ORDINANCE NO. 1246

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, ADOPTING A FENNEL CREEK TRAIL PLAN AS PART OF THE COMPREHENSIVE PLAN

WHEREAS, Since 1997 the City has planned to build a Fennel Creek Trail, and

WHEREAS, consultants have prepared a detailed Fennel Creek Trail and Environmental Impact Statement (EIS) on that Plan, and

WHEREAS, a Fennel Creek Trail Advisory Committee representing user groups and landowners has been meeting for over two years, and

WHEREAS, well-advertised public meetings have been held resulting in substantial landowner input, and

WHEREAS, the Planning Commission has recommended approval; and

WHEREAS, per the criteria for amending the Comprehensive Plan set forth in BLMC § 14.140.090, 1) the amendments are consistent with the goals and policies of the Comprehensive Plan, 2) the comprehensive plan would remain internally consistent, 3) the amendments are consistent with the Countywide Planning Policies, 4) the amendments are consistent with the Growth Management Act, and 5) the amendments advance the public health, safety, or welfare and are in the best interest of the residents of Bonney Lake.

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

Section 1. The Parks Element of the Comprehensive Plan, commencing on Pages 6-15, is hereby revised per Attachment A with strikethrough representing deletions and underlines representing additions.

Section 2. The attached Fennel Creek Trail, Attachment B, is hereby adopted as part of the Comprehensive Plan’s Parks Element.

Section 3. This ordinance concerns powers vested solely in the Council, is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as required by law.

PASSED by the City Council and approved by the Mayor this 14th day of August, 2007.

______________________________
Neil Johnson,
Mayor
ATTEST:

Harwood Edvalson
City Clerk

APPROVED AS TO FORM:

James Dionne
City Attorney

Passed: 8/14/07
Valid: 8/14/07
Published: 8/16/07
Effective Date: 8/21/07
Community Parks
By 2022, Bonney Lake will need 34.3 additional acres of community park. Ideally, this should take the form of two new parks, located so that the three community parks (one existing and two new) are dispersed within the community. Alternatively, the City could satisfy the deficit in the form of one large park in south or central Bonney Lake. The park(s) will include softball, baseball, soccer, and multi-purpose fields, tennis and basketball courts, play equipment, picnic areas, and perhaps trails. By fully developing the proposed community parks, the need for field and court facilities will be automatically met. The cost will be approximately 34.3 x $100,000 (for the land) plus 34.3 x $75,000 (for development), for a total of $6,002,500. Due to the shrinking supply of suitably located vacant land, the City should acquire the site(s) as soon as possible, then construct the park(s) as funding becomes available. Development should be complete by 2022. The site selection criteria are as follows:

1. First preference goes to two new community parks 20-30 acres in size, so located that the three parks (counting Allan Yorke) are dispersed within the community. That is, one of the new parks could be in south Bonney Lake, the other in central Bonney Lake, or one could be in southwest Bonney Lake, the other in southeast Bonney Lake.
2. Second preference goes to one large park located in south or central Bonney Lake, 40-50 acres in size.
3. For accessibility, the sites should be within the existing Urban Growth Area.
4. The site should be relatively flat and developable. The site can include wetlands, steep slopes, etc. but such environmentally constrained areas should not be counted toward the acreage goal.
5. The site should be available on reasonable terms.

Trails
By 2022, Bonney Lake will need 7.1 miles of new trails. Bonney Lake’s trails must integrate with the regional trails shown on Figure 6-14. This figure is based on the Pierce County Non-Motorized Transportation Plan (NMTP) which Pierce County adopted in 1997 as part of its Transportation Element. The NMTP shows premier-priority, high-priority, medium-priority, low-priority, and “state and city” trails (separate from roads) and roadside routes (sidewalks, paths, widened shoulders, bicycle lanes, etc.). Figure 6-14 shows the NMTP’s off-road trails in the Bonney Lake vicinity. When the system is complete, Bonney Lake citizens will be able to walk, run, bike, or roller blade to Sumner, Puyallup, Orting, Wilkeson, Buckley, and Enumclaw via the Foothills Trail which Pierce County is building in railroad rights-of-way in the South Prairie Creek/Carbon River/Puyallup River valley. The Foothills Trail will connect to the Inturban Trail, allowing trail access to Auburn, Kent, and Seattle as well. Most of this system will be well separated from the noise and danger of vehicular traffic. With the added option of routes that will lie within road rights-of-way, citizens’ possible non-motorized travel destinations will be far greater still.

