

**CITY COUNCIL/PLANNING  
COMMISSION SPECIAL  
MEETING**

**January 31, 2017  
6:00 P.M.**



[www.ci.bonney-lake.wa.us](http://www.ci.bonney-lake.wa.us)

**AGENDA**

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**Location:** Bonney Lake Justice & Municipal 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 Randy McKibbin, Councilmember Justin Evans, Councilmember Donn Lewis, Councilmember Katrina Minton-Davis, Councilmember James Rackley, Councilmember Dan Swatman, and Councilmember Tom Watson.

Planning Commissioners: Chair/Commissioner Grant Sulham, Vice Chair/Commissioner David Baus, Commissioner Brad Doll, Commissioner Debbie Strous-Boyd, Commissioner Craig Sarver, Commissioner Dennis Poulsen, and Commissioner L. Winona Jacobsen.

**III. AGENDA ITEMS:**

A. **Discussion:** AB17-02 – Resolution 2573 – Adopting the Planning Commission Work Plan for 2017-2018.

B. **Open Discussion**

**IV. ADJOURNMENT**

*For citizens with disabilities requesting translators or adaptive equipment for communication purposes, the City requests notification as early as possible prior to the meeting regarding the type of service or equipment needed.*

**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.**



CBS News January 3, 2017, 7:04 AM

## Has legal pot for adults impacted teens' view of drug's dangers?

Source: <http://www.cbsnews.com/news/teenagers-perception-marijuana-changing-as-more-states-legalize-pot/>

Teenagers' attitudes about marijuana are changing at the same time that more states are making the drug legal. A new study in the Journal of the American Medical Association finds some teens perceive pot as having a lower risk than in the past.

Recreational marijuana use is now allowed in eight states and Washington, D.C., while medical use is legal in 28 states and D.C. The legal marijuana market is expected to generate around \$22 billion a year by 2020.

Despite legalization in California, medical marijuana dispensaries like Sparc are still the only kind of places where it's legal to buy marijuana in California while the state develops rules for the retail sale of marijuana to the sale of anyone over the age of 21. But a new study suggests that legalization for adults may impact the way some teenagers view the risks of marijuana, reports CBS News correspondent John Blackstone.

Clay Hurst and his mother, Sylvia, now agree that teenage use of marijuana can be dangerous. But when Clay was 14 years old, he didn't see the danger.

"My son is an addict," Sylvia said.

"Was an addict," Clay said.

"He has been in recovery for over five years," Sylvia said.

He was a young teenager when he started using marijuana.

"What attracted you to it?" Blackstone asked.

"The taboo idea," Clay said. "As knowing of course your parents are not going to support you as a 14-year-old smoking marijuana, so it's kind of the danger or the rush of that."

"He started using very casually and then it started being more of a daily habit and that was quite alarming," Sylvia said. "He was just really spaced out and zoned out all the time."

Clay went on to use ecstasy, prescription drugs and alcohol.

He admitted he “absolutely” put his family through some tough times.

“Fortunately for me, I was one of the lucky ones... for a lot of my friend, it did not end up that way. I had a few die, a few overdose,” Clay said.

Today he helps educate young people about the dangers of drugs.

“We know that early initiation of marijuana use, that is initiation at adolescence is associated with a greater risk for marijuana dependence later on in life,” said Magdalena Cerda, co-author of a new study of marijuana use by teenagers in Washington and Colorado, two states that legalized recreational use for adults in 2012.

“We found that very different things in Colorado and Washington,” Cerda said.

In Washington state, she found that since 2012, marijuana use among eighth graders has increased by 2 percent and among tenth graders by 4.1 percent. The perceived harmfulness of pot has declined about 15 percent among eighth and tenth graders.

But in Colorado, her study found legalization had no impact on marijuana use by teenagers – a fact seized on by Ethan Nadelmann of the Drug Policy Alliance, which promotes marijuana legalization.

