2009 Proposed Comprehensive Plan Amendments
Public Hearing
September 2, 2009
Excerpt - WSU Forest Proposal
Comprehensive Plan Amendment Criteria

1. Is the amendment consistent with the goals and policies of the comprehensive plan?
2. Would the comprehensive plan remain internally consistent?
3. Is the amendment consistent with the countywide planning policies?
4. Is the amendment consistent with the Growth Management Act?
5. Does the amendment advance the public health, safety, or welfare and is it in the best interest of the residents of Bonney Lake?
WSU Forest
3 Topics

- Application for which the public hearing is necessary
- Draft Environmental Impact Statement
- Other requests / requirements
  - Changes to R-3 zoning
  - Boundary Line Adjustment
  - Short Plat
  - Subdivision of residential area
  - Development Agreement
Public Hearing Items / Application

- Change comprehensive plan land use designations
- Change zoning
- Update Parks Element to include land dedicated to City
- Add North / South road to TIF credit eligible list
WSU Forest – Proposal

- Change Comprehensive Plan land-use designation of WSU Forest from Conservation/Open Space to Commercial, Public Facilities and High Density Residential
Current Land-Use Designation

- Conservation / Open Space
- Commercial
- MDR

[Map showing the land-use designations]
WSU Proposed Land Use Designations
WSU Proposal - Zoning

- Change zoning from Public Facilities to C-2, Public Facilities and R-3.
Current Zoning

C-2

Public Facilities (PF)

C-2/C-3
WSU Proposed Zoning

- C-2: 35 Acres
- PF: 47 Acres
- R-3: 62 Acres
Allowed Uses – Public Facilities

- Government buildings and facilities;
- Public and private meeting halls, community clubs;
- Public and private utility facilities;
- Schools
- State-licensed child care facilities;
- Libraries and museums;
- Churches;
- Public or private parks and recreational facilities;
- Public or private swimming pools;
Allowed Uses – C-2

- Residences in connection with a business establishment; Apartments,
- attached residential dwellings,
- Nursing homes, group homes and boarding homes.
- Elementary school.
- Parks, Churches; Libraries; Swimming pools, public or private;
- Entertainment facilities, such as bowling alleys, skating rinks, pool halls, arcades, theaters, public or private.
- Public utility facility;
- Wireless communications facilities
- Adult entertainment facilities
- Ambulance service;
- Antique shop;
- (ATMs);
- Automobile service stations and car washes;
- Bakery, retail;
- Banks, savings and loan associations;
- Barber and beauty shops;
- Coffee shops,
- instruction schools;
- Day care centers;
- Food markets, delicatessen
- Furniture and small household appliance repair shops;
- Gymnasiums and fitness centers, public or commercial;
- Hotels, motels, apartments;
- Hospitals;
- Laundries, including dry cleaning;
- Liquor stores;
- Offices and professional buildings;
- Photographic processing and supply;
- Mini storage facilities
Allowed Uses- R-3

- Duplex residences;
- Apartment houses;
- Townhomes and attached single-family housing;
- Accessory dwelling units;
- Nursing homes, residential care facilities, boarding homes, and group homes;
- Elementary schools;
- Parks, open space and trails;
- Churches of less than 250 seats;
- Museums, libraries, lodge halls, municipal facilities and community clubs;
- Public utility facility;
- Wireless communications facilities;
WSU Proposal - Parks

- Update Park Element to include land dedicated to the City as park land
Proposal –
Transportation Element Update

- Update Transportation Element to include proposed North / South Rd. as TIF credit eligible.
Comprehensive Plan Amendment
Criterion #1

Is the amendment consistent with the goals and policies of the comprehensive plan?

- **GOAL 4-3 Promote housing diversity and affordability.**
  - Policy 4-3a Continue zoning at least as much land for apartments, manufactured housing, duplexes, small-lot developments, and accessory dwelling units as the city does currently.
  - Policy 3-1a Allow a range of development densities and intensities, including small-lot residential development.
  - Policy 3-1b Encourage compatible infill development and redevelopment in established areas.
  - Policy 3-4b Create some areas of higher residential density in order to accommodate the population projection without excessive outward sprawl.

- Conclusion: Criteria met in R-3
Comprehensive Plan Amendment
Criterion #1 – Cont’d

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

**Conclusion:** Criteria met in Public Facilities.
Goal 1-3 and Policy 1-3b: “wherever possible, developments should reach deeply into the adjoining commercial land…”

Policy 4-3c Encourage mixed-use development wherever businesses and residences can complement each other.

Policy 3-1b Encourage compatible infill development and redevelopment in established areas.

Policy 3-4a Encourage infill and development which minimizes the consumption of land.

Conclusion: Criteria met in C-2
Goal 3-16 Administer development regulations in a manner friendly to job-creating businesses.

