

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

Department/Staff Contact: Public Services Department Jason Sullivan – Planning & Building Supervisor	Meeting/Workshop Date: December 12, 2017	Agenda Bill Number: AB17-85
Agenda Item Type: Ordinance	Ordinance/Resolution Number: D17-85	Councilmember Sponsor: Donn Lewis

Agenda Subject: 2017 Comprehensive Plan Amendments (Conditional Certification and Centers Plan)

Full Title/Motion: An Ordinance of the City of Bonney Lake, Washington, amending the Bonney Lake comprehensive plan entitled *Bonney Lake 2035* and adopting the *Bonney Lake Center Plan* as part of *Bonney Lake 2035*.

Administrative Recommendation: Approve

Background Summary: Draft Ordinance D17-85 will amend the existing Community Development Element and Introduction Element to address PSRC’s conditional certification of the City’s comprehensive plan, *Bonney Lake 2035*. The Ordinance will also repeal the existing subarea plans for Downtown, Midtown, and Eastown and adopt the *Bonney Lake Centers Plan* addressing Downtown, Midtown and the newly established Lake Tapps Center and adopt a new subarea plan for Eastown.

Attachments: Ordinance D17-85, Planning Commission Recommendation, Briefing Memo, and SEPA DNS

BUDGET INFORMATION			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
Budget Explanation:			

COMMITTEE, BOARD & COMMISSION REVIEW											
Council Committee Review:	Date:	<i>Approvals:</i> Chair/Councilmember Councilmember Councilmember	<table border="1" style="border-collapse: collapse;"> <tr> <th style="padding: 2px;">Yes</th> <th style="padding: 2px;">No</th> </tr> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> </table>	Yes	No						
Yes	No										
	Forward to:	Consent Agenda: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No									
Commission/Board Review:	Planning Commission – November 29, 2017										
Hearing Examiner Review:											

COUNCIL ACTION	
Workshop Date(s): December 5, 2017	Public Hearing Date(s):
Meeting Date(s):	Tabled to Date:

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

THIS PAGE INTENTIONALLY LEFT BLANK

ORDINANCE NO. D17-85

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING THE BONNEY LAKE COMPREHENSIVE PLAN ENTITLED BONNEY LAKE 2035 AND ADOPTING THE BONNEY LAKE CENTER PLAN AS PART OF BONNEY LAKE 2035.

WHEREAS, the Washington State Growth Management Act (GMA) codified as Chapter 36.70A Revised Code of Washing (RCW) requires that the City of Bonney Lake adopt a local comprehensive plan; and

WHEREAS, City of Bonney Lake reviewed and revised the City's Comprehensive Plan entitled *Bonney Lake 2035* by June 30, 2015, which was subsequently conditionally certified by the Puget Sound Regional Council (PSRC); and

WHEREAS, the PSRC gave the City until December 30, 2017 to take the actions necessary to address the conditional certification; and

WHEREAS, the City Council passed Resolution 2517, on March 22, 2016, agreeing to take steps to amend the *Bonney Lake 2035* to address the issues identified in the conditional certification; and

WHEREAS, the City received a grant in 2014 from the Department of Ecology under the National Estuary Program as part of the Bonney Lake Coordinated Watershed Planning Project to update the existing Downtown, Midtown, and Eastown subareas plan and prepare a plan for the residential areas around Allan Yorke Park; and

WHEREAS, as part of this grant the plans for Downtown, Midtown, and area around Allan Yorke Park, identified as Lake Tapps Centers, were combined into the unified *Bonney Lake Centers Plan*; and

WHEREAS, as part of the grant the existing Eastown Subarea Plan was updated; and

WHEREAS, the amendments to address PSRC conditional certification, the adoption of the *Bonney Lake Centers Plan*, and the updating of the Eastown Subarea Plan are considered amendments to *Bonney Lake 2035*; and

WHEREAS, the City is required to combined all three actions into one Ordinance pursuant to RCW 36.70A.130(2)(a), which limits the City to amending the comprehensive plan to once a year; and

WHEREAS, the Bonney Lake Planning Commission held the final public hearing on November 29, 2017 and recommended that the City Council adopt the amendments to *Bonney Lake 2035*; and

WHEREAS, notice of public hearings were given in accordance with the law and held by the Planning Commission and all persons wishing to be heard were heard;

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

Section 1. Findings of fact. The findings of fact set forth in Attachment “A”, attached hereto and incorporated by this reference, are adopted in full by the City Council in support of its decision to adopt the amendments to *Bonney Lake 2035* and the *Bonney Lake Centers Plan*.

Section 2. Introduction Element. The City Council adopts the amended version of the Introduction Element included as Attachment “B”, attached hereto and incorporated by this reference, superseding the previous version of the Introduction Element of *Bonney Lake 2035*.

Section 3. Community Development Element. The City Council adopts the amended version of the Community Development Element included as Attachment “C”, attached hereto and incorporated by this reference, superseding the previous version of the Community Development Element of *Bonney Lake 2035*.

Section 4. Bonney Lake Centers Plan. The City Council adopts the *Bonney Lake Centers Plan* included as Attachment “D”, attached hereto and incorporated by this reference and repeals the existing Downtown and Midtown Subarea Plans – Chapters 10 and 11 of *Bonney Lake 2035*.

Section 5. Eastown Subarea Plan. The City Council adopts the Eastown Subarea Plan included as Attachment “E”, attached hereto and incorporated by this reference as Chapter 10 of *Bonney Lake 2035* and repeals the existing Eastown Subarea Plan – Chapters 12 of *Bonney Lake 2035*.