“For many years people have argued that it’s a bad idea to legalize marijuana for adults because that will lead to more young people getting in trouble with marijuana. If anything the latest results prove that that is simply not the case,” Nadelmann said.

But Cerda said the conflicting results in Washington and Colorado point to the need for more study of the impact of legalization on teenagers.

“We do know that regular long-term use is associated with more problems like mental health problems, economic and social problems like financial difficulties, job loss... So that’s what we really want to prevent,” Cerda said.

Sylvia Hurst worries that legalization in California will lead more teenagers down the road Clay once followed.

“The effects of it are not always understood by youth,” Sylvia said.

It could be at least another year before sellers in California receive permits for the retail sale of marijuana. In Massachusetts, another state that voted in November to legalize recreational use, lawmakers have decided to delay retail sales until mid-2018 while they develop rules to safely and effectively oversee those sales.

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## Joint ventures

Legalized marijuana is creating a new tenant pool in some states By Steve McLinden

**W**ith the passage of recreational marijuana initiatives in California, Nevada and Massachusetts in the Nov. 8 elections, retail landlords and investors are balancing potentially lucrative real estate opportunities in those markets with pot's still-shaky federal status and possible co-tenant concerns.

Some landlords have successfully adapted to the legalization of marijuana in Colorado, where pot-related retail businesses now constitute about 3 percent of the non-shopping center retail market in the Denver market, much of it in typically hard-to-lease Class B and Class C properties, according to CBRE research. The industrial market, now home to countless cultivation operations, is getting an even bigger boost.

But unless landlords own properties free and clear, they'll likely be forced to find hard-money (investor) loans for retail-marijuana spaces because the federal government still considers the substance illegal, said Paul Kluck, first vice president of industrial and logistics in CBRE's Denver office. "So any property owner who has debt is not going to be able to take on that use in most cases," he said. "That means you're borrowing at 10 to 12 percent range, instead of 4.5 percent, but if you

are leasing at 25 or 35 percent above market, which we see in Colorado, you can still make the spread," he said, noting there are "a bunch of people sniffing around in California [for space] who were waiting for the initiative to pass." He added that institutional retail REITs are almost certainly going to steer away from such leasing activity.

When fully up and running, California's marijuana market could generate up to \$4.3 billion in retail sales, according to *Marijuana Business Daily*. Legalized recreational marijuana in Nevada, it said, will likely help create a "cannatourism" mecca in already tourist-friendly Las Vegas.

There are other cautions for landlords, including the impact that such retail pot operations may have on a center's leasing efforts and tenant mix; how tenants may respond to them; and whether some will enforce lease language that give them an out should an illegal business come in, says Bond Retail Vice President Richard Muhlebach, a consultant, commercial broker, educator and co-author of 22 real estate books who is active in the Bay Area and Seattle markets. Owners could also face lender concerns at some point if they try to refinance the center.

"If the center, say, has six tenants, a lender might only consider the income of five of the businesses there minus the marijuana shop in the loan amount," Muhlebach said.

Because most property owners of restaurants, bars and shopping centers prohibit smoking on their property, landlords would also have to specify which types of marijuana uses — ranging from vaporizers to THC edibles and extracts to actual smoking — would be allowed in the retail business, said Mez Birdie, director of retail and investment services at Florida-based NAI Realvest. Florida was one of three states, including Arkansas and North Dakota, where medical marijuana initiatives passed at the election. Pot is now legal in some form in 28 states.

