

**PLANNING  
COMMISSION MEETING**

**April 17, 2024  
6:00 p.m.**

**AGENDA**



*"Where Dreams Can Soar"*

*The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.*

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

**Location:** Public Services Center, 21719 96<sup>th</sup> Street East, Buckley, Washington.

The public is invited to attend Planning Commission Meetings in person, via conference call or over the internet. The information for attending is provided below.

Planning Commission Meetings attendance options:

In-Person: Public Services Center, 21719 96<sup>th</sup> Street East, Buckley, Washington.

By internet: Chrome- [Click Here To Join By Microsoft Teams Link](#)

**Your microphone will be turned off when attending online until the start of the public commenting section and when your name is called, will be then turned on.**

**I. CALL TO ORDER: Commissioner Grant Sulham, Chair**

**II. ROLL CALL:** Commissioner Grant Sulham, Commissioner Jessica Bennion, Commissioner Brad Doll, Commissioner Sarah Woods, Commissioner Debbie Strous-Boyd, and Commissioner Jeffery Wilkins.

P. 3 **III. NEXT MEETING POLL (May 01, 2024)**

**IV. APPROVAL OF MINUTES: (April 03, 2024)**

**V. PUBLIC COMMENTS AND CONCERNS:**

*Public comments can be made in-person, by phone or virtually during this portion of the meeting. Comments are limited to 5 minutes. Those planning to comment via phone or virtually will need to sign up prior to the meeting in order to comment. When signing up, please provide your name, your screen name, and phone number (for callers), and if your comments are for general public comments or for the public hearings and which hearing, either by email to [spietzk@cobl.us](mailto:spietzk@cobl.us) or by phone at 253-447-3108. Virtual and call in registrations need to be received by 5:00 p.m. the day of the meeting. During the meeting, your name will be called when it is your turn. Your microphone will be activated, and you will be able to comment. Those physically appearing at the Planning Commission meeting to speak during citizen comments do not need to sign up but will be asked to state their name and address for the meeting record.*

**VI. PUBLIC HEARING: None.**

**VII. OLD / CONTINUING BUSINESS: None.**

**VIII. NEW BUSINESS**

P. 5 A. Phase 1 – Community Development Element

**IX. FOR THE GOOD OF THE ORDER**

- A. Correspondence
- B. Staff Comments
- C. Commissioner Comments

**X. ADJOURNMENT**

**Next Scheduled Meeting:** May 04, 2024

**PLANNING COMMISSION  
MEETING**

**April 03, 2024  
6:00 p.m.**



*The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.*

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**DRAFT MINUTES**

*"Where Dreams Can Soar"*

**Location:** Public Services Center, 21719 96<sup>th</sup> Street East, Buckley, Washington.

Audio starts at:  
06:00:00

- I. Call to Order:** The meeting was called to order at 6:00 p.m.
- II. Roll Call:** Planning Commissioners in attendance were Chair Grant Sulham, Vice Chair Jessica Bennion, Commissioner Brad Doll, Commissioner Craig Sarver, Commissioner Debbie Strous-Boyd, and Commissioner Jeffery Wilkins. Commissioner Sarver was not in attendance.

City staff members in attendance were Interim Public Services Director Jason Sullivan and Planning Commission Clerk Kennedy Spietz.

Audio starts at:  
06:01:00

**III. Next Meeting Poll:**

By common consent, Commissioners agreed to hold the next Planning Commission Meeting on April 17, 2024.

Audio starts at:  
06:01:35

**IV. Approval of Minutes:**

**Motion was made by Commissioner Doll and seconded by Vice-Chair Bennion to approve the minutes from the November 01, 2023, Meeting.**

**Motion approved 5 – 0.**

Audio starts at:  
06:01:40

- V. Public Comments and Concerns: None.** *For efficient use of city resources, comments will be a short summary and not verbatim. Video recordings will be uploaded to the city's YouTube channel and an audio recording to the state digital archives if needing a complete review of comments.*

Audio starts at:  
06:01:50

**VI. Public Hearing: None.**

Audio starts at:  
06:01:55

**VII. Old / Continuing Business: None.**

Audio starts at:  
06:02:00

**VIII. New Business**

**A. Periodic Update – Growth Alternatives**

Introduced by Interim Public Services Director Sullivan. Interim Public Services Director Sullivan gave an overview of the Growth Alternatives.

Commissioners discussed and shared their concerns, including:

- Chair Sulham asked why we should slow the growth/what would we do if Bonney Lake was "built-out".
- Vice-chair Bennion supported Alternative 2 "Bend the Trend".
- Chair Sulham wanted to know the status of the park and Ride and potential Annexations.

- Commissioner Strous-Boyd supported Alternative 2 “Bend the Trend”.
- Commissioner Wilkins supported Alternative 2 “Bend the Trend”.
- Commissioner Sulham was curious how the permitting process would work with cottages.

By common consent, the Planning Commission agreed to move forward with Growth Alternative #2 “Bend the Trend”.

**IX. For the Good of the Order**

Audio starts at:  
06:36:45

**A. Correspondence:** None.

Audio starts at:  
06:36:54

**B. Staff Comments:**

Interim Public Services Director Sullivan stated an update on commissioner appointment/reappointment.

Interim Public Services Director Sullivan stated that Mettie Brasel is an out of class Senior Planner and will be coming more to Planning Commission.

Interim Public Services Director Sullivan stated that the next Planning Commission Agenda will see some of the Community Development Element.

Sullivan reminded the Planning Commission that Tunes at Tapps is coming up.

Audio starts at:  
06:41:35

**C. Commissioner Comments:**

Commissioner Doll asked about the paid parking at Allan Yorke Park.

Chair Sulham asked staff give an update on the Allan Yorke Park Security Plan.

Commissioner Strous-Boyd stated consistency of the safety in Allan Yorke Park is important and was worried if it may spread the illicit activity elsewhere.

**X. Adjournment**

**Motion was made by Commissioner Bennion and seconded by Commissioner Wilkins to adjourn the meeting.**

**Motion approved 5 – 0.**

**Meeting adjourned at 6:53 p.m.**




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Kennedy Spietz, Planning Commission Clerk



## Planning Commission Agenda Item

**Meeting Date:** April 17, 2024

**Memo Date:** March 27, 2024

**Staff Contact:** Mettie Brasel – Acting Senior Planner

**Action Type:** Discussion

**Agenda Title:** Phase 1 - Community Development Element

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### **PURPOSE:**

The intent of Phase 1 is to brief the Planning Commission on changes to the Introduction, Existing Conditions, Potential Annexation Area's, and the Property Rights section's of the Community Development Element. Following the briefing, the Planning Commission shall discuss and provide comments on Phase 1 of the Community Development Element.

### **ATTACHMENTS:**

- A. Phase 1 - Community Development Element; Sections 1, 2, 3, and 9
- B. Phase 1 - Community Development Element Changes Table

### **SUGGESTED MOTION:**

I move to recommend that Phase 1 of the Community Development Element proceeds to City Council (with comments).