Section 6. Effective Date. This Ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication, as required by law.

PASSED by the City Council and approved by the Mayor this ___ day of _____, 2017.

Neil Johnson, Mayor

AUTHENTICATED:

Harwood T. Edvalson, , City Clerk

APPROVED AS TO FORM:

Kathleen Haggard, City Attorney

FINDINGS OF FACT

Having considered in detail both the oral and documentary evidence received concerning adoption of amendments to *Bonney Lake 2035* and the *Bonney Lake Centers Plan*, the Bonney Lake City Council now makes and adopts the following Findings of Fact:

Public Participation

- 1) The City of Bonney Lake has followed the City's public participation program adopted in Section 3 of the Implementation Element of *Bonney Lake 2035*.
- 2) The City held six open houses to educate interested parties and gather input from the residents regarding the *Bonney Lake Centers Plan* and the amendments to the Eastown Plan on March 31, 2016, May 11, 2016, May 25, 2016, June 16, 2016, June 29, 2016, and November 1, 2017.
- 3) Notices were mailed to all residents living within and in 300 feet of the Downtown, Midtown, Eastown and the Lake Tapps areas for the Open Houses held by the City in 2016
- 4) A notice was emailed to all residents that participated in the 2016 Open Houses regarding the sixth open house on November 1, 2017.
- 5) The Bonney Lake Planning Commission held five public meetings to discuss the *Bonney Lake Centers Plan* and the update to the Eastown Subarea Plan. These meetings were held on May 18, 2016, June 15, 2016, July 6, 2016, October 19, 2016, and September 20, 2017.
- 6) The Bonney Lake City Council held two public meetings to discuss the *Bonney Lake Centers Plan* and the update to the Eastown Subarea Plan. These meetings were held on November 15, 2016 and April 1, 2017. The meeting on April 1, 2017 was a full day retreat to discuss the future of Downtown, Midtown, and Eastown.

Comprehensive Plan Consistency

- 7) The proposed amendments to *Bonney Lake 2035* and the adoption of the *Bonney Lake Centers Plan* implement the following policies of *Bonney Lake 2035*:
 - a. **Policy CD-2.1:** Create a positive regional identity for Bonney Lake as a City with outstanding neighborhoods and vibrant centers, which provide gathering places for residents and visitors.
 - b. **Policy CD-2.8:** Develop the Downtown as Bonney Lake's center with the highest level of land use diversity, architectural interest, pedestrian orientation, and human-scale design. New buildings should have their facades at the sidewalk edge except in certain cases along SR 410, as shown in the Downtown Center Plan.
 - c. **Policy CD-2.9:** Develop the Midtown Center 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 Mobility Element, and place their building facades at the edge of the sidewalk adjoining said local access streets.
- d. **Policy CD-2.10:** Develop the Eastown Center (from 214th to 234th) with 1) architectural detail suitable for automobile orientation along SR 410, 2) internal and if possible external pedestrian connections, and 3) preference for business park or campus-scale development. Wherever possible, developments should reach deeply into the adjoining commercial/industrial land, providing pedestrian-friendly local access streets in locations dictated by the Mobility Element.
- e. **Policy CD-2.13:** Local centers take a variety of forms; some may be characterized by predominantly retail uses, while others may contain a more varied mix of activities including commercial, office, residential, parks, community centers, other civic facilities, and education facilities. Bonney Lake will maintain a variety of centers within the City that meet a range of neighborhood, citywide, and regional needs based on the following hierarchy:
- Downtown which will accommodate pedestrian-oriented retail uses, uses that serve residents and employees, and specialty and “niche” activities such as entertainment and outdoor dining.
 - Midtown and Eastown Centers, which will accommodate uses serving several neighborhoods, such as local serving offices, restaurants, large regional grocery stores, specialty retail stores, and regional shopping centers. Regional shopping centers’ main attractions are its anchors, which historically are large format retailers.
 - Lake Tapps Centers, which will primarily accommodate recreational and residential uses. Smaller shopping centers and local-serving retail and service uses along major thoroughfares would be supported; however, new large-footprint retail uses are inappropriate in such areas.
- f. **Policy CD-2.14:** Encourage the development of mixed-use; senior housing; high density residential; and public services such as education, health care, libraries, child care, governmental facilities in the centers to create vibrant activity nodes, provide housing choices, advance sustainable development principles, support transit, and preserve the City’s residential neighborhoods.
- g. **Policy EV-1.1:** Recruit business enterprises that will provide residents with employment wages at or above county median income levels.
- h. **Policy EV-3.1:** Promote Bonney Lake’s role as a regional retail center and raise awareness of retail development opportunities to build upon or round out the City’s economic strengths.