While retail REITs will likely stay on the sidelines, at least one fledgling industrial REIT, San Diego-based Innovative Industrial Properties, has entered the fray, filing registration documents with the S.E.C. on Oct. 17 for a \$175 million initial public offering. Its chairman, Alan Gold, who took REITs Alexandria Real Estate Equities Inc, and BioMed Realty Trust public, said the new REIT would purchase 10 to 20 grow-related properties if it can go public. ■





# HHS Public Access

Author manuscript

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## Adverse Health Effects of Marijuana Use

**Nora D. Volkow, M.D., Ruben D. Baler, Ph.D., Wilson M. Compton, M.D., and Susan R.B. Weiss, Ph.D.**

National Institute on Drug Abuse, National Institutes of Health, Bethesda, MD. Address reprint requests to Dr. Volkow at the National Institute on Drug Abuse, 6001 Executive Blvd., Rm. 5274, Bethesda, MD 20892

Nora D. Volkow: [nvolkow@nida.nih.gov](mailto:nvolkow@nida.nih.gov)

In light of the rapidly shifting landscape regarding the legalization of marijuana for medical and recreational purposes, patients may be more likely to ask physicians about its potential adverse and beneficial effects on health. The popular notion seems to be that marijuana is a harmless pleasure, access to which should not be regulated or considered illegal. Currently, marijuana is the most commonly used “illicit” drug in the United States, with about 12% of people 12 years of age or older reporting use in the past year and particularly high rates of use among young people.<sup>1</sup> The most common route of administration is inhalation. The greenish-gray shredded leaves and flowers of the *Cannabis sativa* plant are smoked (along with stems and seeds) in cigarettes, cigars, pipes, water pipes, or “blunts” (marijuana rolled in the tobacco-leaf wrapper from a cigar). Hashish is a related product created from the resin of marijuana flowers and is usually smoked (by itself or in a mixture with tobacco) but can be ingested orally. Marijuana can also be used to brew tea, and its oil-based extract can be mixed into food products.

The regular use of marijuana during adolescence is of particular concern, since use by this age group is associated with an increased likelihood of deleterious consequences<sup>2</sup> (Table 1). Although multiple studies have reported detrimental effects, others have not, and the question of whether marijuana is harmful remains the subject of heated debate. Here we review the current state of the science related to the adverse health effects of the recreational use of marijuana, focusing on those areas for which the evidence is strongest.

Full text article: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4827335/>



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

<b>Department/Staff Contact:</b> PS/Jason Sullivan – Planning & Building Supervisor	<b>Meeting/Workshop Date:</b> January 31, 2017	<b>Agenda Bill Number:</b> AB17-02
<b>Agenda Item Type:</b> Discussion	<b>Ordinance/Resolution Number:</b> 2573	<b>Councilmember Sponsor:</b> Donn Lewis

**Agenda Subject:** Bonney Lake Planning Commission Work Plan

**Full Title/Motion:** A Resolution of the City Council of the City of Bonney Lake, Pierce County, Washington adopting the Planning Commission Work Plan for 2017 – 2018.

**Administrative Recommendation:**

**Background Summary:** On January 31, 2017, the City Council and the Planning Commission will hold a joint meeting as required by BLMC 02.04.1040 to discuss the Work Plan for the Planning Commission for 2017 – 2018. Resolution 2573 will officially adopt the Planning Commission's Work Plan for this period, as required by Resolution Number 2089.

**Attachments:** Resolution 2573 and Briefing Memo

<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>	Yes	No
Date:	Chair/Councilmember	[ ]	[ ]
	Councilmember	[ ]	[ ]
	Councilmember	[ ]	[ ]
Forward to:	<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):	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

<b>APPROVALS</b>		
<b>Director:</b> <i>John P. Vodopich, AICP</i>	<b>Mayor:</b>	<b>Date Reviewed by City Attorney:</b> (if applicable):

**RESOLUTION NO. 2573**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON ADOPTING THE PLANNING COMMISSION WORK PLAN FOR 2017 – 2018**

**WHEREAS**, the City Council adopted Resolution 2089 requiring the establishment and maintenance of a Work Plan for the Planning Commission to facilitate comprehensive planning and the development of land use regulation in the City; and

**WHEREAS**, the intention of Resolution 2089 is that the Work Plan is adopted during either the last two months of the previous biennium or the first two months of the new biennium; and

**WHEREAS**, the City Council and Planning Commission met in joint session on January 19, 2016 to review and discuss the proposed work plan for the current biennium;

**NOW, THEREFORE** City Council of the City of Bonney Lake do hereby resolve as follows:

**Section 1. 2017 – 2018 Work Plan Adopted.** The Planning Commission Work Plan for 2017 – 2018, attached hereto as Attachment “A”, is hereby adopted.

