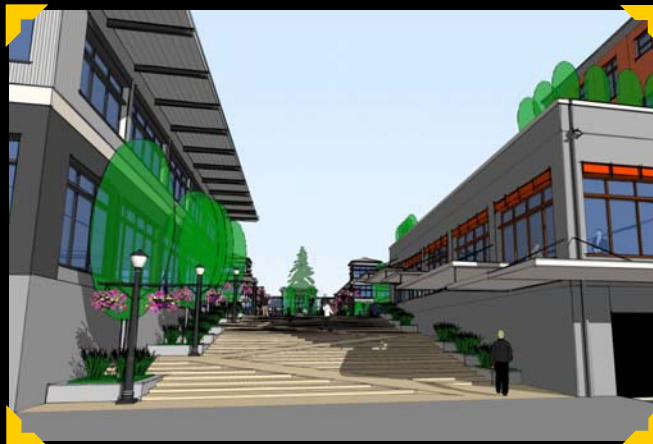
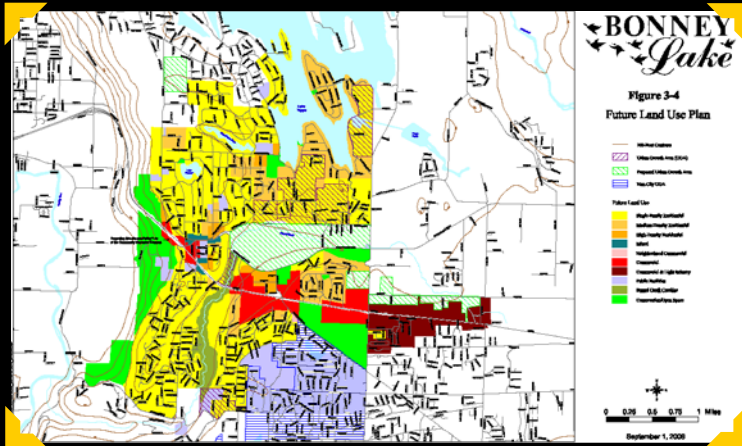
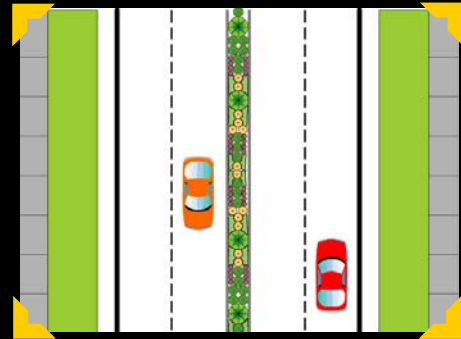


# BONNEY *Lake*

## COMPREHENSIVE PLAN



*February 2007*

***MAYOR***

Neil Johnson, Mayor

***CITY COUNCIL***

Dave King - Ward 1  
 James Rackley - Ward 2  
 Cheryl Noble – Ward 3  
 David Bowen - Ward 4  
 Phil DeLeo - Ward 5  
 Dan Swatman - At Large (Deputy Mayor)  
 Mark Hamilton - At Large

***PLANNING COMMISSION***

Randy McKibbin, Chair  
 Grant Sulham, Vice-Chair  
 Quinn Dahlstrom  
 Dennis Poulsen  
 David Eck  
 Katrina Minton-Davis  
 Winona Jacobsen

***TABLE OF ADOPTIONS***

<b>Action</b>	<b>Adoption Date</b>	<b>Ordinance #</b>
2006 Annual Amendment (new Transportation and Utilities Elements)	8/8/06	1197
2005 Annual Amendment (including new Economic Development Element and Eastown Subarea Plan)	12/13/05	1177
Amendments to residential land use densities in compliance with Hearings Board order	3/1/05	1110
Deletion of rescinded UGAs from Future Land Use Map in compliance with Hearings Board order	11/9/04	1075
2004 Major Update, Phase 3 (Transportation, Utilities placeholder, and Other Capital Facilities)	11/23/04	1069
2004 Major Update, Phase 2 (Parks)	3/23/04	1019
2004 Major Update, Phase 1 (Community Character, Natural Environment, Land Use, & Housing) & 2003 Annual Amendment	1/27/04	1011
2002 Annual Amendment	11/26/02	966, 970, 971, 972, 974, & 975
2001 Annual Amendment	10/23/01	897
1999 Annual Amendment	8/8/00	840
1998 Annual Amendment	10/27/98	794
1997 Annual Amendment	11/10/98	791
1996 Annual Amendment	5/28/96	721
Original adoption	5/30/95	697

