

**2013 APPLICATION
FOR URBAN GROWTH AREA AMENDMENT
TO PIERCE COUNTY COMPREHENSIVE PLAN**

An Urban Growth Area Amendment (UGA) is a proposed change or revision to the designated Comprehensive Urban Growth Area (CUGA) or designated urban growth area or urban service area of any city or town within Pierce County. Urban Growth Area Amendments are Comprehensive Plan amendments; however, such amendments shall only be considered by the Council following review pursuant to RCW 36.70A.130(3) and the County-Wide Planning Policies for Pierce County, and must be consistent with the provisions of any executed interlocal agreements for joint planning with any city or town within Pierce County (PCC 19C.10.040).

An application must be completed for all proposed amendments, whether initiated by the County Council, County Executive, or a city or town with jurisdiction in Pierce County. No application is considered officially initiated until: 1) the Executive forwards the application to the County Council for inclusion in the Council resolution initiating amendments; 2) a city or town forwards the application to the County Council for inclusion in the Council resolution initiating amendments; or 3) the County Council includes the application in the resolution initiating amendments. It is the applicant's responsibility to provide the completed application and to check on the status of the request. If you want a city or town to initiate an amendment, you need to work directly with the city or town. See the handout 2013 Guidelines for Submitting Applications for Amendments to the Pierce County Comprehensive Plan for additional information.

A \$3,000.00 fee for each Comprehensive Plan amendment is required. Whether a request to initiate an amendment is made to the County Executive or County Council, a non-refundable submittal fee of \$500.00 is required at time of application. If the Council approves to initiate the amendment, the remaining \$2,500.00 fee shall be required within ten working days after the amendment is initiated by the County Council. If an applicant fails to pay the required fee, staff will be unable to proceed with the review of an application(s), and this will result in the expiration and cancellation of an application(s).

The deadline for submitting an application to the Council is 4:30 p.m., **January 15, 2013**. The deadline for submitting an application to the Executive is 4:30 p.m., **January 3, 2013**. Complete all the blanks in this application form. We will not accept a letter or report in lieu of this application. However, reports, photos or other materials may be submitted to support your application.

For additional information, contact Pierce County Planning and Land Services, Long Range Planning Division, by phone at (253)798-2785 or by email at dcardwe@co.pierce.wa.us.

Applicant: **City of Bonney Lake**
Address: **8720 Main St. E. P.O. Box 7380**
City/State/Zip Code: **Bonney Lake, WA 98391-0944**
Phone: **(253) 447-4355**
E-mail Address: jsullivan@ci.bonney-lake.wa.us

Agent: **Jason Sullivan**
Address: **8720 Main St. E. P.O. Box 7380**
City/State/Zip Code: **Bonney Lake, WA 98391-0944**
Phone: **(253) 447-4355**
E-mail Address: jsullivan@ci.bonney-lake.wa.us

Initiation (check one):

- Request Pierce County Council to initiate the amendment.
- Request Pierce County Executive to initiate the amendment.
- City/Town of **Bonney Lake** is initiating the amendment.

NOTICE DOCUMENTATION: The applicant for an Urban Growth Area amendment is required to mail a notice of application to all taxpayers or property owners included in the application. The notification letter must include the following information:

- You are submitting an application for a 2013 Amendment to the Pierce County Comprehensive Plan;
- The existing and proposed land use designation and zoning;
- The acreage and number of parcels included in the application;
- The property owned by the person being notified is included in the application; and
- Additional information on 2013 Amendments to the Comprehensive Plan is available at Pierce County Planning and Land Services, Long Range Planning Division, by phone at (253)798-2785 or by email at dcardwe@co.pierce.wa.us.

REQUIREMENTS FOR TRANSFER OF DEVELOPMENT RIGHTS PROGRAM: If your application results in a change from the current land use designation on a property to a designation that allows a higher residential density, you will be required to participate in the Pierce County Transfer of Development Rights Program (TDR). Pursuant to Pierce County Development Regulations-Title 18G Conservation Programs, when you receive an increase in density pursuant to a Comprehensive Plan Amendment, you are subject to the TDR program as a receiving site owner (18G.10.030). As a receiving site owner you are required to buy Development Right Certificates from a qualified sending site owner prior to applying for any development permits on the subject property/ies. Available Development Right Certificates can be purchased via the Pierce County website at www.co.pierce.wa.us/tdr. Market conditions will dictate the price of each development right. When you submit your development permit application to the Planning and Land Services (PALS) Department, you must also submit the Development Right Certificates or a purchase and sale agreement for the certificates. An estimate of the number of development rights you are required to purchase will be calculated by PALS staff once your Comprehensive Plan Amendment is approved. If you would like to know more about the TDR Program and process, please contact Planning and Land Services staff, Diane Marcus-Jones at 798-2616 and/or visit our website at www.co.pierce.wa.us/tdr.

