Comprehensive Planning Framework

**State**
- Growth Management Act (Chapter 36.70A RCW)
- Local Project Review Act (Chapter 36.70B RCW)
- Office of Financial Management (OFM) Population

**PSRC**
- Vision 2040
- Multi-County Planning Policies
- Transportation 2040

**Pierce County**
- Pierce County Comprehensive Plan
- County-wide Planning Policies
- Buildable Lands

**Bonney Lake Comprehensive Plan**
Scope of Work - General Items

- Amendments required because of changes to the Growth Management Act.
- Amendments required to be consistent with Vision 2040, the Multi-County Planning Policies and other regional planning documents.
- Amendments required to extend the planning horizon to the year 2035.
- Amendments required to be consistent with the County-Wide Planning Policies.
- Amendments to reflect City actions since the last update and Council direction from recent or current studies.
- Strategies to achieve the goals and implement the policies of the comprehensive plan will be added to each element as needed.
- All elements will be reviewed and updated as needed for basic internal and external consistency.
- Each chapter will be reformatted so that there is a unifying theme for the entire comprehensive plan and consistent layout for each chapter.
- Redundant policies will be removed to streamline the comprehensive plan.
Comprehensive Plan Elements

Mandatory
RCW 36.70A.070
- Parks & Rec.
- Economic Development
- Shorelines
- Utilities
- Capital Facilities
- Transportation
- Housing
- Land Use

Optional
RCW 36.70A.080
- Community Character
- Cultural Resources
- Active Living
- Solar
- Conservation
- Subarea Plans
  - Downtown
  - Mid-Town
  - Eastown

Future Land Use Map
Comprehensive Plan Elements

Mandatory
RCW 36.70A.070

- Parks & Rec.
- Economic Development
- Shorelines
- Utilities
- Capital Facilities
- Transportation
- Land Use
- Housing

- Update Statistical Information
- Revisions as Needed
- Establish Growth Targets

Optional
RCW 36.70A.080

- Community Character
- Cultural Resources
- Active Living
- Solar
- Conservation
- Subarea Plans
  - Downtown
  - Mid-Town
  - Eastown
Comprehensive Plan Elements

Mandatory
RCW 36.70A.070

- Parks & Rec.
- Economic Development
- Shorelines
- Utilities
- Capital Facilities
- Transportation
- Land Use
- Housing

Optional
RCW 36.70A.080

- Community Character
- Cultural Resources
- Active Living
- Solar
- Conservation
- Subarea Plans
  - Downtown
  - Mid-Town
  - Eastown

- Update Statistical Information
- Revisions as Needed
Comprehensive Plan Elements

Mandatory
RCW 36.70A.070
- Parks & Rec.
- Economic Development
- Shorelines
- Public Safety
- Facilities
- Transportation
- Housing
- Land Use

Optional
RCW 36.70A.080
- Community Character
- Cultural Resources
- Active Living
- Solar
- Conservation
- Subarea Plans
  - Downtown
  - Mid-Town
  - Eastown

☐ Complete Rewrite
Comprehensive Plan Elements

**Mandatory**
RCW 36.70A.070

- Review Funding Plan
- Update Inventory and Forecast for Future Needs

**Optional**
RCW 36.70A.080

- Community Character
- Cultural Resources
- Active Living
- Solar
- Conservation
- Subarea Plans
  - Downtown
  - Mid-Town
  - Eastown
Comprehensive Plan Elements

Mandatory
RCW 36.70A.070

- Parks & Recreation
- Economic Development
- Shorelines
- Capital Facilities
- Transportation
- Housing
- Land Use

Utilities

Optional
RCW 36.70A.080

- Review Funding Plan
- Review Water and Sewer Plans
- Update for Consistency
- Update Background Information and Policies

- Community Character
- Cultural Resources
- Active Living
- Solar
- Conservation
- Subarea Plans
  - Downtown
  - Mid-Town
  - Eastown
Comprehensive Plan Elements

Mandatory
RCW 36.70A.070
Shorelines

Optional
RCW36.70A.080

- New Element being added as part of SMP Update

- Community Character
- Cultural Resources
- Active Living
- Solar
- Conservation
- Subarea Plans
  - Downtown
  - Mid-Town
  - Eastown
Comprehensive Plan Elements

Mandatory
RCW 36.70A.070

Optional
RCW 36.70A.080

- Complete Rewrite
- Rename “Economic Vitality”

- Capital Facilities
- Transportation
- Housing
- Land Use

- Shorelines
- Utilities

- Community Character
- Cultural Resources
- Active Living
- Solar
- Conservation
- Subarea Plans
  - Downtown
  - Mid-Town
  - Eastown
Comprehensive Plan Elements

**Mandatory**
- RCW 36.70A.070

**Optional**
- RCW 36.70A.080
  - Update Statistical Information
  - Update Rate Study for Park Impact Fees

**Elements**
- Economic Development
- Shoreslines
- Utilities
- Capital Facilities
- Transportation
- Housing
- Land Use

- Community Character
- Cultural Resources
- Active Living
- Solar
- Conservation

- Subarea Plans
  - Downtown
  - Mid-Town
  - Eastown
Comprehensive Plan Elements

