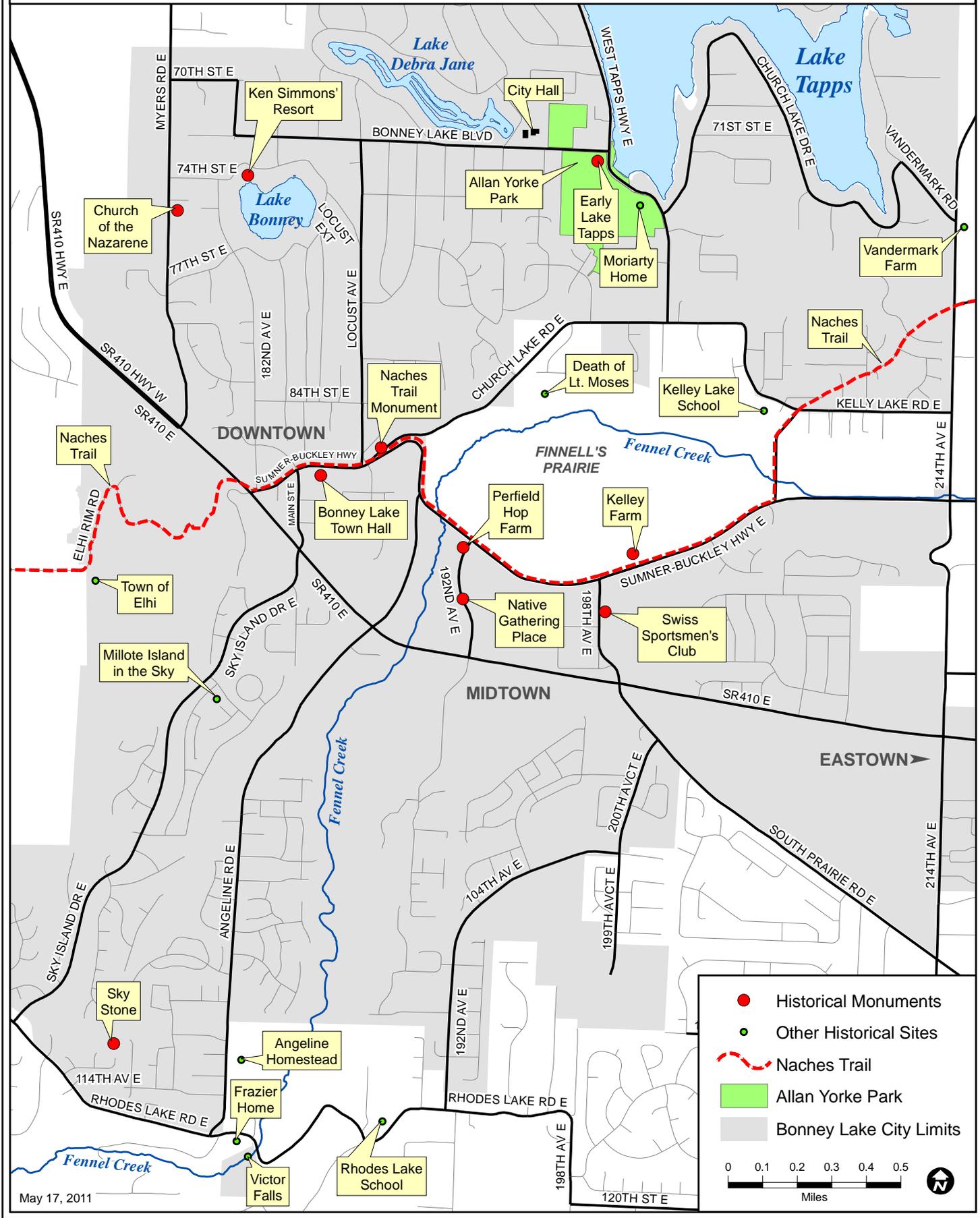
Photo provided by the Dennis Moriarty Family

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



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

<b>Department/Staff Contact:</b> CD / Heather Stinson	<b>Meeting/Workshop Date:</b> 13 December 2011	<b>Agenda Bill Number:</b> AB11-131
<b>Agenda Item Type:</b> Ordinance	<b>Ordinance/Resolution Number:</b> D11-131	<b>Councilmember Sponsor:</b>

**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 the area required for light poles in parking lots from reducing the overall required landscaping of a project.  
**Attachments:** Draft Ordinance D11-131