RESIDENTIAL LAND CAPACITY: If your application expands the residential land capacity in an Urban Growth Area (UGA), it must include a companion application to reduce the UGA in another location to ensure that the amount of residential land capacity is not increased. Properties proposed for removal from the UGA must be contiguous with the UGA boundary and be rural in character with rural densities. If your proposal is to expand the residential capacity in a UGA, please indicate the parcels and proposed change for the companion application. The \$3,000.00 fee as noted above will not be required for a companion application.

Companion amendment parcels: _____
 Companion amendment change in land use designation from _____ (current designation) to _____ (proposed designation).

DESCRIPTION OF AMENDMENT:

Attach a map of the proposed amendment, showing all parcels and parcel numbers (see the County Assessor's Office to obtain maps and parcel information). If the Executive, County Council, or a city or town initiates your amendment, you may then be required to provide names, mailing addresses, and mailing labels for all property owners within 300 feet of the proposed amendment area. You will be sent detailed instructions for submitting that information.

Area of Amendment:

| Quarter | Section | Township | Range |
|---------|---------|----------|-------|
| 1 | 03 | 19 | 05 |
| 2 | 03 | 19 | 05 |
| 3 | 03 | 19 | 05 |
| 4 | 03 | 19 | 05 |
| 4 | 04 | 19 | 05 |
| 1 | 09 | 19 | 05 |
| 4 | 09 | 19 | 05 |
| 1 | 10 | 19 | 05 |
| 2 | 10 | 19 | 05 |
| 3 | 10 | 19 | 05 |
| 4 | 10 | 19 | 05 |
| 1 | 15 | 19 | 05 |
| 2 | 15 | 19 | 05 |
| 3 | 15 | 19 | 05 |
| 4 | 15 | 19 | 05 |
| 1 | 16 | 19 | 05 |
| 2 | 22 | 19 | 05 |

Total Number of Parcels: **2,534** *The total number of parcels and total acreage must be consistent with County Assessor data.*

Total Acreage: **1,656.57** acres according to the acreage data provided by the County Assessor. This does not include public rights-of-way as a parcel number is not assigned to right-of-way. The area has a mapped acreage of **1,859.18** acres.

Current Land Use Designation (*see enclosed handout: "Pierce County Comprehensive Plan Land Use Designations and Zone Classifications"*):

There area affected by the proposed UGA amendment has three different Land Use Designations as provided below:

1. **Moderate Single Family (MSF) – 1,282.42 Acres**
2. **Master Plan Community (MPC) – 487.46 Acres**
3. **Parks and Recreation (PR) – 82.38**

Please see Figure 1 for more details regarding the specific location of these three Land Use Designations.

Desired Land Use Designation (*see enclosed handout: "Pierce County Comprehensive Plan Land Use Designations and Zone Classifications"*):*

The land use designation would remain the same.

*New designation is necessary for UGA and CUGA amendments. For USA amendments, a new designation is optional.

If the amendment is within a city's or town's Urban Growth Area (UGA) or Urban Service Area (USA), or if the proposal would expand or contract a city's or town's UGA or USA, identify the city or town.

The proposal would affiliate a portion of the CUGA with the City of Bonney Lake, expanding the City's UGA/USA.

Have you contacted the city or town regarding the amendment? **Yes**

1. General Description of Proposal:

The proposed Comprehensive Plan Amendment is to expand the City of Bonney Lake's UGA/USA by affiliating a portion of the unaffiliated CUGA, located on the plateau, with the City. Figure 2 illustrates the portion of the CUGA include in the UGA/USA amendment.

2. Why is the UGA/USA amendment needed and being proposed?

The amendment is necessary to affiliate a portion of the CUGA with the City by identifying it as part of the City of Bonney Lake's UGA/USA. This step is a necessary first step in furthering the objective of the Growth Management Act to provide governmental services for urban areas at the city level.

3. Describe the land uses surrounding the proposed amendment (*residential, commercial, agricultural, etc.*).

North: **Vacant – WSU Property (Proposed Commercial, Park, and High Density Residential)**

South: **Vacant - Tehaleh**

East: **Single-family Homes**

West: A mixture of vacant properties (Tehaleh and Falling Water,) existing single-family homes, and civic uses (Bonney Lake High School)

4. How does the proposed UGA/USA amendment conform to the requirements of the Growth Management Act?

The area affected by the City's UGA/USA amendment furthers the GMA by ensuring that development occurs within areas already characterized by urban growth consistent with RCW 36.70A.020(1) and (2).