### **DISCUSSION:**

The Community Development Element establishes the policy framework that will shape the physical development of Bonney Lake and fulfills the requirements of Revised Code of Washington (RCW) sections 36.70A.070(1) and 36.70.A.070(2) that local comprehensive plans address land use, housing, and economic vitality. The City has chosen to combine the required land use element, housing element, and economic vitality element into one element due to the significant interrelatedness of these issues, and the role these issues play in improving the health of the residents of Bonney Lake.

Phase 1 of the Community Development Element specifically addresses changes in the Introduction, Existing Conditions, Potential Annexation Area's, and the Property Rights sections of the Community Development Element.

The Introduction section has been edited to include the economic development chapter of the comprehensive plan. The Introduction explains the reasoning for the merge of the two chapters. The

Existing Conditions was updated to represent the most current data. This includes updating of the text, charts, and tables. Additionally, “Job Base and Wages”, “Resident Occupations”, “Taxable Revenues”, and “Retail Surplus and Leakage” were added to Existing Conditions as part of the merge from the economic development element. The Potential Annexation Areas was updated to reflect current potential annexation areas.

For more information regarding changes to Phase 1 please see attachment B.

*Comprehensive Plan  
PHASE 1 - Community  
Development Element; Sections  
1, 2, 3, and 9*

*Visible Edits Version (This version shows the strike through or underlining to show what was added and/or removed.)*

# 1. INTRODUCTION

The Community Development Element establishes the policy framework that will shape the physical development of Bonney Lake and fulfills the requirements of Revised Code of Washington (RCW) sections 36.70A.070(1), 36.70.A.070(2) and 36.70.A.070 (7) that local comprehensive plans address land use, housing, and economic development. The City has chosen to combine the required land use element, housing element, and economic development element into one element due to the significant interrelatedness of these issues, and the role these issues play in improving the health of the residents of Bonney Lake. Specific characteristics of the built environment that have the potential to enhance community's social capital and create a corresponding improvement in the health of the community related to land use and housing policies include encouraging mixed land uses, creating meeting destinations such as parks or other public spaces, providing neighborhood walkability, and ensuring the upkeep of the community.<sup>1</sup>

**“It is the intent of the Planning Commission and Town Council to develop a ‘New Town’ within the Greater Puget Sound Region. This town is to be well organized, have adequate play space for children, have school facilities within walking distance of small children, shopping centers at convenient places, separate pedestrian, and vehicular traffic, and provide those amenities of life which make life well worth living within the Town of Bonney Lake.”**

*Plan for Bonney Lake,  
Washington May 2, 1964*

While all elements of the Comprehensive Plan have equal weight under the Growth Management Act (GMA) – Chapter 36.70A RCW, eight of the fifteen goals of the GMA specifically pertain to land use, housing, and economic vitality:

- **Urban Growth:** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- **Reduce Sprawl:** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- **Housing:** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- **Economic development:** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing



businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

- **Property Rights:** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- **Permits:** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- **Open Space and Recreation:** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
- **Citizen Participation and Coordination:** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

The Community Development Element is also crucial to guiding the City toward being a sustainable suburb with a land use pattern that consumes less energy, is less dependent on automobiles, supports local businesses; promotes public health, and is inclusive of persons of all ages, income levels, and physical capabilities. The Element has also been carefully integrated with the Community Mobility Element to promote a future development pattern that reflects the opportunities and constraints of the transportation system.

The Element is divided into nine sections. The first section provides an overview of existing conditions at a citywide level. The second section identifies the City's official Potential Annexation Areas within the current Pierce County Comprehensive Urban Growth Area (CUGA). This section also identifies areas that the City would like to add as Potential Annexation Areas, which are located outside of the CUGA. The third section addresses the City's growth projections over the twenty-five year planning horizon of the Comprehensive Plan. The fourth section presents the Future Land Use Map and Land Use Designations. It uses color-coded categories, defined in detail in this Element, to show the land use intent over the twenty-five year time horizon of the Comprehensive Plan. The fifth section addresses development patterns within Bonney Lake with discussion on topics such as centers, light industrial development, residential neighborhoods, open space, public spaces, scenic resources, gateways, and guiding future development. The sixth section focuses on economic vitality within Bonney Lake and discusses the balance between managing new growth within Bonney Lake while maintaining the City's existing businesses, and sets the standard for long-term economic

sustainability. The seventh section addresses housing, with special attention paid to providing housing that is affordable to all income levels. The final section addresses the protection of property rights, which is one of the goals of the Growth Management Act.

## 2. EXISTING CONDITIONS

### 2.1 POPULATION

The total population within the incorporated boundaries of Bonney Lake as of June 7, 2023 was 23,250 according to the Washington State Office of Financial Management (OFM). The City has experienced rapid population growth over the last sixty-five years due to extensive single-family residential development and annexations.