Most of Bonney Lake’s trail mileage will be in the Fennel Creek Trail, which the City has proposed since 1997. See Figure 6-15. This trail will ultimately link westward and eastward with the Foothills Trail. The City hereby adopts by reference the Fennel Creek Trail Plan dated May 31, 2007 as a component of this Parks Element.

The City’s portion of the trail will begin at Victor Falls, where it will connect with the Foothills Trail via at least one of the following possibilities. 1) The City encourages Pierce County to extend the Fennel Creek Trail west down the Fennel Creek canyon to the creek’s mouth. From that point, on-road routes will lead to the Foothills Trail.
2) The Rhodes Lake Road Corridor (see the Transportation Element) is planned to include a roadside path that could connect the Fennel Creek Trail westward to the Foothills Trail.
3) The Pierce County NMTP shows a system of “state and city” routes in the rights-of-way of future roads in the planned city of Cascadia. The Cascadia system will connect westward to the Foothills Trail. The Cascadia system may also be connected southward to Orting via a new bridge over the Carbon River.

From Victor Falls, the Fennel Creek Trail will run north and east along one or both sides of Fennel Creek to 214th Ave. The Pierce County NMTP includes a roadside pedestrian route along 214th Ave., which hikers and bikers can follow northbound to the Puget Sound Energy flume. The NMTP shows a low-priority trail along the Puget Sound Energy flume to Buckley, where it will connect with the Foothills Trail. The City encourages Pierce County to upgrade the priority of the Puget Sound Energy flume trail.
That portion of the Fennel Creek Trail in City jurisdiction, including the spur to Allan Yorke Park, will be about 4.55.2 miles long. See the Natural Environment Element for a discussion of the Fennel Creek environmental corridor.
Placeholder for Figure 6-14, Regional Trails (not changed)
Placeholder for Figure 6-15, Proposed Trails (not changed)
The City will also add about one mile to the trail network in the WSU Demonstration Forest. The proposed trail which Figure 6-15 shows in the WSU Demonstration Forest is illustrative only. The actual route will be decided later.

Figure 6-15 also shows further options. A trail could run north from where Fennel Creek flows under the Old Summer-Buckley Highway Trail to Allan Yorke Park, thence east to 214th Avenue. Parts of this trail would have to be within street rights-of-way. Or trails could be built on the slopes below Panorama Heights. Trails may be installed in the new community park(s), wherever those are located. These options will make up the remaining 4.69 miles of trails, as follows:

- Fennel Creek Trail w/ spur to Allan Yorke Park: 4.552 miles
- New trail in the WSU Demonstration Forest: 1.0 mile
- Other trails: 4.69 miles
- Total: 7.1 miles.

Bonney Lake’s trails will connect at various locations to sidewalks in the Bonney Lake street network in accordance with the Bonney Lake Non-Motorized Transportation Plan. As shown in Figure 6-15, the Fennel Creek Trail include some short spur trails that will connect to the sidewalk system or important pedestrian destinations.

The Fennel Creek Trail Plan estimates that the Fennel Creek Trail with spur to Allan Yorke Park will cost approximately $6,129,000 for construction plus $1,000,000 for acquisition plus $474,000 for wetland mitigation, for a total cost of $7,603,000. The other trails will cost about $750,000 per mile times 1.9 miles = $1,900,000. This million-dollar-per-mile cost estimate assumes that most of the trail right-of-way will have to be purchased, but not all, and that these trails will cost somewhat less than the Fennel Creek Trail per mile. Subdivisions in the Fennel Creek corridors can be required to dedicate trail right-of-way to the public, and Right-of-way need not be purchased in the WSU Demonstration Forest or future community parks. The cost assumes a range of terrain conditions. Total trails cost is ($7,603,000 + $1,900,000 = $9,503,000).

The trails deficit should be remedied as soon as funding becomes available. Priority should be placed on acquiring right-of-way which cannot be expected from the subdivision process. All 7.1 miles should be built by 2022.