The City has also adopted Ordinance 1408 which established a Planned Community District (PCD) zone for Plateau 465. The creation of the PCD for Plateau 465 will ensure that the development rights granted by Pierce County remain valid if the area is annexed into the City. This action preserves the property rights of the owners of Plateau 465 consistent with RCW 36.70A.020(6).

Additionally, as part Ordinance 1408 the City established a Public Facility pre-annexation zoning for the portion of the CUGA owned by Pierce County for the future Bonney Lake – Buckley Regional Park which preserves open space needed for the development of park facilities consistent with RCW 36.70.020(9).

The proposed amendment would affiliate a portion of the CUGA with the City of Bonney Lake identifying it as part of the City's USA consistent with RCW 36.70A.110(7). Finally the amendment will further the objective of RCW 36.70A.110(4) by recognizing that cities are the most appropriate unit of government to provide urban governmental services.

5. How is the proposed UGA/USA amendment consistent with the County-Wide Planning Policies for Pierce County?

The area included in the City's application is already within the CUGA; however, since the area is unaffiliated with a city, the area is unable to be annexed into a city. The proposed amendment would affiliate portions CUGA with the City of Bonney; so that the area can be considered for a future annexation consistent with the Principles of Understanding between Pierce County and the Municipalities in Pierce County established by the *Countywide Planning Policies for Pierce County, Washington (CWPP)*:

"The County recognizes that unincorporated lands within UGAs are often potential annexation areas for cities. These are also areas where incorporation of new cities can occur. The County will work with existing municipalities and emerging communities to make such transitions efficiently." (pg 76)

The proposed amendment is also consistent with CWPP Policy UGA 3.6.5 which provides that, "Urban government services shall be provided primarily by cities and urban government services shall not be provided in rural areas." In order for this portion of the CUGA to be fully served by a city, it must first be officially affiliated with a city. The proposed amendment is a necessary first step towards the City of Bonney Lake being able to provide the full range of governmental services to this existing urban area.

The following policies contained within the *Pierce County Comprehensive Plan* also support the City proposed amendment:

- **19A.10.010(A) Urban Growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.**

- **19A.20.050(C) Contain urban sprawl by designating an urban/rural boundary and focusing infrastructure development in proposed employment centers and near cities and towns where a full range of urban services are available.**
- **19A.20.090(G) Pierce County shall rely primarily upon cities and towns and special purpose districts as providers of local facilities and services appropriate to serve those local needs, except where the County is the local service provider.**

The City is also in the beginning phases of developing a Joint Planning Agreement with Pierce County as required by 19A.30.010(F) and CWPP UGA-4. The development of this agreement will be done concurrently with the processing of this application with the goal of completing the Joint Planning Agreement by the end of 2013.

6. For proposals to increase the supply of land available for the Employment Center designation, explain why there is a need for additional Employment Center land outside the Comprehensive Urban Growth Area.

NOT APPLICABLE

7. For proposals to expand an urban growth area, explain how adequate public facilities can be provided within the 20-year planning horizon.

The area proposed to be included into Bonney Lake's UGA/USA already has water service provided by the Bonney Lake Water District and Tacoma Water District. The entire area is already within the Bonney Lake Sewer Utility's South Sewer Service Area.

NOTE: If the proposed amendment is not to expand a City or Town UGA, skip questions 8 - 16. However, the parcel information requested on page 7 of this application must be provided for all UGA amendments.

8. Provide the title and adoption date for the City or Town Comprehensive Plan that addresses the proposed amendment.

***Bonney Lake Comprehensive Plan* was initial adoption May 30, 1995; the most recently amended on December 11, 2012. Ordinance 1408 (attached) amended the City's Future Land Use Map to illustrate the portion of the CUGA affected by this amendment as part of the City's USA/UGA.**

9. List the environmental documentation (e.g., Environmental Impact Statement) prepared by the City or Town for its Plan as required by SEPA (cite title, date and page number):

As part of the adoption of the 1995 Comprehensive Plan, the City prepared an Environmental Impact Statement Prepared (1994), supplemental environmental determinations made for yearly amendments. The City issued a DNS for the 2011 Comprehensive Plan Amendments with were adopted by Ordinance 1408.

