



Community Development Department

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2009 Proposed  
Comprehensive Plan  
Amendments

**Public Hearing**

September 2, 2009

**Excerpt - Woodyard Proposal**



# Comprehensive Plan Amendment Criteria

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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?



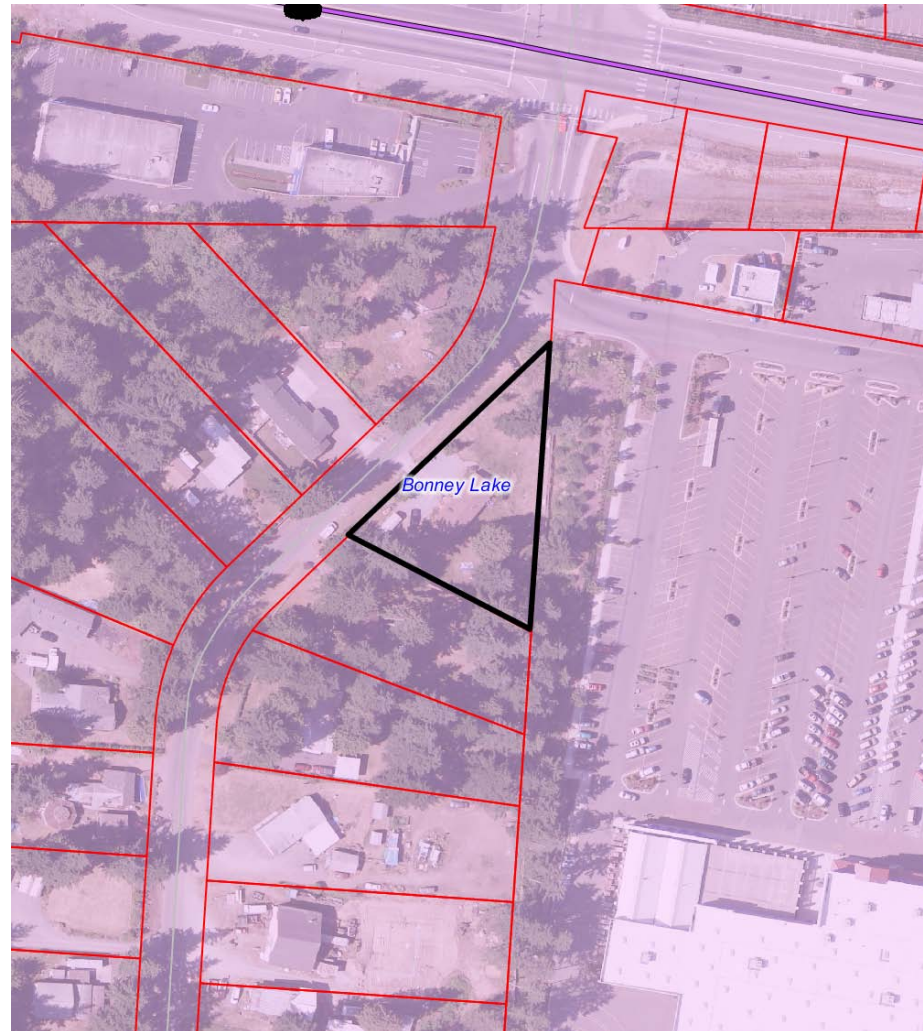
# Woodyard Proposal

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- Change of Land Use Designation of Woodyard Property, parcel no. 4910000330, from Medium Density Residential to Commercial