- i. **Policy EV-3.2:** Ensure that the City maintains sufficient land capacity to support continued expansion of Bonney Lake’s retail base, as well as meet demand for professional and medical offices and other target sectors.
 - j. **Policy EV-6.1:** Establish a regular review and update cycle for the Downtown, Midtown, and Eastown Subarea Plans to keep these plans current with emerging economic trends and changing development conditions in Bonney Lake.
 - k. **Policy EV-6.2:** Ensure the vision statements of the Downtown, Midtown, and Eastown Subarea Plans each promote a particular mix of businesses and define land uses that are most appropriate and desirable for each subarea.
 - l. **Policy EV-6.3:** Ensure the policies and standards of the Downtown, Midtown, and Eastown Subarea Plans establish distinct identities for each subarea and for Bonney Lake as a whole.
- 8) The proposed amendments to *Bonney Lake 2035* and the adoption of the *Bonney Lake Centers Plan* are specifically identified as actions to implement the policies of *Bonney Lake 2035* in the Implementation of Element as provided below:
- a. **CD-Action-2: Center Plans.** Update the existing center plans for Downtown, Midtown, and Eastown Centers. The City will also prepare a center plan for the Lake Tapps Center. As part of the updated Center Plans, the City will review the development regulations related to these areas to determine if the regulations support the objective of promoting more density and intensity in these centers at densities that can be served by transit.
 - b. **EV-Action-6: Update the Downtown Center Plan.** Communicate a realistic vision and implementation plan to area residents and businesses, describing the desired scale, character, and mix of uses in Downtown.
 - c. **EV-Action-7: Update the Midtown Center Plan.**
 - (1) Evaluate comprehensive plan land use designations and zoning at locations where major north-south routes intersect SR 410; ensure that development regulations in these areas facilitate the development of mixed-commercial nodes, anchored by retail, to increase the City’s ability to capture retail spending from areas outside Bonney Lake and to diversify the built environment along SR 410.
 - (2) Establish policies and standards to encourage high quality corridor development along SR 410, seeking opportunities to improve streetscapes and encourage quality private development.
 - (3) Establish policies and development guidelines to improve pedestrian and non-motorized access to retail areas, connecting nearby neighborhoods to retail developments.

- (4) Develop policies and standards to establish a distinct identity for Midtown and contribute to Bonney Lake as a whole.

d. EV-Action-8: Update the Easttown Center Plan.

- (1) Explore opportunities to promote employment-based uses and a different development form than Midtown's auto-oriented retail, including flex-tech and other spaces appropriate for a mix of small scale employers.
- (2) Develop policies and standards to establish a distinct identity for Easttown and contribute to Bonney Lake as a whole.

- e. **CM-Action-3: Regional Coordination.** Work with Puget Sound Regional Council, the Pierce County Regional Council, Sound Transit and other local and regional agencies to implement Regional Transportation Plans, and to promote land use decisions that reinforce regional transportation investments.

State Environmental Policy Act

- 9) The adoption of the amendments to *Bonney Lake 2035* and *Bonney Lake Centers Plan* are considered non-project actions as defined in WAC 197-11-704(2)(b) under the State Environmental Policy Act (SEPA).
- 10) The adoption of the amendments to *Bonney Lake 2035* and *Bonney Lake Centers Plan* are not categorically exempt from the SEPA pursuant to WAC 197-11-800.
- 11) On November 9, 2017 the City issued a Notice of Adoption adopting the SEPA Checklist that was prepared as part of the *Bonney Lake 2035* to evaluate the impact that the development envisioned in the plan would have on the environment. The development of Centers was identified in the SEPA checklist as part of the strategy to mitigate the impacts on the environment associated with future population and employment growth. The amount of population and job growth envisioned in *Bonney Lake 2035* and evaluated in the SEPA checklist is not changed by the amendments to the Introduction Element, the Community Development Element, and the Easttown Subarea Plan. The development envisioned in the Centers Plan is substantially the same development identified in *Bonney Lake 2035* and evaluated under the 2015 SEPA Checklist.
- 12) Pursuant to WAC 197-11-926, the City of Bonney Lake is the lead agency for the SEPA review of the amendments to *Bonney Lake 2035* and *Bonney Lake Centers Plan*.
- 13) Public Services Director acting as the SEPA Responsible Official issued a Determination of Non-Significance on December 5, 2017 utilizing the optional DNS method provided in WAC 197-11-355. The public comment period was provided from November 9, 2017 until November 29, 2017.
- 14) There was not an appeal of the Determination of Non-Significance and therefore stands as issued.

State Agency Review

- 15) The notice of the City's intent to adopt *Bonney Lake 2035* was provided to the Department of Commerce for review and comment by the Department and other State agencies required by RCW 36.70A.106.
- 16) The mandatory sixty-day review officially concluded on December 16, 2017.

THIS PAGE INTENTIONALLY LEFT BLANK



Memo

Date : November 29, 2017
To : Mayor and City Council
From : Grant Sulham, Planning Commission Chair
Re : **Ordinance D17-85 – 2017 Comprehensive Plan Amendments and Centers Plan**

On November 29, 2017, the Planning Commission conducted a Public Hearing on Ordinance D17-85, which will amend the existing Community Development Element and Introduction Element to address PSRC’s conditional certification of the City’s comprehensive plan, *Bonney Lake 2035*. The Ordinance will also repeal the existing subarea plans for Downtown, Midtown, and Eastown and adopt a new Centers Plan addressing Downtown, Midtown and the newly established Lake Tapps Center and adopt a new subarea plan for Eastown. The Planning Commission voted 7-0-0 to recommend that the City Council adopt Ordinance D17-85.