The first step in implementing this trails plan will be a plan of the exact alignments, cross sections, costs, schedules, and similar data. The estimated cost of this plan, $25,000, is added to the capital cost.

Civic Center
The civic center should be located Downtown next to the central plaza as discussed in the Downtown Plan (see Community Character Element). It will cost approximately $600,000 for the land plus $200,000 for site preparation (including parking) plus $130 per square foot (including soft costs) times 40,000 square feet ($5,200,000) for a total of $5,820,000. It should be constructed whenever funding becomes available, but it should be sized to accommodate the 2022 population.

Alternatively, the youth center portion of the facility could be located in a separate building to be built in the WSU Demonstration Forest.

Cost
The total cost of the above is as follows. These estimates are good for advance planning purposes only.

- Neighborhood parks: $1,420,000
- Community parks: $6,002,500
- Detailed trails plan: $25,000
Coordination with Other Agencies on Regional Facilities

Indoor Swimming Pool

Bonney Lake cannot afford its own indoor swimming pool. Nor will the new Bonney Lake High School include a pool. The nearest pool is at Sumner High School. The City of Sumner Parks and Recreation and Sumner School District operate it cooperatively.

Regional Parks

Bonney Lake is too small to provide a regional park. The “region” is Pierce County, which is encouraged to provide recreational facilities benefiting Bonney Lake residents. Pierce County has proposed that the cities of Bonney Lake, Sumner, and Buckley jointly develop a regional facility. The County is particularly interested in an 80-acre site to which it already holds an ownership interest, at the southeast corner of 198th Ave. and 128th Street. The site’s terrain and location are excellent for a regional park. The City encourages Pierce County to proceed with this project, but prefers to meet its neighborhood and community park needs independently.

The WSU Demonstration Forest can also be considered a regional park. The future of this facility is unknown. Though the City has no proprietary control over the Demonstration Forest, the City endorses its preservation and augmented use by the public. The City proposes to help ensure the continued use of the Demonstration Forest for educational and recreational purposes by adding to its trail network. See Trails, above.

The City will also coordinate with other agencies on recreational programming. See Maintenance, Operations, and Recreation Programs.

Potential Funding Sources

Following are alternatives for funding parks.

City General Fund

The general fund, generated through property taxes and other sources, has been the main source of funding for Bonney Lake parks maintenance and operation.

User fees

Users of the Allan Yorke Park boat ramp pay user fees which go into the general fund.

Washington State IAC Grants

The Inter-Agency Committee for Outdoor Recreation (IAC) is a source of grants for parks and recreation. The IAC receives its funds from state and federal sources.
Pierce County Conservation Futures Grants

This Pierce County program protects threatened open spaces, timber lands, wetlands, wildlife habitats, and farm lands in Pierce County. The funds are used to purchase the land or the land's development rights. The program is funded by a tax of up to $.0625 per thousand dollars of assessed property value. Individuals, non-profit groups, and local governments can nominate a property for purchase. Properties are nominated annually. A citizens advisory board recommends to the Pierce County Council, which makes the final selection. This funding source may be especially logical for acquisitions within the Fennel Creek Corridor.

Metropolitan Park District (MPD)

RCW 35.61 allows for creation of a metropolitan park district that is co-extensive with the city limits. Based on year 2001 assessed value, the MPD could a) bond up to $1.55 million without a vote to increase bonded debt limit and b) raise a property tax levy of up to $0.75 per $1000 of assessed value, generating up to $466,441 per year. The bond limit could increase to $15.55 million with a 60% vote of the public.

Parks and Recreation District (PRD)

RCW 36.69 allows the county council to create a Park and Recreation District with any boundaries. Based on year 2001 assessed value, the PRD could sell bonds and levy taxes up to $0.60 per $1000 of assessed value, generating up to $373,153 per year. An excess levy is possible with a 60% vote of the public.