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\*These elements make up the Capital Facilities Element required per RCW 35.70A.070

## INTRODUCTION

The Growth Management Act (GMA) requires that cities adopt comprehensive plans for how they will grow. This Comprehensive Plan provides the vision, goals, policies, and maps that will guide the City's physical development for the next 20 years. The Plan will govern how the City regulates land use and provides urban services. Other agencies will use the Plan to coordinate with Bonney Lake on regional issues. Developers and businesses will use it to make investment decisions and to design their projects.

The foregoing Table of Adoptions gives some idea of Bonney Lake's long-range planning activity since 1995. Many important new planning elements have been adopted recently, and the Plan is revised at least annually. In other words, this is a living document.

Citizens wanting to affect the future of their physical community have little choice but to get involved in this long-range planning process. The City has many opportunities for citizens to do so. If one waits until a particular development activity occurs, or fails to occur, it is generally too late to change the outcome. Comprehensive plans take a long time to set in place and a long time to implement. Amending the Plan consumes time on the part of all participants in the process, but the long-term outcome can be very rewarding.

This Plan establishes goals and policies, defined as follows:

**Goals** are the community's hopes and aspirations. Goals are written as if preceded by the words, "*It shall be the goal of the City of Bonney Lake to. . .*" Goals are in bold italics.

**Policies** are commitments to act in a certain way to achieve the goals. Policies are written as if preceded by the words, "*It shall be the policy of the City of Bonney Lake to. . .*" Policies are in italics.

## DEFINITIONS

**Affordable housing** - Housing for which the rent or monthly purchase payment (including principal, interest, taxes, insurance, homeowners association fees, and assessments) are not more than thirty percent of the total income of a household earning less than eighty percent of the median annual income, adjusted for household size, in the Seattle Metropolitan Statistical Area.

**Annexation** - The adding of land are to the legal jurisdiction of a city.

**Buffer** - An undisturbed or revegetated area around an environmentally critical area that is required to protect the critical area.

**Capital facilities** - Structures, improvements, land, and other major long-lived assets.

**Clustering** - Concentrating buildings on a site to leave the remaining land for recreation, open space, or environmental preservation .

**Conservation easement** - A grant of land right such that a natural resource or environmental feature is preserved.

**Compatible use** – A land use which does not injure adjacent properties through nuisances, inappropriate physical design, or other impacts.

**Comprehensive plan** - A general plan to guide future city decision-making under the Growth Management Act, in which land use is coordinated with transportation and other plan elements.

**Commute trip reduction** - A feature of the Washington State Clean Air Act that requires major employers to implement programs to reduce the number of employees who drive alone to work.

**Concurrency** - A GMA requirement that a system of public facilities maintain the adopted level of service standards despite new development.

**Condominium** - A type of property ownership consisting of an individual interest in an apartment or commercial building and undivided interest in common areas such as parking lot or elevators.

**Consistency** - Compatibility of one feature of a comprehensive plan or development regulation with other features thereof.

**Countywide planning policies** - Policies adopted by Pierce County and its cities which guide said jurisdictions comprehensive planning, as required by the GMA.

**Aquifer recharge areas** - Areas where an aquifer that is a source of drinking water is recharged by surface water or precipitation. Such areas when highly vulnerable to contamination are known as a critical aquifer recharge areas.

**Critical areas** – Wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas.

**Density, residential** - The number of housing units per acre.

**Development** – Any action that alters the land or its improvements or use.

**Development regulations** - Regulations over land development.

**Development right** - The right to use or develop property.

**Drainage basin** - An area which is drained by a creek or river system.

**Dwelling unit** - A house or apartment providing complete living facilities for one household.

**Easement** - An interest in real property which grants the ability to use or restrict the use of another person's land.