As required by BLMC 14.40.100, the Planning Commission adopts the following findings of fact in support of its recommendation:

1. On November 29, 2017, the City of Bonney Lake Planning Commission held a public hearing to consider the amendments to the City’s development regulations contained in this Ordinance, as required by BLMC 14.140.080.
2. The City complied with all applicable notice, timing and comment provisions in scheduling and carrying out the above-referenced hearing.
3. At the above-referenced hearing, the City of Bonney Lake Planning Commission determined that the amendments to the City’s development code contained in this Ordinance are consistent with other BLMC development regulations, the Comprehensive Plan, and with the laws of the State of Washington.
4. Under the State Environmental Policy Act (SEPA) the adoption of this Ordinance is a non-project action as defined by WAC 197-11-704(2)(b) and Public Services Director acting as the SEPA Responsible Official and the SEPA Official issued a Determination of Non-Significance on

November 30, 2017 utilizing the optional DNS method provided in WAC 197-11-355. The public comment period was provided from November 9, 2017 until November 29, 2017.

5. Pursuant to RCW 36.70A.106(3)(b) the City requested expedited review of this Ordinance from the Department of Commerce. The Department of Commerce review period will concluded on December 16, 2017.



Planning and Building Division Briefing Memorandum

Date: November 13, 2017
To: Planning Commission
From: Jason Sullivan – Planning and Building Supervisor
Re: 2017 Comprehensive Plan Amendments – Public Hearing

PURPOSE:

The purpose of this memorandum is to facilitate the Planning Commission’s discussion related to the Draft Ordinance D17-85. Draft Ordinance D17-85 will amend the existing Community Development Element and Introduction Element to address PSRC’s conditional certification of the City’s comprehensive plan, *Bonney Lake 2035*. The Ordinance will also repeal the existing subarea plans for Downtown, Midtown, and Eastown and adopt a new Centers Plan addressing Downtown, Midtown and the newly established Lake Tapps Center and adopt a new subarea plan for Eastown.

SUGGESTED MOTION:

I move to recommend that the City Council approve Ordinance D17-85 amending the existing Community Development Element, Introduction Element, and Eastown Subarea Plan, repealing the existing subarea plans for Downtown, Midtown, and adopting a new Centers Plan addressing Downtown, Midtown and the newly established Lake Tapps Center.

ATTACHMENT:

1. Ordinance D17-85
2. Planning Commission Recommendation Memo

BACKGROUND:

Over the past two years the City has been working on two major comprehensive plan projects. First was to address the January 2016 vote of the PSRC's Executive Board to conditionally certify, the City's Comprehensive Plan, *Bonney Lake 2035*. The City was given to December 30, 2017 to take the actions necessary to address the conditional certification issues. On March 22, 2016 the City Council passed Resolution 2517 agreeing to take steps to amend the City's comprehensive plan to address the issues identified in the conditional certification. City staff has worked with PSRC and Pierce County over the last eighteen months to identify ways to address the items in the conditional certification. On August 16, 2017 the City staff presented the proposed amendments to the Planning Commission for discussion and comments.

The second was to update the plans for Downtown, Midtown, and Easttown and develop a plan for the area around Allan Yorke Park as part of a 2014 grant from the Department of Ecology under the National Estuary Program as part of the Bonney Lake Coordinated Watershed Planning Project. The goal of this update was not to abandon the vision laid out in the original Downtown, Midtown, Easttown, but to update the plans based on the economic and demographic changes since the adoption of the Strategic *Commercial Districts Plan* (District Plan) in 2001. The District Plan focused on transforming the SR-410 commercial corridor into three distinctive and functional areas:

- **Downtown (Civic Center):** Centrally located to Bonney Lake residents, this area is the traditional community center, and is envisioned to become a designated Countywide Center with lively shopping streets, office buildings, residences, and public facilities.
- **Midtown (Plaza Center):** 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 facilities need to be provided in balance with the auto-centric nature of the uses in the area.
- **Easttown (Town Center):** Located along SR-410 from 214th Avenue East to 233rd/234th Avenue East, is unique in its high proportion of undeveloped land and in its availability for light industrial as well as commercial development. It is a peninsula jutting into rural land, more distant from residential concentrations. Where deep-lot development is possible, such as in a large business campus, pedestrian orientation is achievable. Otherwise, Easttown is expected to remain highway-oriented.

The effort to update the subarea plans for Downtown, Midtown, and Easttown and to develop a plan for the areas around Allan Yorke Park kicked off in March of 2016. As part of this effort the plans for Downtown, Midtown, and area around Allan Yorke Park, identified as Lake Tapps Centers, were combined into the unified *Bonney Lake Centers Plan*. By doing this, the

community can more holistically plan for these areas and better understand how to establish clear priorities, strategies, and responsibilities to achieve community goals. The effort also include updating the subarea plan for Eastown.

Though out the summer of 2016 the City held five community workshops to engage the community in a dialogue around current issues of concern, goals, and ideas for the future of Bonney Lake. One workshop asked for input on the Centers Plan as whole and other workshops each focused Lake Tapps, Downtown, Midtown, and Eastown.

In November of 2016, the City council was briefed on the proposed land use alternatives and recommended modifications to the plans for Downtown, Midtown, and Eastown. In December of 2016, the consultants prepared the *DRAFT – Bonney Lake Center Plan Alternatives*, (Center Plan Alternatives) which identified modifications to the existing plans for Downtown and Midtown. At the City Council Retreat in March 2017, the Council was briefed on the Center Plan Alternatives and provide feedback to staff. The *Bonney Lake Centers Plan* and the Eastown Subarea Plan were developed on the summer of 2017 based on the Center Plans Alternative document and the feedback provided by the City Council.