10. Identify the City or Town plans for providing and funding capital improvements to serve the proposed area with services (cite title, date and page number):

sewer: **City of Bonney Lake Comprehensive Sewer System Plan (2009): pages 5-2, 5-10 and 6-1 to 6-13**

storm drainage: **City of Bonney Lake Comprehensive Storm Water Plan (2006). No capital projects are needed to bring storm water facilities to this portion of the CUGA. The developed properties are already served by 14 drainage ponds (City of Bonney Lake Potential Annexation Area Study: Final Report and Analysis 2008 pg. 39). Developers of Plateau 465 would be required to construct the necessary drainage facilities as part of the development of the project.**

transportation: **City of Bonney Lake Transportation Plan (2006): pages 22 to 27, Figure 5, Figure 6, Table 10. Half of the area is already buildout and is accounted for in the existing traffic counts. The City is also in the process of updating its transportation plan as part of the City's 2013 Comprehensive Plan Amendment process.**

domestic water supply: **City of Bonney Lake Water System Plan (2009) and Tacoma Water Comprehensive Water Plan (2006). Water service is already provided to the existing homes; developers of Plateau 465 would extend necessary water lines to serve the homes within this area. Areas within the proposed Bonney Lake UGA/USA that are served by Tacoma Water would continue to be served by Tacoma Water.**

11. Describe the methodology used by the municipality to calculate the population holding capacity (cite title, date and page number):

The general methodology to calculate the City's holding capacity was to eliminate land that was undevelopable due to critical area constraints (e.g. floodplains, wetlands, streams, geological hazardous areas, etc.), that was developed with a single-family home on lots that cannot be further subdivided, or that was developed with or planned for non-residential uses (e.g. commercial, industrial, civic, governmental, religious, etc.) A zoning density analysis was then applied to the remaining areas to determine the estimated holding capacity based on the current allowable densities. This methodology is documented in the *Pierce County Building Lands Report (2007)* pgs. 30 – 41.

12. Provide the population holding capacity for the municipality:

The City of Bonney Lake has a population holding capacity of 20,074 as documented in the *Pierce County Buildable Lands Report (2007)*.

13. List the Comprehensive Plan policies which identify the range of allowable residential densities (cite page number):

The City Bonney Lake Comprehensive Plan – Figure 3.5 provides the range of allowable residential densities.

14. List the Comprehensive Plan policies which encourage urban density infill (cite page number):

- **Policy 3-4a Encourage infill and development which minimizes the consumption of land. (Land Use Element pg 3-13)**

- **Policy 3-4b Create some areas of higher residential density in order to accommodate the population projection without excessive outward sprawl. (Land Use Element pg. 3-13)**
- **Policy 5-5f Encourage mixed land use patterns in which people live close to jobs and services, allowing shorter and fewer vehicle trips. (Transportation Element pg. 6)**

15. Describe the public outreach program that was conducted in relation to this proposal. Include how affected residents were informed of the pertinent city or town comprehensive plan amendment or SEPA process.

Taxpayers of record were mailed notice of this application.

The City complied with public participation provisions of the Growth Management Act for the 2011 Comprehensive Plan Update and Amendments. Notice was provided in Courier-Herald Newspapers, which serves the affected area, on August 24, 2011, November 2, 2011, and November 30, 2011. The City also published notice in the Courier-Herald Newspapers on December 21, 2011 that the City Council had approved the proposed expansion of the City's UGA. Affidavit's of Publication for each of this notices area attached to this application. Information was also provided on the City's website. The following list of public comment periods and public meetings/hearings were held regarding the extension of the City's UGA to include the South Sewer Service Area:

- **September 7, 2011 – Issued Determination of Nonsignificance**
- **September 7, 2011 – Planning Commission Meeting – Public Hearing**
- **September 21, 2011 – Planning Commission Meeting**
- **October 18, 2011 – City County Study Session – Expansion of UGA to include CUGA**
- **November 1, 2011 – City Council Regular Meeting – Public Hearing**
- **December 6, 2011 – City Council Regular Meeting – Public Hearing**

16. For Urban Service Area (USA) amendments only, will the proposed amendment resolve or create an overlap with the USA of another jurisdiction? If yes, please describe and show the overlap on an attached map:

No, the proposed USA amendment will affiliate portions of the CUGA which are currently not affiliated with another jurisdiction. Additionally, there are no other jurisdictions adjacent to the area affected by the proposed USA amendment.