<b>BUDGET INFORMATION</b>			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
<b>Budget Explanation:</b>			

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

<b>COUNCIL ACTION</b>	
Workshop Date(s): 10/18/11, 11/15/11	Public Hearing Date(s): 9/7/11
Meeting Date(s):	Tabled to Date:

<b>APPROVALS</b>		
<b>Director:</b> JPV	<b>Mayor:</b>	<b>Date Reviewed</b> <b>by City Attorney:</b> 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:

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Harwood Edvalson  
City Clerk

APPROVED AS TO FORM:

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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)**

<b>Department/Staff Contact:</b> CD / Heather Stinson	<b>Meeting/Workshop Date:</b> 13 December 2011	<b>Agenda Bill Number:</b> AB11-134
<b>Agenda Item Type:</b> Ordinance	<b>Ordinance/Resolution Number:</b> D11-134	<b>Councilmember Sponsor:</b>

**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 the area required for light poles in parking lots from reducing the overall required landscaping of a project.  
**Attachments:** Draft Ordinance D11-134

<b>BUDGET INFORMATION</b>			
<b>Budget Amount</b>	<b>Current Balance</b>	<b>Required Expenditure</b>	<b>Budget Balance</b>
<b>Budget Explanation:</b>			

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

<b>COUNCIL ACTION</b>	
Workshop Date(s): 10/18/11, 11/15/11	Public Hearing Date(s): 8/17/11
Meeting Date(s):	Tabled to Date:

<b>APPROVALS</b>		
<b>Director:</b> JPV	<b>Mayor:</b>	<b>Date Reviewed</b> <b>by City Attorney:</b> 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:

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Harwood Edvalson  
City Clerk

APPROVED AS TO FORM:

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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 required 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.

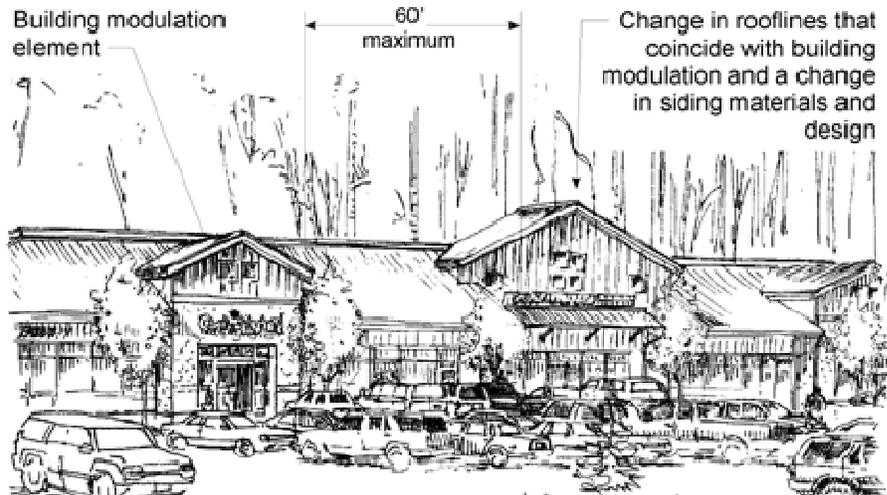
C. Internal sidewalks must extend to property lines to facilitate pedestrian connections between adjacent developments.

#### 18.34.070 Building Design

A. Any developments occupying two 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:

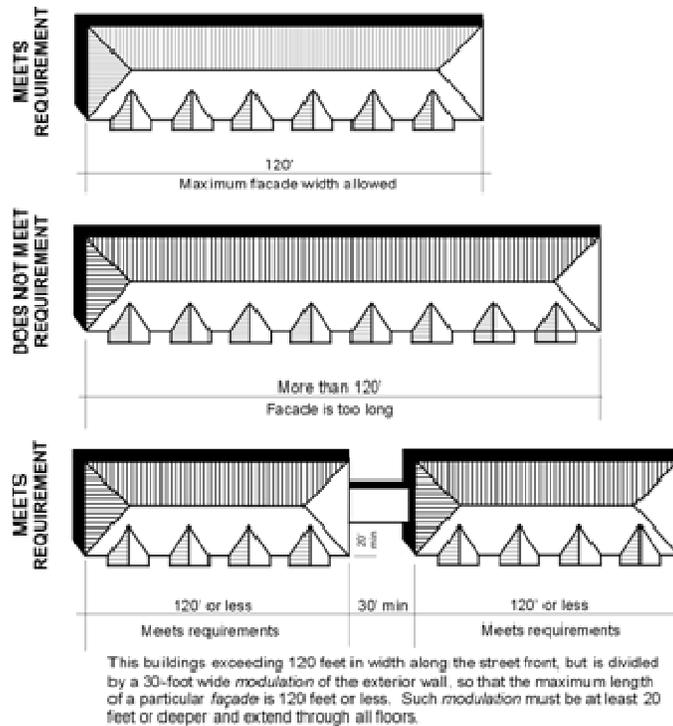
1. Repeating distinctive window patterns at intervals less than the required interval.
2. Vertical building modulation. Minimum depth and width of modulation is 18 inches and 4 feet (respectively) if tied to a change in color or building material and/or roofline modulation. Otherwise, minimum depth of 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 204<sup>th</sup> 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)**