**Section 2. Changes to the Work Plan.** Modifications to the Work Plan will be made consistent with the process provided in Resolution 2089 Section 4.

**PASSED** by the City Council and approved by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2017.

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Kathleen Haggard, City Attorney

**City of Bonney Lake**

**2017 - 2018 Planning Commission Work Plan**

	<b>Description</b>	<b>Project Initiation Date</b>	<b>PC Review Completion Date</b>	<b>Note</b>	<b>Initiated By</b>
<b>2017</b>	Watershed Protection and Land Use Planning Project – Phase 1	2016 Q1	2017 Q4	<p>This project has two components. The first is the preparation of a Bonney Lake Centers Plan addressing Lake Tapps, Downtown, and Midtown Centers. In addition to the Center’s Plan, the City will be updating the subarea plan for Eastown.</p> <p>The second part project also includes the development of the Stormwater Basin Plan for the City.</p> <p>As part of this project the City will also be completing an audit of the development code to identify areas where the City could incorporate LID principals and best management practices. This work is a requirement of the City’s NPDES permit and should have been completed by 12/31/16. The City is behind as we are doing a larger effort as part of the development of the basin plan.</p> <p>This work is being completed as part of the NEP Grant that the City received from the Department of Ecology and the Department of Commerce. The cities grant funds will expire on 12/31/17.</p> <p>Work on the Centers Plan will be completed by the end of 2017 Q2 and the Stormwater Basin Plan will be completed by the end of 2017 Q4.</p>	CD-Action-2, ES-Action-3 EV-Action-1, EV-Action-6, EV-Action-7, and EV-Action-8
	Sewer System Plan Update	2016 Q1	2017 Q4	The project will update the City’s existing sewer system plan.	Staff
	Subdivision Code Review	2016 Q4	2017 Q2	The purpose of this work item is to review the subdivision code and to recommend changes to improve the code and ensure consistency with any changes in state law.	C-Action-2
	Floodplain Code Update	2017 Q1	2017 Q1	FEMA has adopted a new Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) that will be effective on March 7, 2017. The City is required to adopt the new FIS and FIRM by the effective date so that the City and its residents remain eligible for the National Flood Insurance Program. The new FIRMs reduce the total amount of area in the City that is considered to be within a regulated floodplain.	C-Action-1 and ES-Action-1
	Sign Code Update	2017 Q1	2017 Q2	The City will need to amend the sign code to comply with the U.S. Supreme Court's decision in the case Reed v. Town of Gilbert.	C-Action-1 and C-Action-2