Mandatory
RCW 36.70A.070

- Parks & Rec.
- Economic Development
- Shorelines
- Utilities
- Capital Facilities
- Transportation
- Housing
- Land Use

Optional
RCW 36.70A.080

- Review Vision
- Evaluate Goals and Policies
- Move Downtown Subarea Plan to own element

Community Character
- Cultural Resources
  - Active Living
  - Solar
  - Conservation
- Subarea Plans
  - Downtown
  - Mid-Town
  - Eastown
Comprehensive Plan Elements

Mandatory
RCW 36.70A.070

Optional
RCW 36.70A.080

- Parks & Rec.
- Economic Development
- Shorelines
- Utilities
- Capital Facilities
- Transportation
- Housing
- Land Use
- Cultural Resources
- Community Character
- Active Living
- Solar
- Conservation
- Subarea Plans
  - Downtown
  - Mid-Town
  - Eastown

☐ Update as needed
Comprehensive Plan Elements

Mandatory
RCW 36.70A.070

- Parks & Rec.
- Economic Development
- Shorelines
- Utilities
- Capital Facilities
- Transportation
- Housing
- Land Use

Optional
RCW 36.70A.080

- Community Character
- Conserving Resources
- Solar
- Conservation
- Subarea Plans
  - Downtown
  - Mid-Town
  - Eastown
- Active Living

☑️ New Element to comply with RCW 36.70A.070(1) and WAC 365-196-405(2)(j)
Comprehensive Plan Elements

Mandatory
RCW 36.70A.070

- Parks & Rec.
- Economic Development
- Shorelines
- Utilities
- Capital Facilities
- Transportation
- Housing
- Land Use

Optional
RCW 36.70A.080

- Community Character
- Cultural Resources
- Active Living
- Conservation

- Subarea Plans
  - Downtown
  - Mid-Town
  - Eastown

- Solar

⚠️ Not Included in this update.
Comprehensive Plan Elements

Mandatory
RCW 36.70A.070

- Parks & Rec.
- Economic Development
- Shorelines
- Utilities
- Capital Facilities
- Transportation
- Housing
- Land Use

Optional
RCW 36.70A.080

- Community Character
- Cultural Resources
- Active Life
- Solar
- Conservation
- Subarea Plans
  - Downtown
  - Mid-Town
  - Eastown

- Review Policies
- Ensure Policies reflect “Best available science”
- Remove Shoreline Policies
Comprehensive Plan Elements

Mandatory
RCW 36.70A.070
- Parks & Rec.
- Economic Development
- Shorelines
- Utilities
- Capital Facilities
- Transportation
- Housing
- Downtown

Optional
RCW 36.70A.080
- Community Character
- Cultural Resources
- Active Living
- Solar
- Conservation

Subarea Plans
- Mid-Town
- Downtown
- Eastown

DOWNTOWN SUBAREA
- Review Policies
- Move To Own Chapter
- Update Map Streets
- Other Updates as Needed

EASTOWN
- Review Policies
- Update Map Streets
- Other Updates as Needed

MIDTOWN
- Review Policies
- Updates as Needed
Public Participation Plan

- **Public Meetings**
  - Planning Commission
  - Bonney Lake Parks Board
  - Design Commission
  - City Council

- **Public Participation Tools**
  - City Website
  - Social Media
  - News Release
  - Hearing & Decision Notices
  - Local Information Repositories
  - Access to Staff
Stakeholders

Adjacent Jurisdictions
Stakeholders

Regional Organizations

Puget Sound Regional Council

Pierce County Regional Council

Tacoma - Pierce County Health Department

Healthy People in Healthy Communities
Stakeholders

State Agencies Jurisdictions
Stakeholders

Tribal Governments
Stakeholders

Business Groups and Trade Organizations

[Logos of Bonney Lake Chamber of Commerce, Association of Washington Business, Tacoma-Pierce County Association of Realtors, and MBA Pierce Master Builders]
Stakeholders

Environmental Organizations

- Futurewise
- Tahoma Audubon Society
- Washington Environmental Council
- Sierra Club
- Forterra
- The Trust for Public Land
- National Wildlife Federation
- Trout Unlimited
Stakeholders

Historic Preservation Groups

- Greater Bonney Lake Historical Society
- Oregon-California Trails Association
- Heritage League of Pierce County
- Washington Trust for Historic Preservation
Stakeholders

Non-Motorized Transportation Groups

- Coalition for Active Transportation
- Cascade Bicycle Club
- Bicycle Alliance of Washington
- Foothills Rails-to-Trails Coalition
- Feet First: Promoting Walkable Communities
Schedule

Phase 1: Scoping and Participation Plan (Summer 2013)

Phase 2: Visioning and Growth Strategy (Fall 2013)

Phase 3: Consistency Review (Winter 2014)

Phase 4: Update Elements and Regulations (Spring, Summer, & Fall 2014)

Phase 5: Environmental Review (SEPA) (Winter 2015)

Phase 6: Local Adoption (Spring 2015)

Subarea Plans
- Community Character
- Land Use
- Economic Vitality
- Housing
- Parks
- Natural Environment
- Utilities
- Transportation
- Capital Facilities
- Community Health
- Cultural Resources