**Enhance** (when applied to the natural environment)- To increase the ability of an existing environmental feature such as a wetland or habitat area to perform an environmentally beneficial function.

**Floodplain** – An area with at least one percent probability of flooding in a given year.

**GMA** - Growth Management Act.

**Geologic hazard** - Risk of landslide, erosion, or seismic activity.

**Group home** - A dwelling unit in which rooms or lodging, with or without meals, are provided for nine or more nontransient persons not constituting a single household, excluding single-family residences for which a reasonable accommodation.

**Growth Management Act** - The 1990 Washington State Growth Management Act, requiring certain counties and cities to comprehensively manage growth, codified at RCW 36.70A and other chapters.

**Impact fee** - A fee imposed on developers to help pay for the cost of providing public facilities needed to serve new development.

**Impervious surface** - A surface impenetrable by moisture, such as a roof or paved area.

**Infill development** - Development in an area which is already mostly developed.

**Infrastructure** - The basic facilities necessary for urban development, such as water, sewage treatment, power, and streets.

**Land use** - The way in which land is used.

**Level of service (LOS)** - A measure of a public facility's performance.

**Local street** - A street which provides access to individual homes and other small land uses.

**Manufactured (or mobile) home or housing** – A factory-built dwelling unit built under the standards of the U.S. Department of Housing and Urban Development.

**Mitigation** - An action which lessens or compensates for the impact (such as to traffic or the environment) that a proposal would otherwise incur.

**Mixed use** – Combining more than one land use, such as residential and commercial, in one development.

**Multi-family residential** – A land use in which a building contains more than one dwelling unit, including apartments and sometimes condominiums.

**Multi-modal** - Referring to multiple travel modes, such as pedestrian, bicycle, transit, and automobile.

**Net acre** - The total acreage within a lot or parcel after deducting land that is not buildable due to being environmentally constrained or needed for infrastructure or non-residential land uses.

**Open space** - Undeveloped lands useful for recreation or environmental functions such as wildlife habitat.

**Peak hour** – That hour of the day when traffic is usually highest.

**Pedestrian amenities** - Facilities that improve the quality of foot or wheelchair travel, including walkways, street furniture, and protection from automobiles.

**Pedestrian-orientation** – Design of buildings, development complexes, streetscapes, and storefronts which satisfies the needs of pedestrians.

**Public facility** - A facility owned by the public, such as a street, public utility, school, library, fire/police station, municipal building, or park.

**Right-of-way** - A strip of land intended to contain a road, railroad, transmission line, pipeline, or similar conveyance.

**Runoff** - That portion of precipitation which flows off the land as opposed to soaking in.

**Single-family residence** - A dwelling unit detached from other dwelling units other than up to one accessory dwelling unit. Includes mobile/manufactured homes.

**Stormwater** – Rainfall generally requiring a drainage system to prevent flooding.

**Stream** - Surface water moving in a defined channel, excluding artificial ditches and canals not used by salmonid fish.

**Streetscape** - The visual character of a street as determined by structures, access, greenery, open space, view, etc.

**Subdivision** - The division of land into two or more parcels or lots for transfer of ownership.

**Townhouse** - A dwelling unit, attached to at least one other dwelling unit, which occupies space from the ground to the roof and has direct access to private open space.

**Transit** - Public bus, trolleys, and light or commuter rail.

**Transportation demand management** - Policies and programs which reduce demand on transportation systems, such as by increasing the use of transit, carpools, and non-motorized travel modes.

**Urban growth area** - An area designated in the Pierce County Comprehensive Plan for urban development.

**Utility** – A system to provide water, sewage collection, storm drainage, natural gas, electricity, or communications.

**Wetlands** - Lands saturated by water frequently enough to support a prevalence of vegetation adapted for life in saturated soils, including swamps, marshes, and bogs, but excluding artificial wetlands with a different and on-going purpose, such as ditches, stormwater ponds, and farm ponds.

**Zoning** - A development regulation that restricts the use of land.