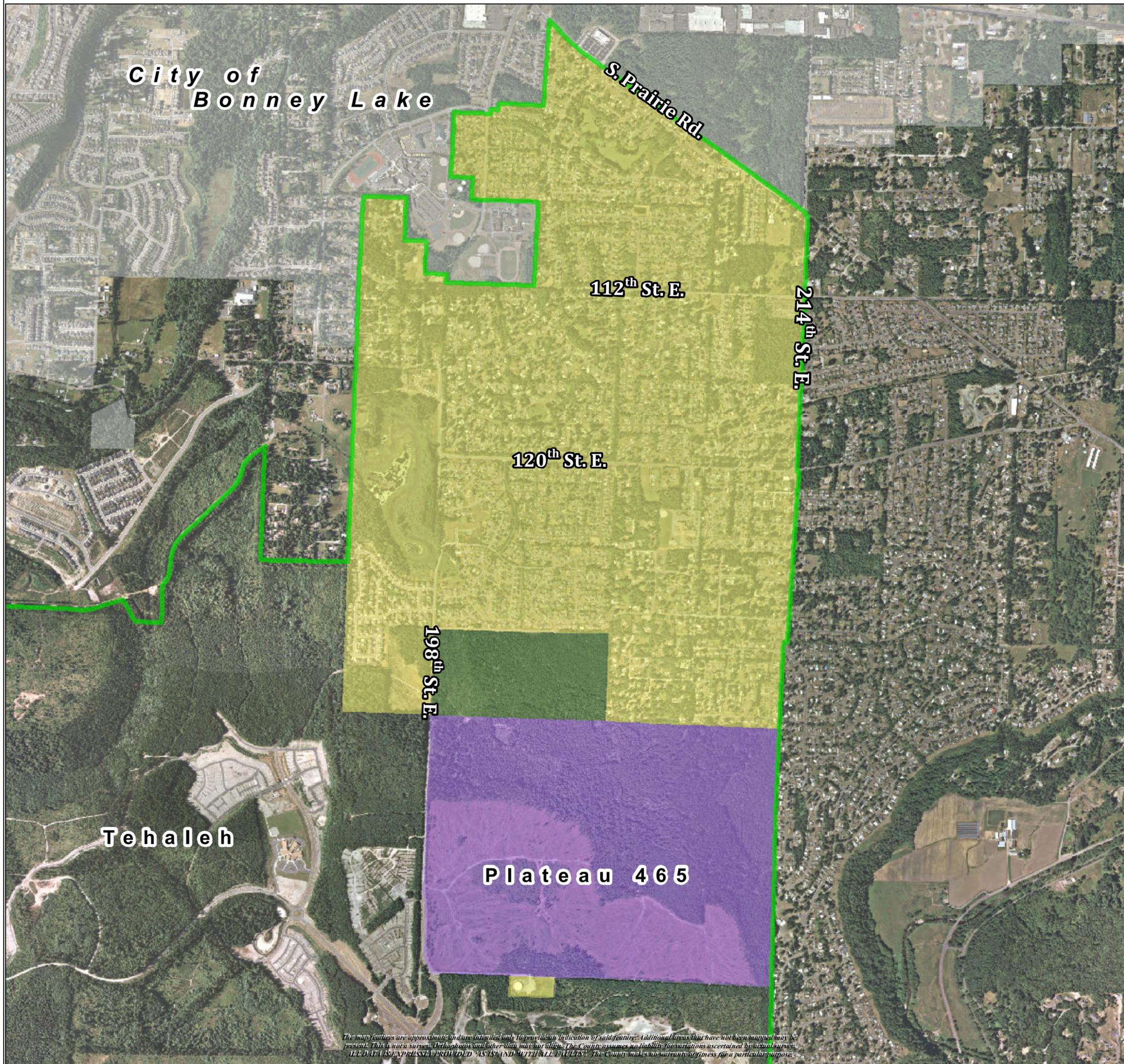


2013 UGA/USA Amendment

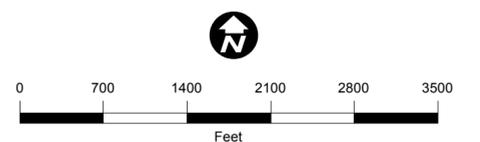
Figure 1: Land Use Designation Map

Legend

-  Unaffiliated CUGA
-  Master Planned Community
-  Moderate Density Single Family
-  Parks and Recreation



The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by visual inspection. USED AT USER'S RISK. PROVIDED "AS IS" AND "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose.