	Description	Project Initiation Date	PC Review Completion Date	Note	Initiated By
	Accessory Dwelling Unit (ADU) Amendments	2017 Q2	2017 Q2	Currently the City does not allow ADUs in the R-1 zoning classification. However, once the City's population exceeds 20,000 the City is required to allow ADU's in all zones that allow single-family residential uses pursuant to RCW 43.63A.215 and RCW 36.70A.400. The City's official 2016 population was 20,000.	C-Action-1 and CD-Action-6
2017	Watershed Protection and Land Use Planning Project – Phase 2	2017 Q3	2017 Q4	<p>The purpose of Phase 2 of the Bonney Lake Center's Project is to identify and makes changes to the City's zoning code needed to implement the land use designations adopted as part of the Centers Plan. This work effort may include consolidation of some of the existing zoning categories, amendments to the land use matrix, and the Zoning Map.</p> <p>In addition to the zoning changes, the Phase of the work effort will include changes to incorporate LID principals and best management practice into the City's development regulations based on the development code audit complete as part of Phase 1. This work is also a requirement of the City's NPDES permit.</p> <p>As part of this work staff would also address the following issues added to the work plan by the City Council:</p> <ol style="list-style-type: none"> <li>1. Downtown TOD Overlay: The City Council has requested that the Planning Commission review and make a recommendation to the City Council regarding the continuance of the 50% parking reduction for projects within walking distance of the Transit Center, given the City's withdraw from the Pierce County Transit District. (Added 5/27/16)</li> <li>2. Midtown Parking Lot Buffering Standards: The proposed amendments would focus on reducing the visual impact of parking lots in the Midtown Zoning Classification (Added 3/17/15).</li> </ol>	CD-Action-2, ES-Action-3, EV-Action-1, EV-Action-6, EV-Action-7, and EV-Action-8
	2017 Comprehensive Plan Update	2017 Q3	2017 Q4	<p>This is the annual update to the City's Comprehensive Plan. Some items that may be include:</p> <ol style="list-style-type: none"> <li>1. Update the six-year Capital Improvement Plan adopted as part of the Community Facilities and Services Element.</li> <li>2. Update Community Services and Facilities Element to reflect the adoption of: <ol style="list-style-type: none"> <li>a. The new Water System Plan;</li> <li>b. The new Sewer System Plan;</li> <li>c. The new Sumner School District Capital Facilities Plan;</li> <li>d. The new White River School District Capital Facilities Plan;</li> <li>e. The Master Plan for Allan Yorke Park;</li> </ol> </li> <li>3. Any updates required to comply with changes in State Law, CPPs, MPPs, or Growth Management Hearings Board Decisions.</li> <li>4. Update the six-year Capital Improvement Plan adopted as part of the Community Facilities and Services Element.</li> <li>5. Updates to the comprehensive plan required to comply with PSRC's conditional certification decision.</li> <li>6. Update Elements as required by the adoption of the Centers Plan.</li> </ol>	Council, C-Action-1, C-Action-3, and CFS-Action-1

	Description	Project Initiation Date	PC Review Completion Date	Note	Initiated By
<b>2018</b>	Marijuana Regulations	2018 Q1	2018 Q2	Reconsider the City's current ban on retail marijuana.	Council
	Zoning Map Amendments	2018 Q1	2018 Q2	Review the City's official zoning map and make changes to ensure that the zoning map is consistent with the future land use map adopted as part of <i>Bonney Lake 2035</i> . This work project will also include zoning changes to begin to implement Centers Plan.	C-Action-1 and ES-Action-7
	Design Review Guidelines	2018 Q2	2018 Q4	Update or prepare design guidelines for the City's four centers following the completion of the Centers Plan in 2017.	CD-Action-4
	2018 Comprehensive Plan Update	2018 Q3	2019 Q2	This is the annual update to the City's Comprehensive Plan. Some items that may be include: <ul style="list-style-type: none"> <li>1. Update Community Services and Facilities Element to reflect the adoption of: <ul style="list-style-type: none"> <li>a. The new Sunner School District Capital Facilities Plan;</li> <li>b. The new White River School District Capital Facilities Plan;</li> <li>c. The Stormwater Basin Plan</li> </ul> </li> <li>2. Any updates required to comply with changes in State Law, CPPs, MPPs, or Growth Management Hearings Board Decisions.</li> <li>3. Review modifications to the land use designation of properties along Vandermark (requested by a City Councilmember).</li> <li>4. Update Environmental Stewardship Element</li> </ul>	C-Action-1, C-Action-3, and CFS-Action-1
	SMP Periodic Update	2018 Q4	2019 Q2	RCW 90.58.080(3)(b)(i) requires that cities in Pierce County complete a periodic update of their SMP on or before June 30, 2019, and every eight years thereafter. Additionally, when the new SMP was prepared Utilities were prohibited in the Aquatic Shoreline Designation; however, the City has a number of utility lines that cross under Lake Tapps.	C-Action-2 and C-Action-3
	Critical Areas Code Update	2018 Q4	2019 Q2	This review and update is being completed as part of the required SMP Periodic Update.	C-Action-2 and ES-Action-1