General Obligation Bond

General obligation bonds are voter-approved bond issues whose debt is serviced by a additional property tax levy. The revenue is a function of rate times assessed value. The assessed value of Bonney Lake for 2001 was $621,921,668. As Pierce County grows, its assessed value increases. During the 1990s, assessed value increased at 6.8% per year. In 2001 the County's tax rate for Bonney Lake was $2.1858 per $1,000 of assessed value, with additional assessments for school, fire, and other districts. Within Bonney Lake there are eight taxing rates, depending on school district and library district. In 2001 the total property tax rates ranged from $15.0777 to $16.5076 per 1,000. The general obligation bond would increase these tax rates.

Impact Fee

The Growth Management Act allows cities to impose impact fees for capital facilities such as parks. The impact fee must reasonably represent the cost which the City will bear as a result of the development action (usually restricted to housing units) triggering the impact fee. Those costs are a function of the LOS standard and the capital facility plan (this document) adopted to maintain that standard. The impact fee cannot be used to pay for alleviating existing facility deficits.

The maximum impact fee the City could impose is calculable from the LOS standards and cost assumptions utilized in this Plan, as follows.

**Neighborhood parks** cost $100,000 per acre. One acre is required per 1,000 people. Thus the cost per person is $100. The average household size is 2.9645. Thus the maximum impact fee for neighborhood parks is $296.45.

**Community parks** cost $175,000 per acre. 2.5 acres are required per 1,000 people, thus one acre is required per 400 people. Thus the cost per person is $437.50. The average household size is 2.9645. Thus the maximum impact fee for community parks is $1,296.97.
Trails will cost $750,000 per mile, $9,503,000, on average of $1,338,451 per mile. 3 miles are required per 1000 people, thus one mile is required per 3,333 people. Thus the cost per person is $225.02. The average household size is 2.9645. Thus the maximum impact fee for trails is $667.08. $1,190.47.

The civic center will cost $5,820,000, divided by 40,000 square feet equals $145.50 per square foot. The LOS standard is 1,466 sq. ft. per 1000 people. The average household size is 2.9645. 1,466/1000 = 4.346/2.9645. That is, one household requires 4.346 square feet. 4.346 times $145.50 is $632.34, which is the maximum impact fee for the civic center.

The total maximum impact fee is ($296.45+$1,296.97 +$667.08+$1,190.47+$632.34) $2,892.84.

Proposed Funding

The City elects to assess a parks impact fee of $2,000 per housing unit. Per the Land Use Element, the 2003 population is 12,950. The 2022 population will be 27,284. The increase will be 14,334, divided by the 2.9645 household size equals 4,835 new units. $2,000 per housing unit = $9,660,000.

The other following The City will use impact fees together with other sources the City elects to use to fund the $15,487,500 cost are as follows to fund the total parks cost. The amounts shown for grants represent modest assumptions.

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<td>Washington State IAC Grants:</td>
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<td>Pierce County Conservation Futures Grants:</td>
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City of Bonney Lake, Washington
Council Agenda Bill (C.A.B.) Approval Form

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<tr>
<td>Planning – Steve Ladd</td>
<td>August 14, 2007</td>
<td>AB07-163</td>
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<td>D07-163</td>
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**BUDGET INFORMATION**

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<th>2007 Budget Amount</th>
<th>Required Expenditure</th>
<th>Impact</th>
<th>Remaining Balance</th>
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**Explanation:**
See cost estimates in Fennel Creek Trail Plan.

**Agenda Subject:**
Fennel Creek Trail Plan

**Administrative Recommendation:**
Adopt ordinance D07-163 adopting the Fennel Creek Trail Plan as part of the Comprehensive Plan.

**Background Summary:**
Since 1997 the City has planned to build a Fennel Creek Trail. Coordinated with Pierce County, the trail will go from 214th Ave. to the Puyallup River. There will also be a spur trail from Fennel Creek to Allen Yorke Park. Consultants have prepared a more detailed Fennel Creek Trail and Environmental Impact Statement (EIS) on that Plan. The EIS is very complete and technical. It compares the financial and environmental costs of four alternatives based on width of trail and closeness to stream. The Plan shows the trail’s route and features but the exact route will depend on future land acquisitions. A Fennel Creek Trail Advisory Committee representing user groups and landowners has been meeting for over two years. Well-advertised public meeting have been held resulting in substantial landowner input and Plan changes in response to that input. The Planning Commission held the public hearing and recommended approval on April 4, 2007. The packet for this consists of CAB, ordinance, change-out pages in existing Parks Element of Comprehensive Plan, Fennel Creek Trail Plan, Draft EIS, and Final EIS.