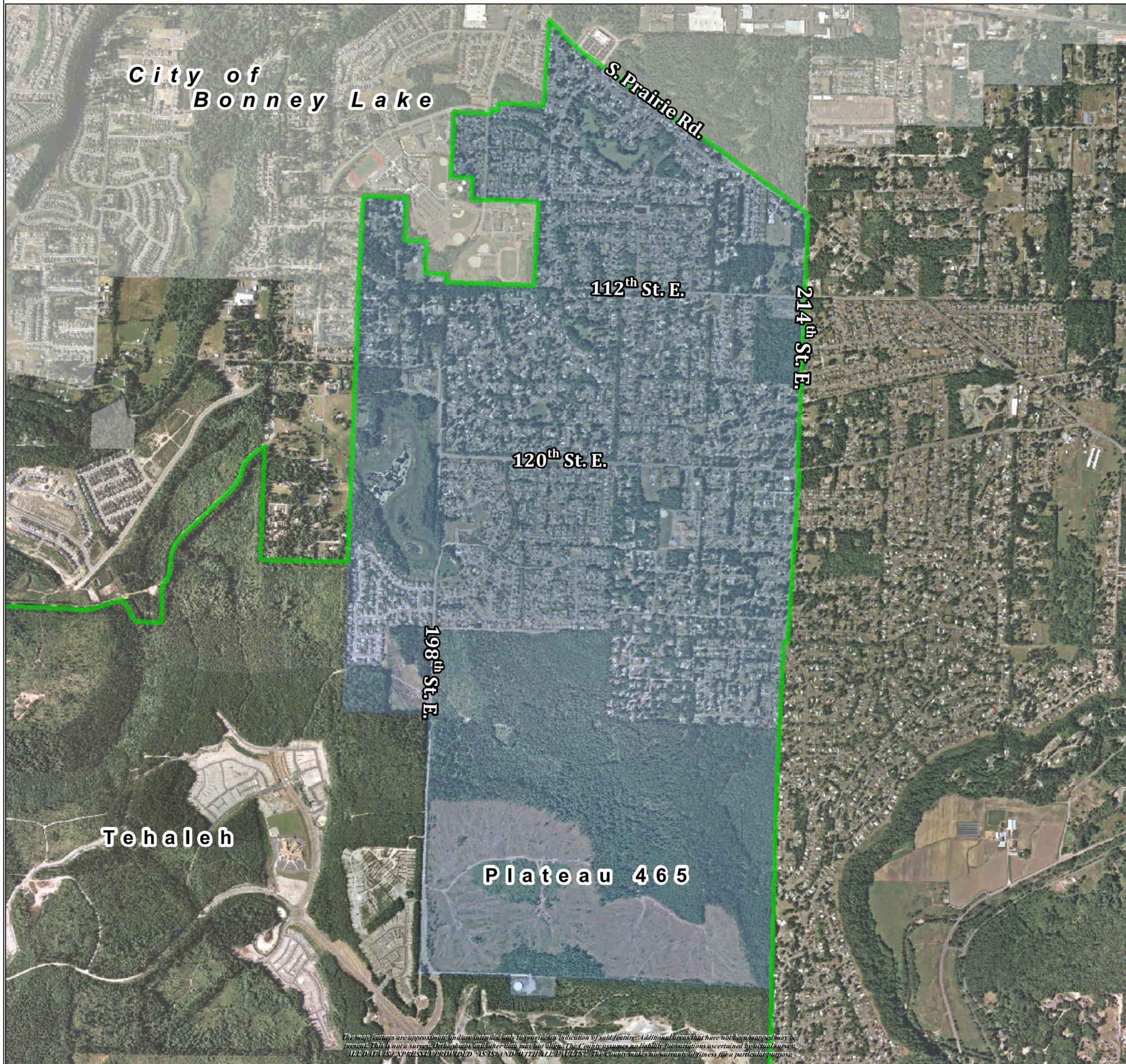


2013 UGA/USA Amendment

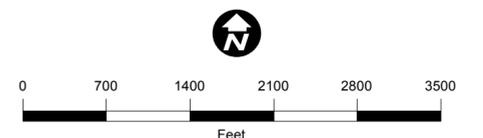
Figure 2:
Bonney Lake UGA/USA
Expansion Area

Legend

-  Unaffiliated CUGA
-  Proposed Bonney Lake UGA/USA



The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by visual inspection. USED AT USER'S RISK. PROVIDED "AS IS" AND "WITH ALL FAULTS". The County makes no warranty of fitness for a particular purpose.



RECEIVED

SEP 1 6

AFFIDAVIT OF PUBLICATION

NOTICE OF PUBLIC HEARING
CITY OF BONNEY LAKE

STATE OF WASHINGTON
COUNTY OF KING SS.

JENNIFER TRIBBETT being duly sworn says

that she is the CHIEF CLERK of the

Courier-Herald Newspapers

And that the Enumclaw Courier Herald and Bonney Lake & Sumner Courier Herald, published in King/ Pierce Counties, have been approved as Legal Newspapers by order of the Superior Court of the State of Washington for King County and Pierce County, and that the Annexed printed copy is a true copy of the NOTICE in the above entitled matter as it was printed in the regular entire issue of said paper for a period of ONE INSERTIONS commencing on the 24th day of AUGUST 2011 and ending on the 24th day of AUGUST 2011, and that said newspaper was regularly distributed to its subscribers during all of said period, and that said NOTICE was published in said newspaper and not in supplement form. That the full amount of the fee charged for said foregoing publication is the sum of \$83.73 which amount has been billed in full at the rate of \$9.85 per inch for the first insertion and \$9.85 per inch for each subsequent insertion.