Policy 3-16a Provide zoning for employment-generating land uses such as industrial parks, offices, retail businesses, and entertainment centers.

Conclusion: Criteria met with C-2 zoning
Comprehensive Plan Amendment
Criterion #2

Would the comprehensive plan remain internally consistent?

- Conclusion: The changes to the Parks element adding the WSU forest to the inventory ensures internal consistency. All other proposed changes do not effect the internal consistency.
Is the amendment consistent with the countywide planning policies?

- The Economic Development and Employment policy favors promoting diverse economic and employment opportunities that are compatible with the environment.
- Jurisdictions in Pierce County should identify lands suitable for residential development and permit sufficient land through zoning to meet one or more or all of the following types and densities of housing:
  - Multi-family housing; mixed use development; cluster development; planned unit development; non-traditional housing. (Policy 2.3)
- Conclusion: These criteria are met by C-2 and R-3.
Comprehensive Plan Amendment
Criterion #4

Is the amendment consistent with the Growth Management Act?

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
  Conclusion: This criterion is met.

- (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
  Conclusion: Having adequate criteria for decision making ensures this. This criterion is met.
Comprehensive Plan Amendment
Criterion #4 – cont’d

- (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...promote the retention and expansion of existing businesses...

- Conclusion: **This criterion is met.**
(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Conclusion: Water and sewer capacity exist to accommodate commercial development on the site. This criterion is met.
Comprehensive Plan Amendment
Criterion #5

*Does the amendment advance the public health, safety, or welfare and is it in the best interest of the residents of Bonney Lake?*

- Health: Physical fitness is promoted by the addition of park land. Public water and sewer are required for public health as well. Water capacity is anticipated to be adequate. Planned additions to the capacity of the City’s sewer treatment plant are estimated to be adequate to meet the needs of full build-out of the Forest.*
Comprehensive Plan Amendment
Criterion #5

- Safety: Fire and Police protection are readily available as the Public Safety building housing both Departments is within 2 miles of the site.
Comprehensive Plan Amendment
Criterion #5

- **Welfare:**
  - More opportunity for employment and services such as medical offices
  - Commercial Competition for Downtown and Eastown
  - Increase in housing choice and affordability
  - Increased demand on infrastructure.
Staff Recommendation-WSU Forest

- Change Land Use Designation to Commercial, Public Facilities and High Density Residential along proposed boundaries.
- Rezone to implement the Land Use Designations
- Add the 47 acres to the City’s park inventory
- Add the North / South street to the TIF credit eligible list
Draft Environmental Impact Statement (DEIS)

- No decisions by Planning Commission or City Council on Draft Environmental Impact Statement
- Submitted by applicant anticipating future development
- Environmental Issues will need to be reviewed again as each development proposal comes in.
Environmental Issues

- Trees – recreation and habitat
- Category III Wetland
- Stormwater
- Water / Sewer
- Traffic
WSU Proposal
Proposed Mitigation Measures
Overall Development

- Dedicate 47 acres of park / trail to City
- Developer builds aesthetically pleasing / usable stormwater ponds with a maximum of 12 acres on City site
- Provide a minimum of two access points on 214th Ave. East and one on South Prairie from Residential Area.
- Developer builds 50 foot landscape buffer with trail around residential area
- Developer builds and dedicates public North / South Rd. through commercial area
- On or off-site wetland mitigation
- Median on a portion of South Prairie Rd.
Accompanying Requests - not subject of this public hearing

- Allow single family residential in R-3 zoning
- Boundary Line Adjustment
- Development Agreement
Anticipated Future Requests

- Subdivision of residential area including street placement
- Short Plat of Commercial including street placement
Summary

- Application for which the public hearing is necessary
- Draft Environmental Impact Statement
- Other requests / requirements
  - Changes to R-3 zoning
  - Boundary Line Adjustment
  - Short Plat
  - Subdivision of residential area
  - Development Agreement
Hearing Items

- Comprehensive Land Use Designation change to Commercial, Public Facilities and High Density Residential
- Rezone to C-2, PF and R-3
- Add Forest to Parks inventory
- Add north / south road to TIF credit eligibility list
Staff Recommendation

- Staff recommends that the Planning Commission recommend approval of application requests as listed to the City Council
- Alternative: Planning Commission make recommendation of approval with modifications of proposal
DEIS / FEIS

- Planning Commission does not make recommendations as a body on the DEIS.
- The end of the comment period is September 14\textsuperscript{th} at 5:00 p.m.
- Comments will be incorporated as appropriate into the Final Environmental Impact Statement (FEIS).
- The FEIS will be distributed to anyone who requests a copy or comments and posted on the City’s website.
Other requests

- The Planning Commission will conduct a separate public hearing on any proposed changes to R-3 zoning
- Subdivisions of land and Boundary Line Adjustments will require separate applications and further review
- The applicant is anticipating entering into a Development Agreement with the City subject to City Council review