<b>Department/Staff Contact:</b> CD / Heather Stinson	<b>Meeting/Workshop Date:</b> 13 December 2011	<b>Agenda Bill Number:</b> AB11-151
<b>Agenda Item Type:</b> Ordinance	<b>Ordinance/Resolution Number:</b> D11-151	<b>Councilmember Sponsor:</b>

**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

<b>BUDGET INFORMATION</b>			
<b>Budget Amount</b>	<b>Current Balance</b>	<b>Required Expenditure</b>	<b>Budget Balance</b>
<b>Budget Explanation:</b>			

<b>COMMITTEE, BOARD &amp; COMMISSION REVIEW</b>			
<b>Council Committee Review:</b>	<i>Approvals:</i>		<b>Yes No</b>
Date:	Chair/Councilmember		<input type="checkbox"/> <input type="checkbox"/>
	Councilmember		<input type="checkbox"/> <input type="checkbox"/>
	Councilmember		<input type="checkbox"/> <input type="checkbox"/>
Forward to:	<b>Consent</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Commission/Board Review:</b>	9/7/11		
<b>Hearing Examiner Review:</b>			

<b>COUNCIL ACTION</b>	
Workshop Date(s): 11/15/11	Public Hearing Date(s): 9/7/11
Meeting Date(s):	Tabled to Date:

<b>APPROVALS</b>		
<b>Director:</b> JPV	<b>Mayor:</b>	<b>Date Reviewed</b> <b>by City Attorney:</b> 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.

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Neil Johnson, Mayor

ATTEST:

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Harwood Edvalson  
City Clerk

APPROVED AS TO FORM:

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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.



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

<b>Department/Staff Contact:</b> CD / Heather Stinson	<b>Meeting/Workshop Date:</b> 13 December 2011	<b>Agenda Bill Number:</b> AB11-152
<b>Agenda Item Type:</b> Ordinance	<b>Ordinance/Resolution Number:</b> D11-152	<b>Councilmember Sponsor:</b>

**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. The attached draft reflects Council's wish to permit most uses in Eastown as opposed to making them conditional uses. Council asked for the definition of "Agriculture" at the November 15 meeting and currently there is no definition for this use in the Bonney Lake Municipal Code.  
**Attachments:** Draft Ordinance D11-152

<b>BUDGET INFORMATION</b>			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
<b>Budget Explanation:</b>			

<b>COMMITTEE, BOARD &amp; COMMISSION REVIEW</b>			
<b>Council Committee Review:</b>	<i>Approvals:</i>	<b>Yes</b>	<b>No</b>
Date:	Chair/Councilmember	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember	<input type="checkbox"/>	<input type="checkbox"/>
Forward to:	<b>Consent</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Commission/Board Review:</b> 11/2/11	<b>Agenda:</b>		
<b>Hearing Examiner Review:</b>			

<b>COUNCIL ACTION</b>	
Workshop Date(s): 11/15/11	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

<b>APPROVALS</b>		
<b>Director:</b> JPV	<b>Mayor:</b>	<b>Date Reviewed by City Attorney:</b> 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
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**Residential Uses**

Accessory Dwelling Unit			P <sup>1</sup>	P <sup>1</sup>						
Adult Family Home	P	P	P	P	P					
Apartments / Condominiums				P		P <sup>2</sup>	P <sup>2</sup>		P <sup>3</sup>	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	<u>C</u> <u>A</u>	C	P <sup>3</sup>	P
Residential Care Facilities				P						
Single family residences, detached	P	P			P					
Townhouses			P	P	C	C	<u>C</u> <u>P</u>	C		