On September 20, 2017 the City staff presented the proposed *Bonney Lake Center Plan* and the updated Eastown Subarea Plan to the Planning Commission for discussion and comments. Subsequently, the City held an open house on November 1, 2017 regarding the draft *Bonney Lake Centers Plan* and the updated Eastown Subarea Plan. Notice of the open house was emailed to the City’s Planning Notification List and all residents that had attended the open houses in the summer of 2016. The Notice was also post on the City’s website and social media platforms.

As both of these work items involve amendments to *Bonney Lake 2035*, the City is required to combined the amendments into one Ordinance pursuant to RCW 36.70A.130(2)(a), which limits the City to amending the comprehensive plan to once a year.

DISCUSSION:

CONDITIONAL CERTIFICATION:

Below is a discussion of how the items of the conditional certification have been addressed:

1. Growth Targets.

The biggest issue identified was having growth targets significantly above the Growth Targets established by Pierce County in 2008. During the discussion of growth targets, PSRC defined significantly above as greater than fifty percent (50%) above the adopted targets. The City is now when thirty-eighty percent (38%) of the adopted targets based on two actions. First, Pierce County passed Ordinance 2017-24s increasing the City’s 2030 growth target by 106 housing units. Second, the City complete the annexation of the

Kelly Creek Vista Potential Annexation Area increasing the City’s housing target by thirty (30) additional housing units. As result of these two actions the City’s 2030 housing allocation was increased to 2,806 housing units. As *Bonney Lake 2035* has a planning horizon of 2035, the 2030 housing units were straight-lined out to 2035 as recommended by PSRC and the Department of Commerce – Growth Management Division. Below is a table with the update housing targets.

Source	Housing Units	Notes
Original 2008 – 2030 Target	2,670	
Reconciliation Addition	106	Pierce County Ordinance 2017-24s
PAA Annexation	30	
<i>SUBTOTAL 2008 – 2030:</i>	<i>2,806</i>	
Average units per year	128	2008 – 2030 Subtotal divided by 22
Straight Line Growth 2030 - 2035	640	Average Growth multiplied by 5
<i>2035 GROWTH TARGET</i>	<i>3,446</i>	
2008 – 2014 New Housing Units	<i>(931)</i>	
Remaining 2035 Housing Target	2,515	
<i>BONNEY LAKE 2035</i>	<i>3,470</i>	The City 2035 growth projection is 38% of the Updated Target

2. Bonney Lake’s Role as Small City.

At its meeting on March 23, the PRSC Executive Board voted to reclassify Bonney Lake as a Large City under *VISION 2040*’s Regional Growth Strategy (RGS). These reclassification was in recognition the City of Bonney Lake had surpassed the threshold to be consider a Larger City as defined in *VISION 2040* as a combined residential and employment population of threshold of 22,500. At the time of the reclassification Bonney Lake’s combined residential and employment population was 24,347. As Bonney Lake is no longer classified as a Small City, *Bonney Lake 2035* does not need to be amended to discuss Boney Lake’s role as a Small City.

3. Strategies to Align with Growth Targets.

As demonstrated the above in the discussion of item 1, the growth projections in *Bonney Lake 2035* are consistent with the adopted growth targets. Additionally, the Chapter 1 Section 4 of *Bonney Lake 2035* includes an updated discussion regarding the importance

of the Regional Growth Strategy and how the City is guiding growth to align with the RGS.

4. Modify UGA section to ensure that expansions of the UGA are consistent with the CPPs and the roles of small cities.

Most of the expansion of the UGA's have been removed from this section. The only ones that remain are small expansions to address irregular City boundaries. Specific language has been added the discussion of these areas that the expansion will only occur following a reduction somewhere else in the Pierce County Urban Growth (UGA) area so that there is a no net gain in the overall capacity of the County's UGA. This section also specifically states that:

During the process of working with Pierce County to add these areas to the BLUGA, the City would work with Pierce County to identify other areas within the CUGA that still retain a rural character that could be removed from the CUGA to ensure that there is not an overall increase in the capacity of the CUGA consistent with CPP-AT-2.3.2. The City expects to enter into Joint Planning Agreements prior to the official expansion of the BLUGA by Pierce County.

Additionally Policy CD-1.4 states that the City will "Ensure that additional capacity associated with expansion of the BLUGA maintains the current capacity of the Pierce County urban growth area through targeted reductions to the CUGA." This language demonstrates that expansion will only occur if the expansion is consistent with the CPPs and that there is a no-net-gain in the capacity of the Pierce County UGA.

CENTERS PLAN AND EASTOWN SUBAREA PLAN:

Commercial Districts or Centers come in different shapes and sizes and are where residents and visitors shop, socialize, conduct business, and meet friends and neighbors. Some may be regional shopping centers that draw individuals and families from across east Pierce County. While others may be small neighborhood centers with a grocery store and restaurant or active recreational areas. Some may extend for many city blocks and others may consist of just a building or two. The common bond is that they provide focal points for Bonney Lake. Much of the Bonney Lake's growth potential lies within these centers. The consultants have now completed the *Bonney Lake Centers Plan* and updated the Eastown Subarea Plan which are discussed below:

Downtown

The original Downtown Plan was principally based on the District Plan and nearly all of the recommendation in the District Plan were incorporated into the Downtown Plan when the originally Downtown Plan was adopted in 2004. Two years later, in 2006, the City received a state grant to reassess the Downtown Plan, adopted interim zoning regulations, complete an economic analysis, and establish urban design standards. In October of that year the City completed the *Bonney Lake Downtown Economic and Market Analysis Report* (Downtown Market Report). This report identified four Downtown development scenarios the City could implement to spur development within the Downtown:

1. Minimal city involvement – “zone it and they will come”

This scenario involved taking only regulatory action, in the form of zoning changes that permit the kinds of development desired in the Downtown. The Downtown Market Study found that this approach would result in the desired development of Downtown Bonney Lake in part due to the formidable challenge in land assembly.