Jennifer Tribbett
Subscribed and sworn to before me this 24th day of AUGUST, 2011.



Rebecca L Walton
Notary Public for the State of Washington,
residing in King County

Commission expires 2/19/14

CITY OF BONNEY LAKE NOTICE OF PUBLIC HEARING - EAST TOWN, CUGA and PARK COMPREHENSIVE PLAN CHANGES - By direction of the Planning Commission, City of Bonney Lake, Washington, notice is hereby given that, pursuant to Bonney Lake Municipal Code 14.140.080 the City of Bonney Lake Planning Commission will convene a Public Hearing at 5:30 p.m. on Wednesday, September 7, 2011, in the City Council Chambers at the Justice Center, 9002 Main Street E., Bonney Lake, Washington to receive public testimony on potential changes to the Comprehensive Plan land use map in the southern CUGA area, the Eastown Element, and the Park Element. Proponent: City of Bonney Lake. Description and Location of current proposal: Update the Eastown element, minimize Eastown Design Standards and place in municipal code, amend the Park Element to reflect changes since last update. Requested Approvals: SEPA threshold determination, Change of Comprehensive Plan text and land use designations, new chapter of the municipal code. Identification of Existing Environmental Documents: SEPA Checklist, DNS issued 8/22/11. Contact: Heather Stinson, Planning Manager. No preliminary determination of consistency with City development regulations was made. At a minimum, this project will be subject to the following plans and regulations: City of Bonney Lake Comprehensive Plan, BLMC 14.140, and State Environmental Policy Act (SEPA) Title 16. THE 15-DAY PUBLIC COMMENT PERIOD ON THE COMPREHENSIVE PLAN CHANGES AND CHANGES TO THE MUNICIPAL CODE ENDS AT 5:00 PM ON September 6, 2011. THERE MAY BE AN ADDITIONAL COMMENT PERIOD AND PUBLIC HEARING. This notice has been provided to appropriate local and state agencies. These recipients, and any others who submit a written request to be placed on the mailing list, will also receive requested documents related to this proposal. # 323502 8/24/11

AFFIDAVIT OF PUBLICATION

PUBLIC HEARING
CITY OF BONNEY LAKE

STATE OF WASHINGTON
COUNTY OF KING SS.

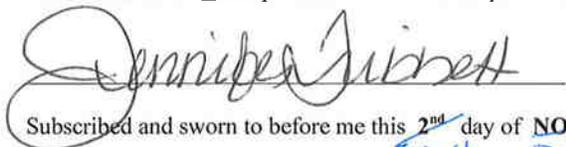
JENNIFER TRIBBETT _____ being duly sworn says

that she is the **CHIEF CLERK** _____ of the

Courier-Herald Newspapers

And that the Enumclaw Courier Herald and Bonney Lake & Sumner Courier Herald, published in King/ Pierce Counties, have been approved as Legal Newspapers by order of the Superior Court of the State of Washington for King County and Pierce County, and that the Annexed printed copy is a true copy of the **NOTICE** in the above entitled matter as it was printed in the regular entire issue of said paper for a period of **ONE INSERTION(S)** commencing on the **2nd** day of **NOVEMBER** 2011 and ending on the **2nd** day of **NOVEMBER** 2011, and that said newspaper was regularly distributed to its subscribers during all of said period, and that said **NOTICE** was published in said newspaper and not in supplement form. That the full amount of the fee charged for said foregoing publication is the sum of **\$29.55** which amount has been billed in full at the rate of **\$9.85** per inch for the first insertion and **\$9.85** per inch for each subsequent insertion.

The Bonney Lake City Council will hold a public hearing to receive comment on the pre-annexation zoning for the CUGA. The hearing will be held as part of the regular Council Workshop of November 1, 2011 at 5:30 p.m. The City Council meets at Bonney Lake Justice Center located at 9002 Main Street East, Bonney Lake, WA 98391. Written comments may be submitted prior to the hearing to the City Clerk's Office, P.O. Box 7380, Bonney Lake, WA 98391-0944. For citizens with disabilities who are requesting translators or adaptive equipment for communication purposes, the City requests notification as soon as possible as to the type of service or equipment needed.
338499
11/2/11



Subscribed and sworn to before me this **2nd** day of **NOVEMBER, 2011.**
16th December



Dianna M Olafson

Notary Public for the State of Washington,
residing in King County

Commission expires *02.13.2012*

AFFIDAVIT OF PUBLICATION

PUBLIC HEARING
CITY OF BONNEY LAKE

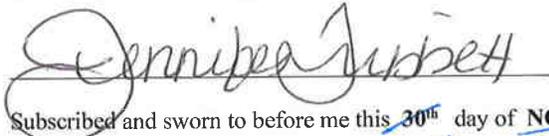
STATE OF WASHINGTON
COUNTY OF KING SS.