**Educational Uses**

Colleges and universities or extension classrooms						P	P	P	P <sup>3</sup>	P	P
Dancing, music, art, drama and instructional / vocational schools					P	P	P	P	P <sup>3</sup>	P	P
Elementary school		<u>C</u>	P	P	P	C		C			P
Junior high, high schools and junior colleges, public or private		<u>C</u>	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	CP	P			
Campgrounds							CP	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 <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P	P		P	P <sup>3</sup>	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 <sup>1</sup>				
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				

<b>Zone Use</b>	<b>RC-5</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>E</b>	<b>MC</b>	<b>DC</b>	<b>DM</b>	<b>PF</b>
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
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**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	<u>P</u>	P	P	P	
Bakery, wholesale							P				
Banks, savings and loan associations						P	<u>CP</u>	P			
Banks, savings and loan associations with no drive-thru					P	P	<u>CP</u>	P	P	P	
Barber shops and beauty shops					P	P	<u>P</u>	P	P	P	
Bars					C	P	<u>CP</u>	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	<u>CP</u>	P	P	P	
Bookstores				A	P	P	<u>CP</u>	P	P	P	
Bowling Alley											
Brewpubs and microbreweries					C	P	<u>CP</u>	P	P	P	
Cabinet and carpenter shop						C	P	C			
Candy shop					P	P	<u>CP</u>	P			
Cart Vendors					P	P	<u>CP</u>	P			
Cinema						P	P	P			
Coffee shops, cafes, no drive-thru					P	P	<u>AP</u>	P	P	P	A
Coffee stand, drive-thru						P	P	P			

<b>Zone Use</b>	<b>RC-5</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>E</b>	<b>MC</b>	<b>DC</b>	<b>DM</b>	<b>PF</b>
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			<u>P</u>				
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.							<u>P</u>				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	<u>AP</u>	P			P
Department Store						P	P	P			
Dry Cleaning						P	<u>CP</u>	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 upholstering							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	<u>CP</u>	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	<u>CP</u>	P	P	P	
Medical-dental clinics;						P	P	P	P <sup>3</sup>	P	
Medical offices					P	P	<u>CP</u>	P	P <sup>3</sup>	P	
Mini day care center				C	P	A	<u>AP</u>	A	P	P	
Mini-storage facilities						C	<u>PC</u>	C			
Nail Salons					P	P	<u>CP</u>	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	<u>AP</u>	P	P	P	
Photographic processing and supply						P	P	P	P	P	
Photography studios					P	P	<u>CP</u>	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	<u>AP</u>	P	P <sup>3</sup>	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	<u>P</u>	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	<u>P</u>	P	P	P	
Tanning salon					P	P	<u>P</u>	P	P	P	
Tavern					C	P	<u>C</u> <u>P</u>	P	P	P	
Veterinary clinics, animal hospitals						P	P	P			
Veterinary clinics with no outdoor kennel space or dog runs						P	P	P	P <sup>3</sup>	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

P<sup>1</sup> = No accessory dwelling units are allowed in conjunction with a duplex

P<sup>2</sup> = Subject to the Commercial Design Standards of BLMC 18.31

P<sup>3</sup> = Allowed outright on second floor, requires a CUP if on the first floor

P<sup>4</sup> = Accessory to a subdivision or cottage development where allowed.

P<sup>5</sup> = Subject to the provisions of BLMC 18.22.040

C<sup>1</sup> = 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:

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Harwood T. Edvalson, CMC, City Clerk

APPROVED AS TO FORM:

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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.

	<b>RC-5</b>	<b>R-1 and R-2</b>				
<b>RC-5</b>	None	<b>R-2</b>				
<b>R-1 and R-2</b>	None	None	<b>*R-3</b>		<b>*C-2, <u>E</u>, <u>MC</u>, <del>C-2/C-3</del>, DC and DM</b>	
<b>*R-3</b>	Type II	Type I	None	<b>C-1</b>		
<b>C-1</b>	Type II	Type II	Type I	None		
<b>*C-2, <del>C-2/C-3</del>, <u>E</u>, <u>MC</u>, DC and DM</b>	Type II	Type I	Type I	None	None	<b>M-1</b>
<b>M-1</b>	Type I	Type I	Type I	Type II	Type II	None