2. City land assembly and leadership

This approach is similar to the model used for Kent Station, Mill Creek Town Center, and Downtown Renton. The approach would allow the City to assemble the similar parcels to create enough space to create a critical mass for development that would stimulate additional redevelopment in the adjacent areas. The advantage of this approach is the City can choose its developer, approval of architects can be negotiated with the developer so they address city needs and concerns while not being onerous. In other words, land ownership shifts the City from being solely a regulatory agency to being a proactive "development partner" to facilitate results.

The Downtown Market study recommended that the first step in a land assembly strategy would be to identify a segment of the Downtown area that has three crucial features:

- Enough space to create a critical mass of new development that will, in turn, stimulate additional, compatible redevelopment in adjacent areas.
- Land owners who are willing to sell or willing to participate in the downtown redevelopment process.
- Visibility from major arterials.

The property assembled by the City within the Downtown Civic Campus meets all three of these requirements.

3. Catalytic Event

In this approach, the City makes a major investment in infrastructure and civic facilities that acts as a stimulus for private retail and housing development in the downtown. The facilities that the City develops should attract consistent daytime and evening users to provide a base of customers for retail. Facilities the city could consider include a City Hall, Senior Center, Community Center, Library, or Youth Center.

Another opportunity for City investments would be to have mixed uses within the new buildings. A number of city halls in the region have private office tenants, which generate income on space the City can grow into, and new libraries have been built with housing above.

4. Large scale housing development

Larger parcels of land have been assembled or could be assembled on the North and South ends of the downtown core. These would be ideal sites for moderate-density housing that targets underserved demographics. As noted above, the City of Bonney Lake lacks rental apartments and condominiums to serve the younger and older segments of the changing population. It also lacks ownership options such as condominiums and townhouses which, given rising prices have become the best option for many first-time or downsizing buyers.

The following year, the City adopted *Downtown Bonney Lake Design Guidelines* (Downtown Design Guidelines) to guide development within the Downtown to achieve the vision adopted in the Downtown Plan. The adoption of Design Guidelines was one of the key recommendations in the 2001 District Plan. The City also adopted refinements to the Downtown Plan in order to implement the recommendations of the Downtown Market Report, reflect comments from stakeholders, and ensure consistency with the adopted Design Guidelines.

The Centers Alternative Report, completed as part of the Watershed and Land Use Protection plan, proposed no changes are proposed to the land uses envisioned outside of the proposed Downtown civic campus.

The City has acquired 9.43 acres of the 10.54 acres or approximately eighty-percent (90%) of the Downtown Civic Campus. Leaving four parcels consisting of approximately one (1) acre: two of these parcels. The Centers Plan recommends that the City develop a master plan for the civic campus and consider allowing other commercial and residential use on the civic campus property. This approach could simultaneously implement three of the development scenarios recommended in the Downtown Market Report. The key concept is leveraging some of the property assembled for the civic campus to provide for other commercial and residential developments that would be controlled by the City to create the need density and mix of uses to

create a vibrant and active Downtown and Civic Campus. This approach would leverage the City's existing assets and would significantly further the objectives of the Downtown Plan. This approach is also consistent with Policy EV-5.7: of the Economic Vitality Element which states that the City should "Consider the use of organizational and financial tools to leverage private sector resources in accomplishing the city's economic development and land use vision."

Additionally, nearly all of the participants at the workshop identified the need for a central plaza that would support a farmers market and provide community gathering spaces as one of the top ideas that they would like to see in Downtown.

Midtown

The principal purpose of the Midtown Plan adopted in 2011 was to distinguish Midtown as a separate and distinct district along the SR 410 corridor as recommended in the District Plan. The goal of the Midtown Plan was to develop an area that support large format regional retailers, but also provide areas of mixed use development that included residential and pedestrian oriented development. The plan recognized that most of the commercial areas in this area are built out and therefore the primary focus would be on undeveloped and underdeveloped areas that could be developed as mixed use and high density residential areas.

The District Plan recommended that the City:

- Encourage a healthy mix of surrounding mixed-use office, business park, and residential uses.
- Develop a new north-south connector, which would be located from Sumner-Buckley Highway crossing over SR-410 to 192nd Ave. E. and eventually to 104th St. E.
- Development should contain a variety of office, mixed-use residential, retail, and civic uses that are designed around pedestrian oriented areas.

As part of the update, the Cedar View neighborhood is proposed to be up zoned from R-2 to R-3 to increase the likelihood that the area will be redeveloped. Zoning the area as R-3 would allow for limited commercial development that is associated with a residential development. Currently, a residential development in the R-3 would be allowed to develop twenty-percent (20%) of the building area for commercial activity.

Finally, a portion of what is considered Easttown will be incorporated into the Midtown Center. This would allow the areas abutting 214th Avenue East to be in one planning area, versus splitting between two planning areas. East of these properties is the City' stormwater tract and a wetland, which serves as a natural break between Easttown and Midtown.