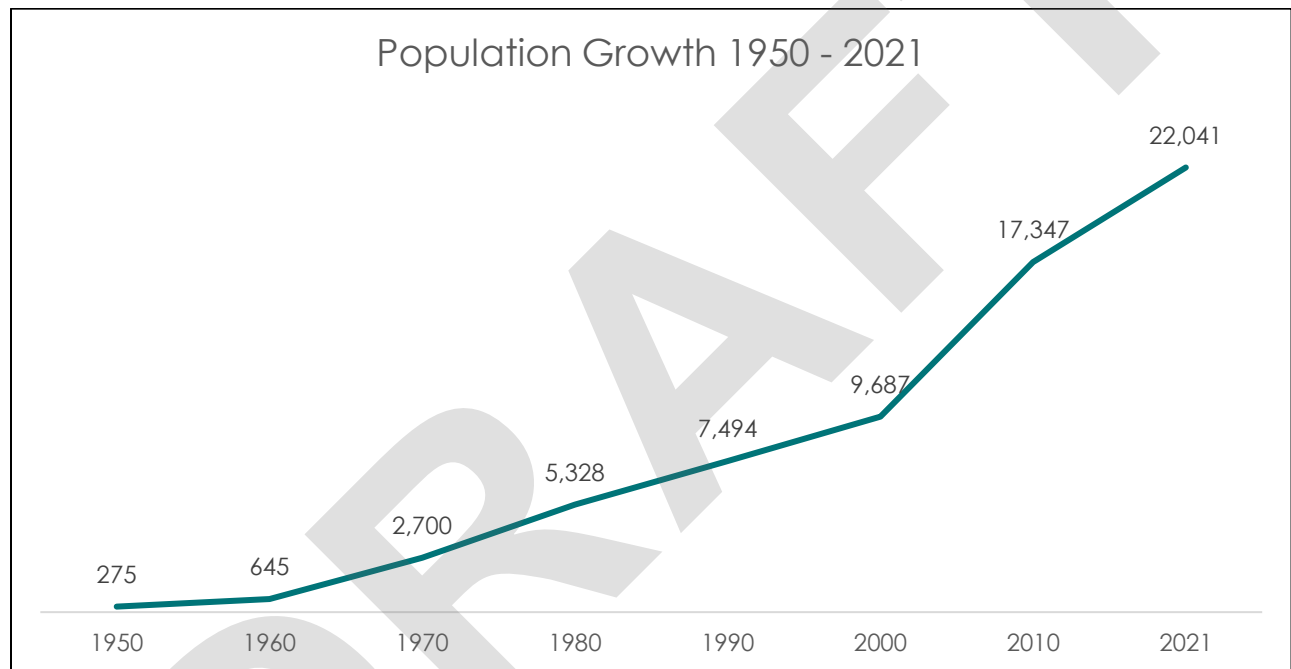
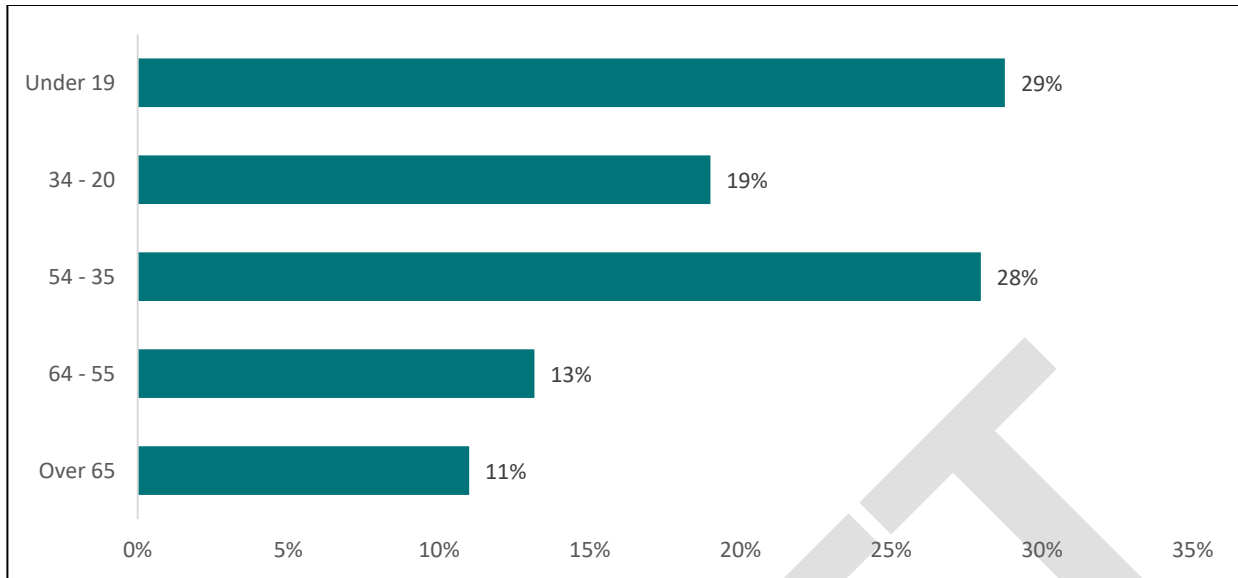


Figure 2-1: Population Growth

Bonney Lake has had an annual average growth rate of 2.2% over the twenty-year period from 2000 to 2023; excluding growth due to annexations. The population of Bonney Lake is predominately younger with over three quarters of the City's population under the age of 55. The largest segment of Bonney Lake's population is under 19 years old, a group that represents twenty-nine percent of the City's population.



dsFigure 2-2: Bonney Lake Resident's Ages<sup>2</sup>

While understanding the ages of the population within a community is important, the typical age groupings can span multiple generational cohorts. For example, the age grouping of 35 to 54 spans two generational cohorts: Generation X and the Millennial Generation. Understanding the generational split of a community is crucial, as each cohort approaches housing and other land use issues with different attitudes and expectations. Three generational cohorts represent over two-thirds of the population in Bonney Lake: Generation X, the Millennial Generation, and Generation "Alpha".

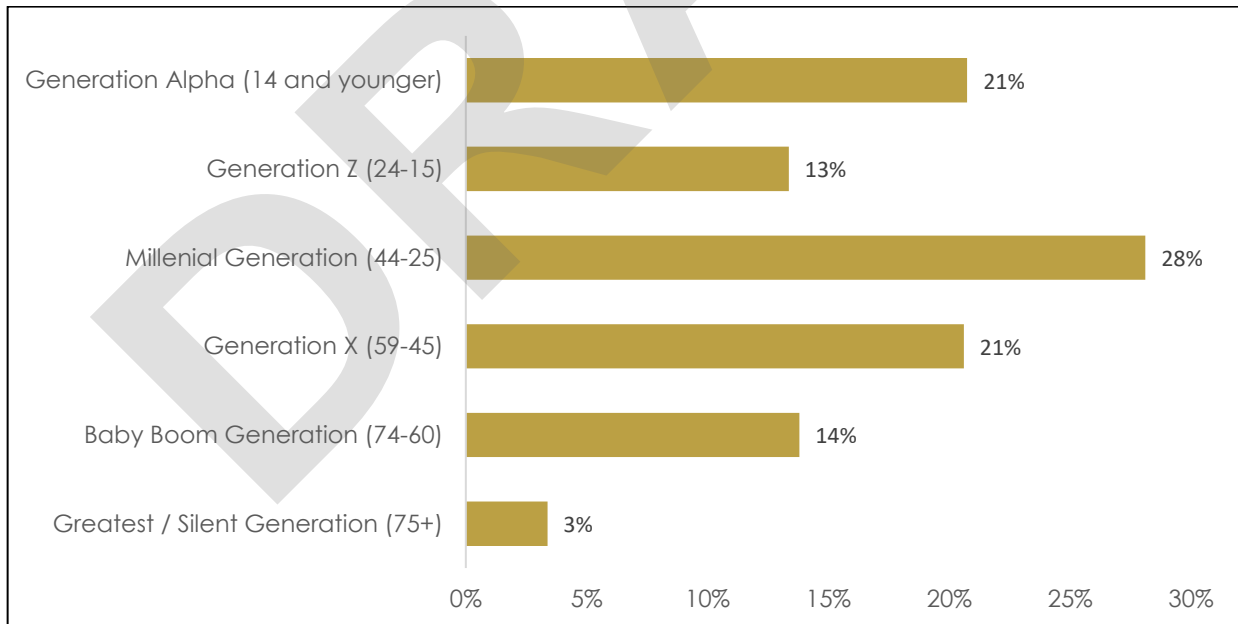


Figure 2-3: Bonney Lake's Generational Makeup<sup>3</sup>

As the City plans for the next twenty years, understanding the attitudes and desires of Generation X and the Generation Z will be critical. By the end of the planning horizon in 2049, these two cohorts will be making major transitions in their lifestyles: the youngest members of Generation X will be seventy-one, and the youngest member of the Generation Z will be forty-one.

## 2.2 ETHNICITY

Approximately eighty-four percent of the population in Bonney Lake is considered Caucasian, and approximately eleven percent is considered Hispanic. The other five percent of the population consists of African Americans (1.04%), Native American/Alaskan (1.26%), Asian (3.99%), and Pacific Islander (0.23%).<sup>6</sup>

## 2.3 EDUCATIONAL ATTAINMENT

In Bonney Lake, almost all residents have a high school diploma or equivalent, and forty percent have obtained a college degree.