# Community Development Department Briefing Memorandum

**Date:** January 23, 2017  
**To:** City Council  
**From:** Jason Sullivan – Planning and Building Supervisor  
**Re:** **2017 – 2018 Planning Commission Work Plan**

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## **PURPOSE:**

The purpose of the memorandum is to facilitate the City Council's discussion of 2017 – 2018 Planning Commission Work Plan.

## **BACKGROUND:**

In 2010, the City Council adopted Resolution 2089 establishing the requirement to adopt a work plan for the Planning Commission within either the last or first two months of the year/biennium. Resolution 2089 requires that the work plan take into account any statutory planning updates required by law, the priorities of the City Council, desires of the Planning Commission, available planning staff or consultant work hours, and the planning related projects or assignments contemplated by the Public Services Director or Mayor's Office

## **DISCUSSION:**

The attached a draft of the 2017 – 2018 Planning Commission Work Plan has a number of items highlighted in yellow. The purpose of this highlighting is to identify work items that must be completed this year due to one of more for the following reasons:

1. State or Federal Mandated Update, typically by a specific date.
2. Changes in law or court decisions that have resulted in the City's code being inconsistent with the law. Not addressing these issues increases the City's land use liability
3. Modifications required by the City's NPDES Permit. The City is already behind the required implementation date for these items.

4. Modifications required for full certification of the City Comprehensive Plan – deadline is 12/17/17

The work items already required to be completed in 2017 will be an extremely significant work load for the planning staff due to other work assigned. In addition to these items the planning staff will working on the following other items:

1. Delany and Kelly Creek Vista Annexations. As part of the annexation, planning staff is required to complete a door to door survey of all of the homes in the Kelly Creek Vista Annexation Area. This is a requirement of OFM for any annexation that includes residential units. While the Boundary Review Board (BRB) has no authority stop or prevent the annexation, staff is still required to prepare and submit documentation to the BRB.
2. Ponderosa Estates/Wilderness Ridge PAA and Country Highlands PAA. Planning staff will also begin working on two new Interlocal Annexation Agreements for the Ponderosa Estates/Timber Ridge PAA and County Highlands PAA, if the County Council approves the PAA affiliations. The County Council's decision is expected sometime mid-2017.
3. Tehaleh EIS and Development Agreement. The EIS and Development Agreement for Phase 2 of the Tehaleh project is scheduled to be released in 2017. Planning staff, in conjunction with other staff members, will need to spend time reviewing these documents to ensure that impacts on the City are appropriately mitigated.
4. Current Planning. The City has seen a significant increase in Planning Permits, in 2015 there were 80 land use permits submitted and in 2016 there were 136, which is a 70% increase. The majority of the 2016 permits were submitted in the second half of the year and are still active with the Planning staff.

For these reasons, the work plan for 2017 has been focused on items that, in full or in part, contain mandatory items that must be completed by staff. The only non-mandatory work items included are ones where work is already under way. Work items that are non-mandatory or not already underway have been placed in 2018.

I have also attached a Final Status Report for the 2016 PC Work Plan. The report identifies the items scheduled for 2016 and identifies the current status for each of the projects. The items highlighted in green have been completed.