**Council Committee Dates:**
Finance Committee:  
Public Safety Committee:  
Community Development & Planning Committee: 4/16/07  
Council Workshop:  

**Agency/Commission Dates:**
Planning Agency: April 4, 2007  
Design Commission:  
Civil Service Commission:  

**Board/Hearing Examiner Dates:**
Park Board:  
Hearing Examiner:  

**Council Action:**
Council Call for Hearing:  
Council Hearings Date:  
Council Referred Back to: Workshop: Committee  
Council Tabled Until: Council Meeting Dates:

**Signatures:**
Dept. Dir:  
Mayor:  
Date City Attorney reviewed:
COMMUNITY DEVELOPMENT COMMITTEE

DATE: August 6, 2007

ORIGINATOR: Steve Ladd TITLE: Planning Manager

SUBJECT: Fennel Creek Trail Plan

ORDINANCE/RESOLUTION # D07-163

REQUEST OR RECOMMENDATION BY ORIGINATOR:
Adopt ordinance D07-163 adopting the Fennel Creek Trail Plan as part of the Comprehensive Plan.

ISSUE AND DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE
FINANCE DIRECTOR
CITY ATTORNEY N/A

BUDGETED ITEM: Budget Impact 0 Retainage

COMMITTEE ACTION: RECOMMEND APPROVAL TO COUNCIL

DATE APPROVED DISAPPROVED

James Rackley, Chairman 8-7-07
Mark Hamilton 8-6-07
David Bowen 8-6-07

COMMITTEE COMMENTS:

COMMITTEE’S RECOMMENDATION TO FORWARD TO:
CITY CLERK
CITY ATTORNEY

Please schedule for City Council Meeting date of: August 21, 2007

Consent Agenda: ☑ Yes ☐ No
PUBLIC NOTICE OF
ORDINANCE ADOPTION
August 15, 2007

ADOPTED ORDINANCES

Ordinance 1246 [D07-163] - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adopting A Fennel Creek Trail Plan As Part Of The Comprehensive Plan. (Adopted August 14, 2007 and effective five days after the date of publication.)

Ordinance 1247 [D07-165] - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adopting A Refined Downtown Plan (Adopted August 14, 2007 and effective five days after the date of publication.)

Ordinance 1248 [D07-168] – Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending The Comprehensive Plan And Zoning Map In The Vicinity Of The Target Store. (Adopted August 14, 2007 and effective five days after the date of publication.)

Ordinance 1249 [D07-170] – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending The Comprehensive Plan And Zoning Map for Tax Parcel 0520337004 (Dewitt/Simmons/City Parcel) (Adopted August 14, 2007 and effective thirty days after the date of adoption.)

Ordinance 1250 [D07-173] – An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Lifting The Moratorium Established By Ordinance D07-72, Amending Chapters 18.18, 18.26, 18.36, And 18.37 BLMC, And Adding Chapters 18.35 And 18.38 BLMC, To Bring The Text Of The Downtown Zoning Districts In Line With The Downtown Plan, And Repealing Or Amending Portions Of Ordinances No. 1071 § 1, No. 747 § 1, No. 746 § 4, No. 740 § 6, No. 1230 § 19, No. 1155 § 4, No. 1099 § 19, No. 851 § 32, No. 740 § 6, No. 1230 § 6; No. 1099 § 23; No. 746 § 8; No. 740 § 10, No. 1155 § 3, No. 1155 § 1, And No 1155 § 2., (Adopted August 14, 2007 and effective thirty days after the date of adoption.)

The full text of the ordinances, summarized in this notice and adopted by the Bonney Lake City Council as indicated, are available at City Hall, 19306 Bonney Lake Boulevard, PO BOX 7380, Bonney Lake, WA, 98391, or will be mailed upon request.

-- Harwood T. Edvalson, City Clerk

cc. Members of the City Council & Planning Commission
Mayor Neil Johnson & Department Heads
Tacoma News Tribune
Puyallup Herald
Courier-Herald

Posted: City Hall & Annex
Front Desk
Library
Post Office