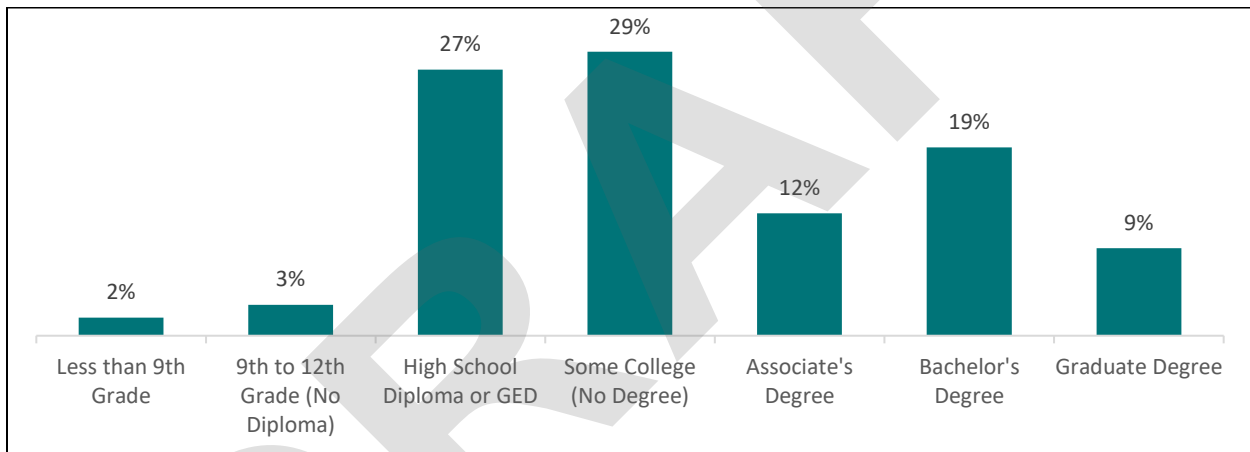


Figure 2-4: Educational Attainment<sup>7</sup>

## 2.4 INCOME AND LIFESTYLE

Bonney Lake has a household median income of \$108,705, which is higher than the median household income for Pierce County of \$82,574.<sup>8</sup> Bonney Lake has a high median income and a relatively uniform distribution of household incomes, with over eighty percent of the households in Bonney Lake making more than \$50,000.

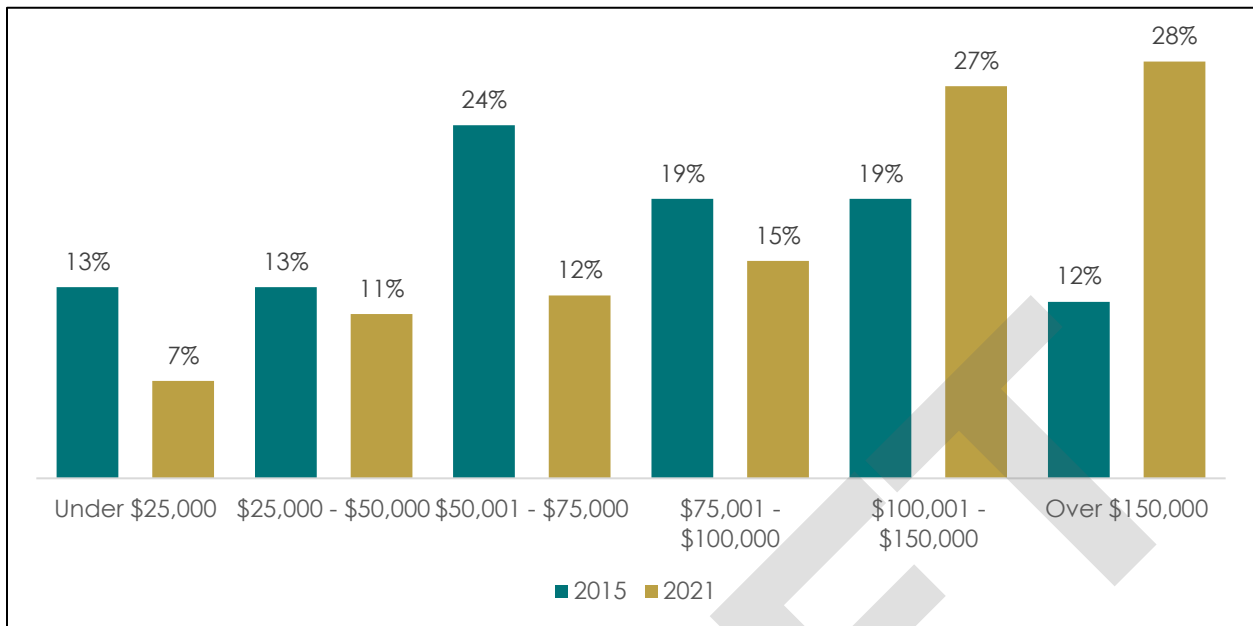


Figure 2-5: 2015 vs. 2021 Bonney Lake Median Incomes<sup>9</sup>

Approximately three percent of Bonney Lake households live below 100% of the Federal Poverty Level as compared to the Pierce County average of six percent.<sup>10</sup> The Federal Poverty Level is a sliding scale, based on the total annual income of the household and the number of individuals living in the household. A copy of the 2020 Federal Poverty Table is provided below:

HOUSEHOLD SIZE	HOUSEHOLD INCOME
1	\$12,760
2	\$17,240
3	\$21,720
4	\$26,200
5	\$30,680
6	\$35,160
7	\$39,640
8	\$44,120
For families/households with more than 8 persons, add \$4,480 for each additional person.	

Table 2-1: 2020 Federal Household Poverty Levels<sup>11</sup>

## 2.5 LAND USE

Bonney Lake's land use pattern is defined by the City's topography, recreational past, early settlement patterns, transportation network, and location within the nation's thirteenth largest major metropolitan area. When the City incorporated in 1949, it was developed primarily as a bedroom community, with residents commuting to the employment centers to the north and west for work. This trend has continued over the last seventy-five years, and will likely continue into the future.

Bonney Lake is located on an undulating plateau located between the Puyallup River Valley and the Carbon River Valley. The south shores of Lake Tapps frame the City on the north. Fennel Creek and its associated wetlands and farmlands divide the north and west portions of Bonney Lake from the south and east portion. Geographically, the City is the sixth largest city wholly located in the Pierce County, encompassing almost 8.1 square miles (5211 acres). Table 2-2 provides a breakdown of the different land uses within Bonney Lake.