Lake Tapps

The Lake Tapps Center is a new center and will focus on the areas abundance of outdoor recreation opportunities and is a waterfront destination with direct access to Lake Tapps. People come to the Lake Tapps Center to enjoy a variety of outdoor activities – from ball fields, to nature trails, to waterfront and lake activities. The plan for the area is built around the master plan adopted for Allan Yorke Park. The plan does include identifying properties that would be zoned for commercial development that supports the waterfront as a vibrant destination for the Bonney Lake community and surrounding area with small shops and restaurants for dining and shopping.

Eastown

In 2005, the City adopted the Eastown Subarea Plan and subsequently updated in in 2011. The Eastown Subarea Plan was developed to serve as a guide for future development in the area, address needed improvements of access and circulation, and provide a clear vision for establishment of Eastown as a unique and attractive area. The plan envisions that as development occurred in the area the necessary infrastructure will be installed, including construction of new roadways and extension of water and sewer lines. Since the adoption of the plan, very little development has occurred in the Eastown area due to the lack of sewer infrastructure.

In 2015, PSRC completed *An Industrial Lands Analysis for the Central Puget Sound Region* (Industrial Lands Report) to provide an assessment of industrial land in the central Puget Sound region, including an identification of the existing industrial lands in the region and strategies to maintain and preserves these industrial lands. The Industrial Lands Report identified thirteen (13) geographical concentrations or subareas of industrial lands. In addition to these specifically identified subareas, other dispersed industrial lands were identified in the report. The Eastown subarea was identified as one of these dispersed industrial lands area and was categorized as part of the Industrial-Commercial supply. Industrial-Commercial zoning is local zoning classification that permit both industrial and commercial uses. One of the reasons for of the Industrial Lands Report was to identify strategies and policies to preserve and increase the supply of industrial lands within the region. The City's Eastown subarea provides a great opportunity for the City to diversify its economic bases and add family wages jobs. While the area will not provide a regionally significant number of manufacturing jobs, development of light industrial uses in Eastown will allow more people to live and work within the City. The City is already experience some of this light industrial growth the development of the Fennel Creek Industrial Park and the Auburn Commercial Develop.

Therefore, very few changes are proposed to the current land use plan envisioned in the Eastown Subarea Plan. The current thinking is that Eastown not be included in the Centers Plan, but instead that the subarea plan in the Comprehensive Plan be updated. The focus for Eastown area

would be to develop the area with primarily light-industrial uses that require large tracts of lands (e.g. warehousing, industrial uses, etc.) consistent with the current intent of the Easttown Subarea Plan.

OTHER AMENDMENTS

In addition the changes associated with the Conditional Certification, adoption of the Bonney Lake Centers Plan, and amendments to the Easttown Subarea Plan, the following changes were made to the Community Development Element:

1. Centers Planning: Changes were made to recognize the identification of three centers: Downtown, Midtown, and Lake Tapps. Easttown is not considered a center, but a critical light industrial sub-area. The Development Patterns section was update to reflect this change along with the changes in the Midtown Center boundary.
2. Annexations: Maps are being updated to reflect the annexation of the Kelly Creek Vista and Delany Annexation Areas.
3. Potential Annexation Areas. The Community Development Element was update to reflect Pierce County's affiliation of the County Highlands Potential Annexation Area (PAA) and the Ponderosa Estates/Wilderness Ridge PAA with the City. The Element was also update to reflect the approval of Sumner School District's request to add Lakeridge Middle School to the Pierce County's UGA and affiliated it with the City as a PAA.
4. Community Development Element Reorganization. To improve the readability of the Community Development Element, the Housing sub-section was moved out of the Development Patterns section into its own section. As a result there was some moving of text and renumbering of goals and policies.

Comprehensive Plan Consistency

The proposed amendments to *Bonney Lake 2035* and the adoption of the Bonney Lake Centers Plan implement the following polices of *Bonney Lake 2035*:

- **Policy CD-2.1:** Create a positive regional identity for Bonney Lake as a City with outstanding neighborhoods and vibrant centers, which provide gathering places for residents and visitors.
- **Policy CD-2.8:** Develop the Downtown as Bonney Lake's center with the highest level of land use diversity, architectural interest, pedestrian orientation, and human-scale design. New buildings should have their facades at the sidewalk edge except in certain cases along SR 410, as shown in the Downtown Center Plan.

- **Policy CD-2.9:** Develop the Midtown Center 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 Mobility Element, and place their building facades at the edge of the sidewalk adjoining said local access streets.
- **Policy CD-2.10:** Develop the Easttown Center (from 214th to 234th) with 1) architectural detail suitable for automobile orientation along SR 410, 2) internal and if possible external pedestrian connections, and 3) preference for business park or campus-scale development. Wherever possible, developments should reach deeply into the adjoining commercial/industrial land, providing pedestrian-friendly local access streets in locations dictated by the Mobility Element.
- **Policy CD-2.13:** Local centers take a variety of forms; some may be characterized by predominantly retail uses, while others may contain a more varied mix of activities including commercial, office, residential, parks, community centers, other civic facilities, and education facilities. Bonney Lake will maintain a variety of centers within the City that meet a range of neighborhood, citywide, and regional needs based on the following hierarchy:

 - Downtown which will accommodate pedestrian-oriented retail uses, uses that serve residents and employees, and specialty and “niche” activities such as entertainment and outdoor dining.
 - Midtown and Easttown Centers, which will accommodate uses serving several neighborhoods, such as local serving offices, restaurants, large regional grocery stores, specialty retail stores, and regional shopping centers. Regional shopping centers main attractions are its anchors, which historically are large format retailers.
 - Lake Tapps Centers, which will primarily accommodate recreational and residential uses. Smaller shopping centers and local-serving retail and service uses along major thoroughfares would be support; however, new large-footprint retail uses are inappropriate in such areas.
- **Policy CD-2.14:** Encourage the development of mixed-use; senior housing; high density residential; and public services such as education, health care, libraries, child care, governmental facilities in the centers to create vibrant activity nodes, provide housing chooses, advance sustainable development principles, support transit, and preserve the City’s residential neighborhoods.