JENNIFER TRIBETT _____ being duly sworn says

that she is the **CHIEF CLERK** _____ of the

Courier-Herald Newspapers

And that the Enumclaw Courier Herald and Bonney Lake & Sumner Courier Herald, published in King/ Pierce Counties, have been approved as Legal Newspapers by order of the Superior Court of the State of Washington for King County and Pierce County, and that the Annexed printed copy is a true copy of the **NOTICE** in the above entitled matter as it was printed in the regular entire issue of said paper for a period of **ONE INSERTION(S)** commencing on the **30th** day of **NOVEMBER** 2011 and ending on the **30th** day of **NOVEMBER** 2011, and that said newspaper was regularly distributed to its subscribers during all of said period, and that said **NOTICE** was published in said newspaper and not in supplement form. That the full amount of the fee charged for said foregoing publication is the sum of **\$29.55** which amount has been billed in full at the rate of **\$9.85** per inch for the first insertion and **\$9.85** per inch for each subsequent insertion.



Subscribed and sworn to before me this 30th day of NOVEMBER, 2011.
16th December





Notary Public for the State of Washington,
residing in King County

Commission expires 02-13-2012

THE Bonney Lake City Council will hold a public hearing to receive comment on the pre-annexation zoning for the CU-GA. The hearing will be held as part of the regular Council Workshop of December 6, 2011 at 5:30 p.m. The City Council meets at Bonney Lake Justice Center located at 9002 Main Street East, Bonney Lake, WA 98391. Written comments may be submitted prior to the hearing to the City Clerk's Office, P.O. Box 7380, Bonney Lake, WA 98391-0944. For citizens with disabilities who are requesting translators or adaptive equipment for communication purposes, the City requests notification as soon as possible as to the type of service or equipment needed.
340934
11/30/11

Courier Herald Newspapers
1627 Cole St
Enumclaw, WA 98022
360-825-2555

Affidavit of Publication

STATE OF WASHINGTON }
COUNTY OF KING/ PIERCE } ss

Debra Grigg being first duly sworn, upon oath deposes and says: that she is the Director of Customer Service for Courier Herald Newspapers a once-weekly newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a once weekly newspaper in Enumclaw & Bonney Lake, King & Pierce Counties, Washington and is and always has been printed in whole or part in the Courier Herald Newspapers and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of King & Pierce Counties, Washington. and that the annexed is a true copy of **ORDINANCE 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416 & 1417 CITY OF BONNEY LAKE** as it was published once a week in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on **12/21/11** and ending on **12/21/11** and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is **\$192.08**

Debra Grigg

Subscribed and sworn before me on this 4th day of January, 2012

Laura C. Spanun

Notary Public in and for the State of Washington, residing on Bainbridge Island

«Client_Name» «Order_» 19 Poulsho
JP

City Of Bonney Lake - Ordinance 1406 [AB11-130] - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending The Eastown Element Of The Comprehensive Plan (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)

Ordinance 1407 [AB11-131] - 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. (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)

Ordinance 1408 [AB11-132] - 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. (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)

Ordinance 1409 [AB11-133] - 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. (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)

Ordinance 1410 [AB11-134] - 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. (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)

Ordinance 1411 [AB11-135] - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adopting The Midtown Core Land Use Designation And Applying It To Properties Currently Designated Neighborhood Commercial, Commercial, And Commercial & Light Industry In Midtown. (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)

Ordinance 1412 [AB11-136] - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending The Parks Element Of The Comprehensive Plan. (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)

Ordinance 1413 [AB11-137] - 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. (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)

Ordinance 1414 [AB11-147] - 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. (Adopted December 13, 2011 And Effective January 1, 2012 After Its Passage, Approval And Publication As Required By Law.)

Ordinance 1415 [AB11-151] - 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. (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)
Ordinance 1416 [AB11-152] - An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Amending Title 18 Of Bonney Lake Municipal Code. (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)
Ordinance 1417 [AB11-155] - 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. (Adopted December 13, 2011 And Effective Thirty (30) Days After Its Passage, Approval And Publication.)
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