LAND USE CATEGORY	EXISTING ACREAGE	PERCENT OF TOTAL
Residential – Single Family/Mobile Home	2,356	45.21%
Residential – Duplexes	41	0.79%
Residential – Multi-Family	74	1.42%
<b>Residential Subtotal</b>	<b>2,471</b>	<b>47.42%</b>
Open Space – Greenbelts	166	3.19%
Open Space – Public Parks	123	2.36%
Open Space - Private Parks	114	2.19%
Open Space - Agriculture/Timber	76	1.46%
Open Space - Lakes	424	8.14%
Open Space - Conservation	30	0.58%
<b>Open Space Subtotal</b>	<b>933</b>	<b>17.90%</b>
Warehousing - Logistics	78	1.50%
Retail - Food Services	197	3.78%
Professional Services	85	1.63%
<b>Commercial Subtotal</b>	<b>360</b>	<b>6.91%</b>
Public Facilities	130	2.49%
Utilities	90	1.73%
Right-of-Way	622	11.94%
<b>Public Subtotal</b>	<b>842</b>	<b>16.16%</b>
<b>Vacant</b>	<b>605</b>	<b>11.61%</b>
<b>TOTAL:</b>	<b>5,211</b>	<b>100.00%</b>

Table 2-2: Bonney Lake's Land Uses

## **Residential Uses**

Bonney Lake has approximately 2,471 acres of residential development. This acreage accommodates 8,178 housing units as of 2020, for an average citywide residential density of 3.31 units per net acre. Since 2014, the City has gained 1,419 housing units and a density increase of 0.36 units per acre. Some 2,356 acres, or approximately ninety-five percent of the total residential acreage, has been developed with detached homes, including mobile and manufactured homes. The average density in these areas detached residential development is 2.62 units per net acre. This relatively low density reflects the legacy of the City's early evolution as an auto-oriented community. Only two and half percent of Bonney Lake's residential land area is developed with multi-family housing, including duplexes, apartments, and condominiums. Densities in these areas are substantially higher, averaging over 9.36 units per net acre.

Most of the City's medium and high-density uses are located in the Downtown, the Lake Tapps, and Midtown Centers. The prevailing development form in these areas consist of two to three story garden apartment complexes and duplexes in landscaped settings. Some of these complexes consist of multiple buildings surrounding shared amenities. Mid-rise residential buildings of four to seven stories do not currently exist.

## **Commercial Uses**

Bonney Lake contains approximately 360 acres of commercial development. The commercial development has increased by nearly 100 acres since 2014. This includes 78 acres of warehousing and logistics uses, 85 acres of professional office uses, and 197 acres of general commercial uses, including retail, personal services, restaurants, and entertainment. Warehousing and logistic uses have seen an increase of 59 acres and general commercial has increased by 16 acres since 2014. Professional office services was the only to see a decrease by 6 acres. Bonney Lake's commercial areas serve to provide identity and focal points for subareas in the City. Since 2014, more warehousing and logistic uses have emerged. These areas include regional companies and fabricators.

## **Public/Utility/Right-of-Way**

Existing activities in this category include a variety of public uses, transportation facilities, utility infrastructure, governmental buildings, public schools and community facilities. There are approximately 842 acres in this use. Over half of this area is dedicated as public rights-of-way and private streets.

## **Open Space**

Open Space is the second largest land use in Bonney Lake, encompassing over 933 acres. Open space is classified in several categories including areas set aside for timber or agriculture, lakes, designated greenbelts, conservation areas, private parks and public parks. 0020

## Vacant

The Tax Assessor classifies almost 605 acres of land in Bonney Lake as “vacant.” These sites generally consist of unimproved private properties planned and zoned for development. However, some of these properties may be difficult to develop due to environmental and / or access constraints.

## 2.6 HOUSING STOCK

As of 2022, there are 8,178 housing units in the City of Bonney Lake with an average occupancy rate of 0.960137%.<sup>12</sup> Approximately seventy-nine percent (79%) of the housing stock consisting of detached homes. The other twenty-one percent (21%) of the housing stock consists of townhomes (attached homes each located on its own lot) duplexes, triplexes/four-plexes, apartments, and mobile homes.

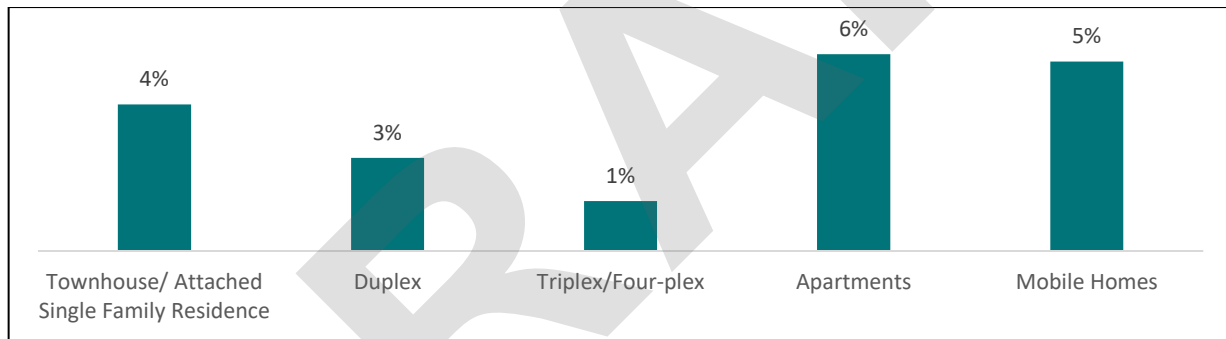


Figure 2-6: Attached Housing Stock Mixture<sup>13</sup>

The housing stock in Bonney Lake is relatively new: sixty-two percent of the housing units have been constructed since 1990 with almost thirty-three percent of all the housing units constructed during the housing boom prior to the 2008 recession.



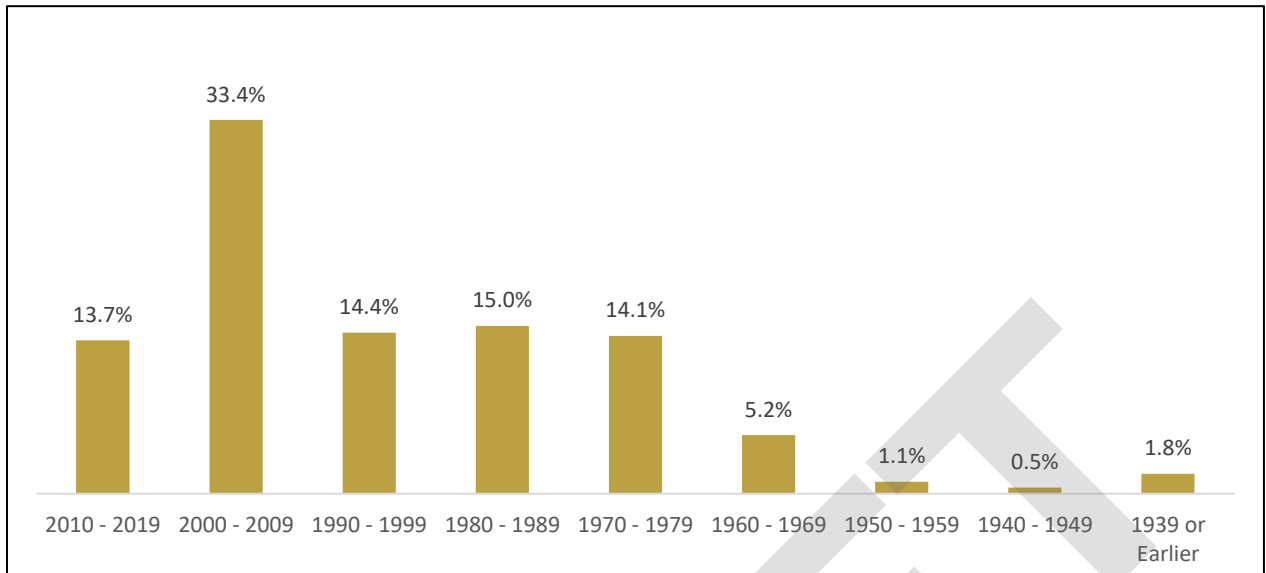


Figure 2-7: Housing Unit Age<sup>14</sup>

The median house value in Bonney Lake is \$396,700, with home prices ranging from less than \$50,000 to over a \$1,000,000:



Figure 2-8: Bonney Lake Home Value<sup>15</sup>

For those residents of Bonney Lake that do not own a home, but rather rent either a detached home or some type of attached housing unit, the median monthly rent is \$1,748 with rents ranging from \$500 to more than \$3,000.



Figure 2-9: Housing Unit Rents<sup>16</sup>

## 2.7 JOB BASE AND WAGES

According to the US Census Data's Longitudinal Employment-Housing Data (2021), Bonney Lake's largest employment base is in the Retail and Food Service sectors which accounts for 58% of the jobs within Bonney Lake, which is the highest out of all of the comparable cities. Professional services (e.g. doctors, lawyers, financial institutions, architects, etc.) account for 17% of the employment base in Bonney Lake. The remaining 25% of the City's employment base consist of Government/Higher Education (12%), Construction (6%) and Manufacturing/WTU (5%) and Educational Services: K- 12 (2 %).

**“Create opportunities for diverse employment compatible with Bonney Lake’s environment.**

*Comprehensive Plan  
The City of Bonney Lake  
October 23, 1985*

Due to the City's high concentration of retail and service employment, which are typically minimum wage jobs. As a result, the average wages paid to individuals employed in Bonney Lake is lower than the average wage in Pierce County and Washington State. The average wage paid to employees in Pierce County's is \$58,000 and the statewide average is \$76,801.<sup>17</sup> In Bonney Lake, nearly 67% of the employees working within the City have an annual wage that is lower than the average wage in Pierce County and Washington State.

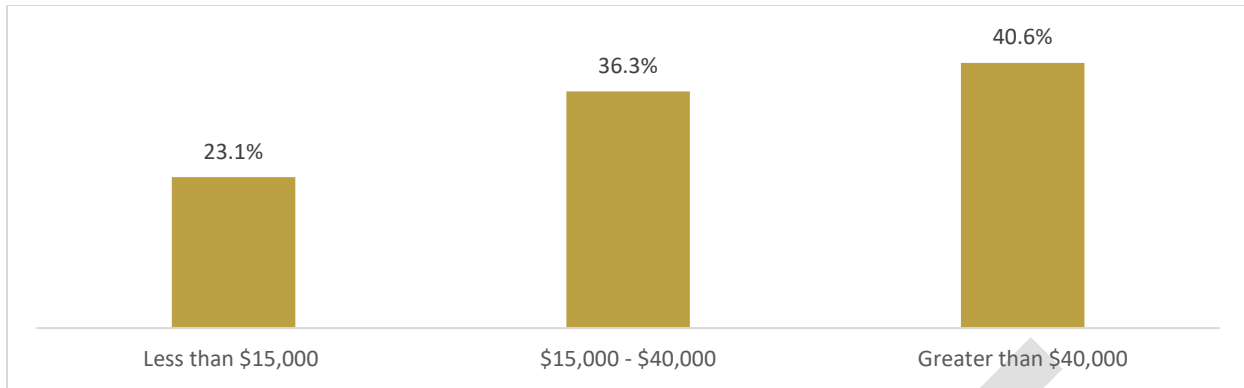


Figure 2-10: Bonney Lake Wages<sup>18</sup>

The lower average wages means that some individuals employed in Bonney Lake do not meet the Self-Sufficiency Standard. The Self-Sufficiency Standard is the amount of annual income required to meet basic needs differentiated by family type and location without the help from public subsidies (e.g. public housing/housing assistances, Medicaid, SNAP/WIC, childcare assistance) or private/informal assistance (e.g. unpaid babysitting by a relative or friend, food from food banks, or shared housing).<sup>19</sup> It is difficult to determine the exact number of families work in the City that do not meet the Self-Sufficiency Standard as the amount of income needed is highly depended on family type. For example, the annual self-sufficiency wage for a single adult is \$39,721 as compared to the annual self-sufficiency wage for a single adult with an infant, which is between \$75,768 and \$78,286.<sup>20</sup> Families that have two parents, both working, and one kid require annual self-sufficiency wage between \$87,079 and \$89,598.<sup>21</sup>

**Goal CD-1: Expand socio-economic opportunity for the residents of Bonney Lake.**

*Policy CD-1.1: Recruit business enterprises that will provide residents with employment wages at or above county median income levels.*

*Policy CD-1.2: Encourage institutions of higher education to create online or satellite educational and training programs that are readily available to Bonney Lake residents, or within reasonable commuting distance.*

*Policy CD-1.3: Work with other public agencies and private interests, including the Tacoma-Pierce County Economic Development Board (EDB), Sumner and White River School Districts, Chamber of Commerce, and others to promote employment and occupational training and advancement programs and job placement skills.*

*Policy CD-1.4: Work with other public agencies and private interests to promote daycare services and facilities for pre-school children, before and after school latchkey children, and special populations including elderly and handicapped adults to support working household members.*

Policy CD-1.5: Work with other public agencies and private interests to create interactive and linked websites listing employment opportunities.

Policy CD-1.6: Identify and encourage programs that will reduce the gap between wages paid and the Self Sufficiency Standard.

## 2.8 RESIDENT OCCUPATIONS

“Employment opportunities near Bonney Lake are increasing as new industries locate in the Kent, Auburn, and Sumner Valleys. During the past four years many new industrial plants have located in Auburn and Kent, and major industrial employers in Sumner have increased their employment. This trend is continuing, and will affect population growth in Bonney Lake.”

*Plan for Bonney Lake, Washington  
May 2, 1964*

However, while the wages for people employed within the City are lower than average in Pierce County, the average income of households living in Bonney Lake is \$108,705, which is significantly higher than the average household income in Pierce County, which is \$82,574. This high average household income is due to the number of residents employed outside of the City.

Table 4-1 provides the percentage of residents employed in each of the two-digit (NAICS) sector codes and identifies which regional industry clusters<sup>a</sup> may include jobs from that NAICS sector. The figure also provides the PSRC grouping of employment.<sup>b</sup> It is difficult to determine exactly

what percentage of Bonney Lake residents employed in each of the industry clusters as the date available to the City only provides employment information at the NAICS two-digit sector code. Whereas, the cluster groups in the *Regional Economic Strategy for the Central Puget Sound Region* (Regional Economic Strategy) utilize the six digit national identity NAICS code and includes employment within a number of NAICS sectors.