- **Policy EV-1.1:** Recruit business enterprises that will provide residents with employment wages at or above county median income levels.
- **Policy EV-3.1:** Promote Bonney Lake’s role as a regional retail center and raise awareness of retail development opportunities to build upon or round out the City’s economic strengths.
- **Policy EV-3.2:** Ensure that the City maintains sufficient land capacity to support continued expansion of Bonney Lake’s retail base, as well as meet demand for professional and medical offices and other target sectors.
- **Policy EV-6.1:** Establish a regular review and update cycle for the Downtown, Midtown, and Eastown Subarea Plans to keep these plans current with emerging economic trends and changing development conditions in Bonney Lake.
- **Policy EV-6.2:** Ensure the vision statements of the Downtown, Midtown, and Eastown Subarea Plans each promote a particular mix of businesses and define land uses that are most appropriate and desirable for each subarea.
- **Policy EV-6.3:** Ensure the policies and standards of the Downtown, Midtown, and Eastown Subarea Plans establish distinct identities for each subarea and for Bonney Lake as a whole.

Additionally, the proposed amendments to *Bonney Lake 2035* and the adoption of the *Bonney Lake Centers Plan* are specifically identified as actions to implement the policies of *Bonney Lake 2035* in the Implementation of Element as provided below:

- **CD-Action-2: Center Plans.** Update the existing center plans for Downtown, Midtown, and Eastown Centers. The City will also prepare a center plan for the Lake Tapps Center. As part of the updated Center Plans, the City will review the development regulations related to these areas to determine if the regulations support the objective of promoting more density and intensity in these centers at densities that can be served by transit.
- **EV-Action-6: Update the Downtown Center Plan.** Communicate a realistic vision and implementation plan to area residents and businesses, describing the desired scale, character, and mix of uses in Downtown.
- **EV-Action-7: Update the Midtown Center Plan.**
 - (1) Evaluate comprehensive plan land use designations and zoning at locations where major north-south routes intersect SR 410; ensure that development regulations in these areas facilitate the development of mixed-commercial nodes, anchored by retail, to increase the City’s ability to capture retail spending from areas outside Bonney Lake and to diversify the built environment along 410.

- (2) Establish policies and standards to encourage high quality corridor development along 410, seeking opportunities to improve streetscapes and encourage quality private development.
 - (3) Establish policies and development guidelines to improve pedestrian and non-motorized access to retail areas, connecting nearby neighborhoods to retail developments.
 - (4) Develop policies and standards to establish a distinct identity for Midtown and contribute to Bonney Lake as a whole.
- **EV-Action-8: Update the Easttown Center Plan.**
 - (1) Explore opportunities to promote employment-based uses and a different development form than Midtown's auto-oriented retail, including flex-tech and other spaces appropriate for a mix of small scale employers.
 - (2) Develop policies and standards to establish a distinct identity for Easttown and contribute to Bonney Lake as a whole.
 - **CM-Action-3: Regional Coordination.** Work with Puget Sound Regional Council, the Pierce County Regional Council, Sound Transit and other local and regional agencies to implement Regional Transportation Plans, and to promote land use decisions that reinforce regional transportation investments.

THIS PAGE INTENTIONALLY LEFT BLANK

**STATE ENVIRONMENTAL POLICY ACT
THRESHOLD DETERMINATION OF NON-SIGNIFICANCE**

Description of proposal: The Ordinance Number D17-85 will amend the existing Community Development Element and Introduction Element to address the PSRC's conditional certification of the City's comprehensive plan related to growth projections, adopt the Centers Plan for Downtown, Midtown, and Lake Tapps, and adopt a new Eastown Subarea Plan.

Applicant: City of Bonney Lake

Location: Citywide.

Lead agency: City of Bonney Lake

The City of Bonney Lake has determined that the above described project does not have probable significant adverse environmental impacts on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The City of Bonney Lake as the lead agency has also determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A RCW and in other applicable local, state, or federal laws or rules as provided by RCW 43.21C.240 and WAC 197-11-158. Therefore, the City of Bonney Lake will not require mitigation measures under SEPA.

This DNS is issued under WAC 197-11-340 and WAC 197-11-355. The City utilized the optional DNS method and the comment period was provided from November 9, 2017 to November 29, 2017

Responsible official John P. Vodopich, AICP
Position/title Public Services Director
Phone 253 447-4345
Address P.O. Box 7380, Bonney Lake, WA 98391-0944

December 5, 2017

Date

Signature

APPEAL: This SEPA determination may be appealed by filling a written appeal with the City of Bonney Lake Community Development Department. Such appeal must be filled by 5:00PM on December 20, 2017 and shall be consistent with the requirements of BLMC 14.120.020.

Please contact Jason Sullivan, Planning and Building Supervisor, at (253) 447-4355 or email him at sullivanj@ci.bonney-lake.wa.us to read or ask about the procedures for SEPA appeals.

THIS PAGE INTENTIONALLY LEFT BLANK