**City of Bonney Lake**

**2016 Planning Commission Work Plan Status Report**

Description	Department	Project Initiation Date	PC Review Completion Date	Note	Initiated By	Status
Review the side yard setbacks in the RC-5 (AB16-14)	CD	2016 Q1	2016 Q1	Some Councilmembers are concerned that the setbacks are too small in the RC-5 zoning classification given that the properties are supposed to be larger 5-acre parcels.	Council	Council adopted Ordinance 1542 on 4/12/16.
Transition of Land Use Matrix to NAICS	CD	2016 Q1	2016 Q2	Identify the NAICS code for all of the permitted uses in the current Land Use Matrix.	EV-Action-3	Final City Council Action scheduled for 1/27/17
Protection of Commercial Zones	CD	2016 Q2	2016 Q3	The City Council directed staff to look for ways to protect the City's commercial zones for commercial development.	City Council (5/26/2015)	This work has been incorporated into the work to added NAICS codes to the Land Use Matrix
SEPA Code Amendments	CD			Changes to Chapter 197-11 WAC, which governs the implementation of the State Environmental Policy Act as, necessitated some modifications to the City's SEPA rules.	C-Action-2	Delayed until 2019.
Marijuana Cooperatives	CD	2016 Q1	2016 Q2	In 2015, the legislature authorized marijuana cooperatives, which are essentially large-scale, grow operations in residential zones. Cooperatives will be authorized to exist beginning July 1, 2016. The City's current ban on marijuana uses does not address this new use; therefore, the code needs to be updated to include this use in the current ban.	C-Action-1 and Legal	Council adopted Ordinance 1547 on 6/14/16
<u>Itinerant Vendors</u>	<u>CD</u>	<u>2016 Q1</u>	<u>2016 Q3</u>	<u>The proposed ordinance would develop regulations associated with mobile and stationary vendors in the City.</u>	<u>Administration</u>	This item was sent to the EDC and will likely not come back out of committee.

**City of Bonney Lake**

**2016 Planning Commission Work Plan Status Report**

Description	Department	Project Initiation Date	PC Review Completion Date	Note	Initiated By	Status
<u>Park Impact Fees - Multifamily Rate</u>	CD	2016 Q2	2016 Q4	<u>The City Council has request that that the Planning Commission review and make a recommendation regarding the possibility of a different PIF for multifamily house units.</u>	Council (3/15/16)	The Planning Commission discussed the item at the 4/6/16 and 5/9/16. The recommendation needs to be presented back to the City Council.
<u>Development Agreement Code</u>	CD	2016 Q2	2016 Q3	<u>The proposed ordinance would establish a framework under which the City of Bonney Lake would review development agreements. The proposed ordinance provides the City with flexibility to encourage innovation in achieving the City's goals.</u>	Administration	Council adopted the Ordinance 1558 on November 8, 2016.
<u>Downtown TOD Overlay</u>	CD			<u>The City Council has requested that the Planning Commission review and make a recommendation to the City Council regarding the continuance of 50% parking reduction for projects within walking distance of the Transit Center given the City's withdraw from the Pierce County Transit District.</u>	City Council (5/17/16)	This items will be address in 2017.
Midtown Parking Lot Buffering Standards	CD	2016 Q3	2016 Q3	The proposed amendments would focus on reducing the visual impact of parking lots in the Midtown Zoning Classification	Council (3/17/15)	Staff is proposing to postpone this item until work on the Centers Plan is complete.
Sewer System Plan Update	PW	2016 Q1	2016 Q4	The project will update the City existing sewer system plan.	Staff	Work on this is underway and is being managed by Public Works. This item will be moved to 2017.