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<sup>a</sup> An industry cluster as defined by the *Regional Economic Strategy for the Central Puget Sound Region* as geographical concentration of interconnected business and organizations. The ten key industry clusters are Aerospace, Business Services, Clean Technology, Information Technology, Life Science and Global Health, Maritime, Military, Philanthropies, Tourism and Visitors, and Transportation and Logistics. These industries were selected based on the size of the employment within the cluster, industry dynamism (how much and how quickly a cluster is changing), and location quotient (concentration of that type of employment in the region relative to the United States).

<sup>b</sup> PSRC’s classification scheme is based on the NAICS but grouped into a different classification system that includes Manufacturing; Warehousing, Transportation, and Utilities (WTU); Finance, Insurance, and Real Estates (FIRE); Service Industries; Construction and Resource; Retail Government; and Education.

NAICS Code	NAICS Description	Residents Employment by NAICS Sector	Regional Economic Strategy Industry Cluster	PRSC Grouping
11	Agriculture, Forestry, Fishing and Hunting	0.3%	Maritime	Construction and Resource
21	Mining, Quarrying, and Oil and Gas Extraction	0.1%		
22	Utilities	0%	Clean Technology	Wholesale Trade, Transportation, and Utilities
23	Construction	6.5%	Clean Technology	Construction and Resource
31 - 33	Manufacturing	0.3%	Maritime	Manufacturing
			Clean Technology	
			Aerospace	
			Information Technology	
			Life Science and Global Health	
42	Wholesale Trade	3.2%	Maritime	Wholesale Trade, Transportation, and Utilities
			Aerospace	
			Information Technology	
			Life Science and Global Health	
44 - 45	Retail Trade	36.2%	Information Technology	Retail Trade
NAICS Code	NAICS Description	Residents Employment by NAICS Sector	Regional Economic Strategy Industry Cluster	PRSC Grouping
48 - 49	Transportation and Warehousing	1.2%	Transportation and Logistics	Wholesale Trade, Transportation, and Utilities
			Maritime	
			Tourism and Visitor	
51	Information	0.5%	Information Technology	Services
52	Finance and Insurance	2.2%	Business Services	Finance, Insurance, and Real Estate
53	Real Estate and Rental and Leasing	0.6%	Transportation and Logistics	
			Business Services	

54	Professional, Scientific, and Technical Services	2.7%	Clean Technology	Services
			Business Services	
			Information Technology	
			Life Science and Global Health	
55	Management of Companies and Enterprises	0%		
56	Administrative and Support and Waste Management and Remediation Services	2.6%	Clean Technology	Services
			Tourism and Visitor	
61	Educational Services	1.5%		Education
62	Health Care and Social Assistance	10.0%	Life Science and Global Health	
71	Arts, Entertainment, and Recreation	0.6%	Tourism and Visitor	Services
			Business Services	
72	Accommodation and Food Services	19.6%	Tourism and Visitor	
81	Other Services (except Public Administration)	4.9%	Philanthropies	
92	Public Administration	6.9%		Government

Table 4-3 Resident Employment Percentage by NAICS Sector<sup>22</sup>

Residents primarily commute to six communities for employment:

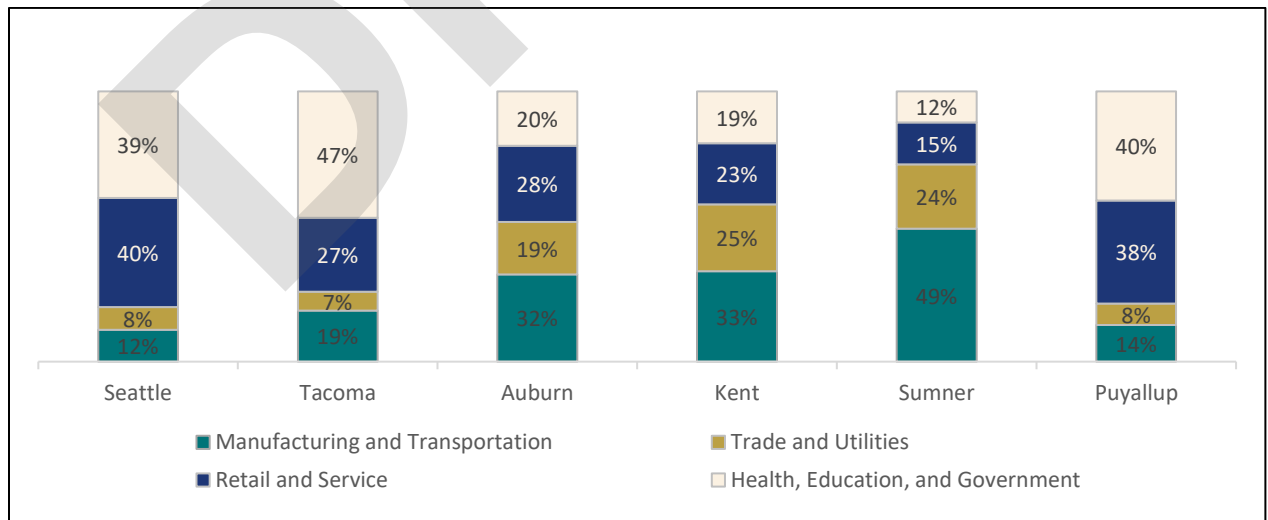


Figure 2-11: Employment Industry for Commuting Bonney Lake Residents<sup>23</sup>

Residents commuting to out of the City are overwhelmingly commuting to jobs at that over \$40,000.

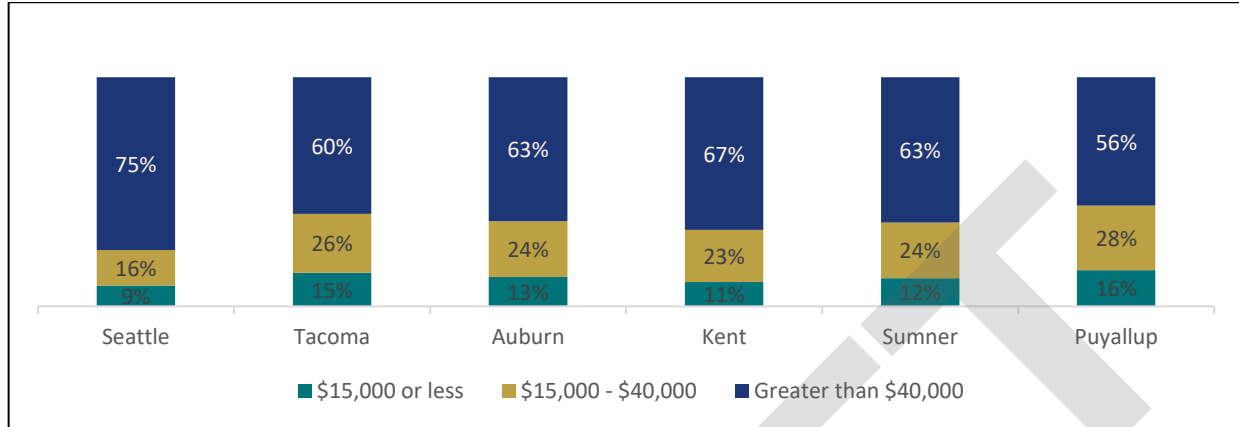


Figure 2-12: Annual Individual Job Salary for Commuting Bonney Lake Residents<sup>25</sup>