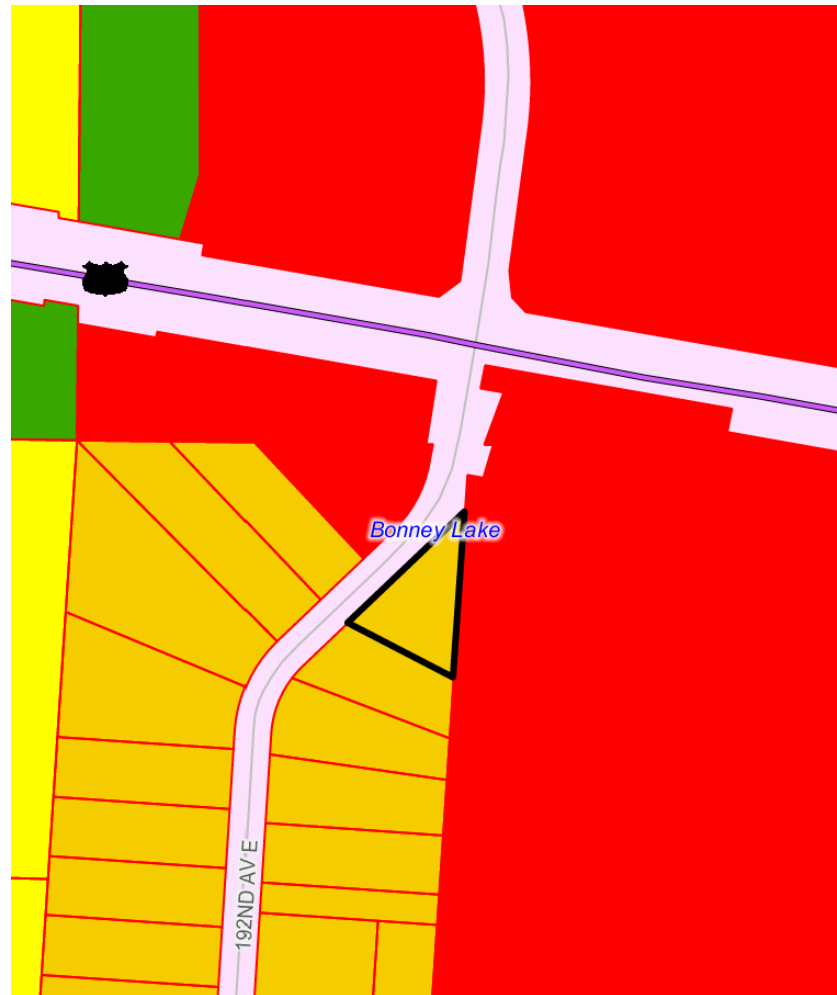
# Current Land Uses

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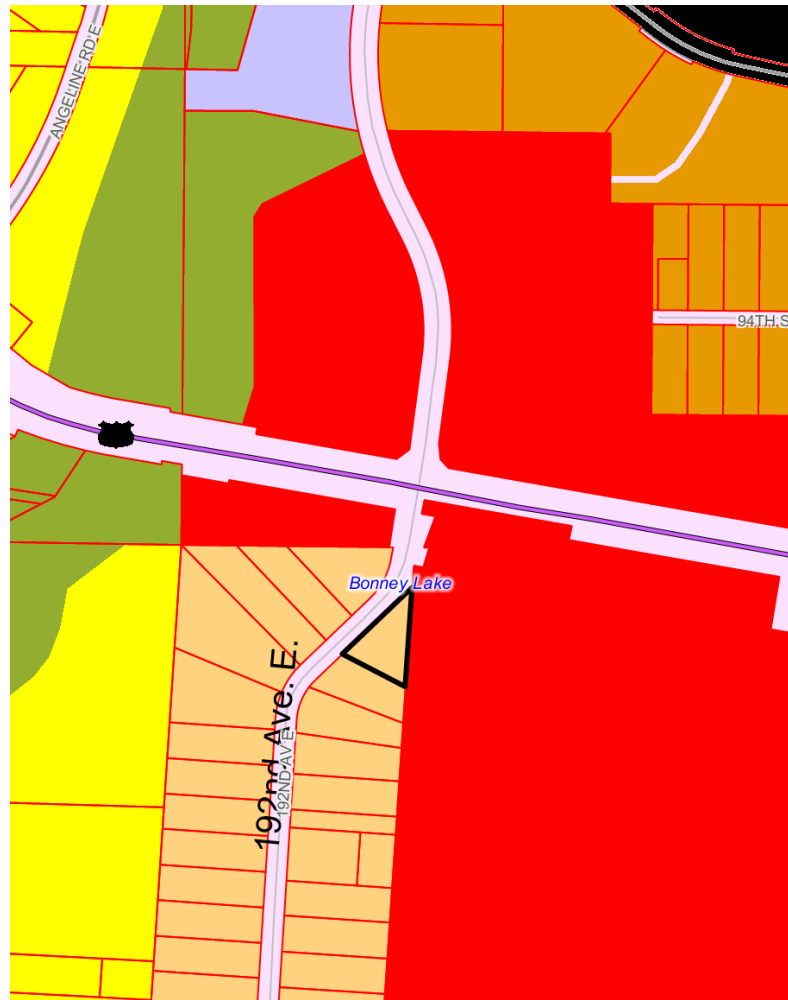
# Current Zoning

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# Current Land-Use Designation

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# Comprehensive Plan Amendment Criteria

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

# Comprehensive Plan Amendment

## Criterion #1

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

- *Policy 3-1b Encourage compatible infill development and redevelopment in established areas.*
- *Conclusion: This criterion is met.*

# Comprehensive Plan Amendment Criterion #2

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*Would the comprehensive plan remain internally consistent?*

- Conclusion: **Yes**

# Comprehensive Plan Amendment

## Criterion #3

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***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.
- Conclusion: **This criterion is met.**

# Comprehensive Plan Amendment Criterion #4

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## *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.
- (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 and recruitment of new businesses...



# Comprehensive Plan Amendment

## Criterion #4

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- (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: **These criteria are met**

# Comprehensive Plan Amendment Criterion #5

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

- Health: development that is served by public water and sewer promotes public health
- Safety: The proximity of the site to fire and police is adequate to provide public safety
- Welfare: Various factors. More employment opportunities but also impact to surrounding residential uses.