**City of Bonney Lake**

**2016 Planning Commission Work Plan Status Report**

Description	Department	Project Initiation Date	PC Review Completion Date	Note	Initiated By	Status
Stormwater System Basin Plan	CD/PW	2016 Q1	2017 Q4	This work is being completed as part of the NEP Grant that the City received from the Department of Ecology and the Department of Commerce.	ES-Action-3	Work is underway, the consultant have prepared the baseline information and are waiting on the work from the Centers Plan.
Bonney Lake Center's Plan	CD	2016 Q1	2017 Q4	<p>The City will prepare the Bonney Lake Centers Plan which include the following activities:</p> <ol style="list-style-type: none"> <li>1. Update the existing sub-area plans for Downtown, Midtown, and Eastown Centers;</li> <li>2. Prepare a sub-area plan for the Lake Tapps Center; and</li> <li>3. Review the development regulations related to these areas to determine if the regulations support the objectives of these centers.</li> </ol> <p>This work is being completed as part of the NEP Grant that the City received from the Department of Ecology and the Department of Commerce.</p>	CD-Action-2, EV-Action-1, EV-Action-6, EV-Action-7, and EV-Action-8	Work on this item is under way, the City is held workshops on each of the centers is May and June. A draft Centers Plan will be available by the end of the summer. The draft Centers Plan will be available for public comment and will be presented to the Planning Commission and City Council
Impact Deferral Ordinance	CD/PW	2016 Q2	2016 Q3	In 2015, the Legislature enacted changes to how impact fees are to be collected by Washington counties, cities, and towns. ESB 5923 requires counties, cities, and towns must adopt a deferral system by September 1, 2016 for the collection of impact fees for new single-family detached and attached residential construction.	C-Action-1	Council adopted Ordinance 1555 on 9/13/16
Sign Code Update	CD	2016 Q3	2016 Q4	As result of the U.S. Supreme Court's decision in the case Reed v. Town of Gilbert, the City will need to amend the sign code.	C-Action-1 and C-Action-2	Initial Planning Commission briefing scheduled for 11/16/16

**City of Bonney Lake**

**2016 Planning Commission Work Plan Status Report**

Description	Department	Project Initiation Date	PC Review Completion Date	Note	Initiated By	Status
Subdivision Code Review	CD	2016 Q3	2016 Q4	The purpose of this work item is to review the subdivision code and recommend changes to improve the code and ensure consistency with any changes in state law.	C-Action-2	Initial Planning Commission briefing on 11/2/16. Work on this item will continue into 2017
2016 Comprehensive Plan Update	CD			<p>This is the annual update to the City's Comprehensive Plan. Some items that may be include:</p> <ol style="list-style-type: none"> <li>1. Update Community Services and Facilities Element to reflect the adoption of:               <ol style="list-style-type: none"> <li>a. The new Water System Plan;</li> <li>b. The new Sewer System Plan;</li> <li>c. The new Sumner School District Capital Facilities Plan;</li> <li>d. The new White River School District Capital Facilities Plan;</li> <li>e. The Master Plan for Allan Yorke Park and Midtown Park;</li> </ol> </li> <li>2. Review modifications to the land use designation of properties along Vandermark (requested by a City Councilmember).</li> <li>3. Any updates required to comply with changes in State Law, CPPs, MPPs, or Growth Management Hearings Board Decisions.</li> <li>4. Update the six-year Capital Improvement Plan adopted as part of the Community Facilities and Services Element.</li> <li>5. Update to the comprehensive plan required as part of PSRC certification review process.</li> </ol>	Councilmember, C-Action-1, and CFS-Action-1	Delayed until 2017
Zoning Map Amendments	CD			Review the City's official zoning map and make changes to ensure that the zoning map is consistent with the future land use map adopted as part of <i>Bonney Lake 2035</i> . No changes to areas within the four centers will be made until after the completion of the Centers Plan in 2017.	C-Action-1 and ES-Action-7	Delayed until 2018

**City of Bonney Lake**

**2016 Planning Commission Work Plan Status Report**

Description	Department	Project Initiation Date	PC Review Completion Date	Note	Initiated By	Status
Accessory Dwelling Unit (ADU) Amendments	CD	2016 Q4	2017 Q1	Currently the City does not allow ADUs in the R-1 zoning classification. However, once the City's population <del>reaches</del> <u>exceeds</u> 20,000 the City is required to allow ADU's in all zones that allow single-family residential uses pursuant to RCW 43.63A.215 and RCW 36.70A.400. The City's official 2015 population was 19,490.	C-Action-1 and CD-Action-6	The City's 2016 population is 20,000. As the population has not yet exceeded 20,000, we were not yet required to allow ADU's in all residential zones.