The City's quality of life will be important to continue to attract individuals employed in these regional industry clusters to live in Bonney Lake. Quality of life is a concept often used to describe an individual's or group's satisfaction with a residential location based on number of factors, which can include traffic, crime, availability of open space and parks, quality of local public schools, job opportunities, and housing affordability.<sup>26</sup>

As population gains are the main driver behind Bonney Lake's large retail sector and ultimately its overall economic development, maintaining its high quality of life is an important consideration for future economic development planning. To help maintain and enhance Bonney Lake's quality of life, the following are priorities for the City to make continued investments: traffic congestion; recreational amenities including parks and trails; creating a city or civic center; and improving the look and feel of the SR 410 retail corridor<sup>30</sup>

**Goal CD-2: Enhance and maintain Bonney Lake's residential quality of life as an economic development strategy, capitalizing on Bonney Lake's affordability, recreational amenities, and scenic resources in order to attract people to live and work within the City.**

*Policy CD-2.1: Promote the proximity of Lake Tapps, Crystal Mountain, and Mount Rainier as part of business recruitment and marketing efforts.*

*Policy CD-2.2: Maintain and increase City investment in public amenities that contribute to high quality of life for Bonney Lake residents, including parks, public spaces, civic gathering places, sidewalks and streetscapes.*

*Policy CD-2.3: Utilize design guidelines to improve the City's physical environment and make the City an attractive destination.*

*Policy CD-2.4: Develop a system of sidewalks, bicycle lanes and trails to provide pedestrian and bicycle connection between residential neighborhoods, parks, civic gathering spaces and centers.*

## 2.9 JOB TO HOUSING RATIO

Communities with more individuals living in the community than working in the community are "suburban communities" or "bedroom communities", with the majority of the residents leaving during the day. A high imbalance between the number of individuals living and working in the same community also contributes to increases in commuting times, energy consumption, and the emission of vehicle pollutants, while decreasing opportunities for non-motorized commuting options (walking and bicycling).<sup>31</sup>

Typically, this balance is expressed by a job to housing ratio, which is determined by dividing the total amount of jobs by the total number of housing units in an area. In Washington, employment data is typically derived from the Washington State Employment Security Department which identifies the number of jobs covered by unemployment insurance within a given area. This measurement of employment does not include the armed forces, jobs with the federal government, self-employed workers, and sole proprietors as these jobs are not "covered" by unemployment insurance. Therefore, the actual total amount of employment is higher than the number of "covered" jobs utilized to calculate the ratio.

Due to the number of dual wage-earning households, a reasonable ceiling signifying balance is a job to housing ratio of 1.5. Bonney Lake's job to housing ratio is 1.35, which is greater than the average of Pierce County of 1.16. Since 2014, the City has nearly doubled the housing ratio and is 10% from meeting a job to housing balance.

The downside of the jobs to housing ratio is that it does not provide the actual number of individuals that live and work in the same community. Another drawback to the methodology is that it treats all housing units as equal, even though housing units can contain different numbers of workers, consist of retirees, or could be vacant.

Another approach is to evaluate the total number of jobs compared to the size of the civilian labor force living in a community. As this measurement compares the total number of individuals in the labor force to the number of jobs, balance is a one-to-one ratio. Bonney Lake has job to labor force ratio of 0.64, which is a little over two-thirds of the average for Pierce County of 0.90.



While both ratios can provide some insights, neither measures can identify the actual number of people who live and work in the same community, as there are a number of variables not taken into consideration: nature of jobs within the area, the skills and education of the residents, and the price of housing.

Based on the U.S Census Bureau's Longitudinal Employer – Household Dynamics (LEHD) data, 9% of the labor force in Bonney Lake works and lives within the City.

## 2.10 TAXABLE REVENUES

Key indicators of the economic health and vitality of the jurisdiction's tax bases is the total amount collected and diversity of those taxable revenues.<sup>c</sup> Bonney Lake's total taxable sales in 2021 was 131% higher than the average of seven of the comparable cities<sup>d</sup>.

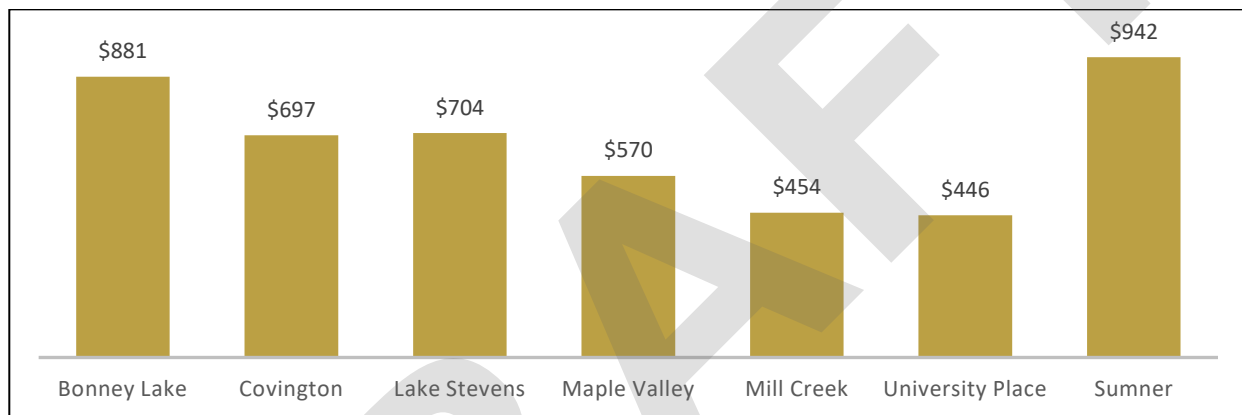


Figure 2-13: Total 2021 Taxable Retail Sales for Comparable Cities in Millions

The City's total taxable sales experienced significant growth in between 2010 and 2021. In 2018, Bonney Lake's total taxable sales increased 112% from the prior year of 2017. The increase correlates to the increase in commercial development within the Visconsi commercial area and the opening of the Costco Warehouse in 2018.

<sup>c</sup> Total taxable revenue is the total revenue collected by a business on which sales taxes are paid. The total sales tax collection is the amount collected by a jurisdiction based on the tax rate multiplied, by the total taxable revenue.

<sup>d</sup> Comparable cities are jurisdictions that similar to Bonney Lake based on six criteria, which looked at the location and makeup of the community and used to provide context for the information. More information on the selection of these cities is in the Introduction Element of Bonney Lake 2035.

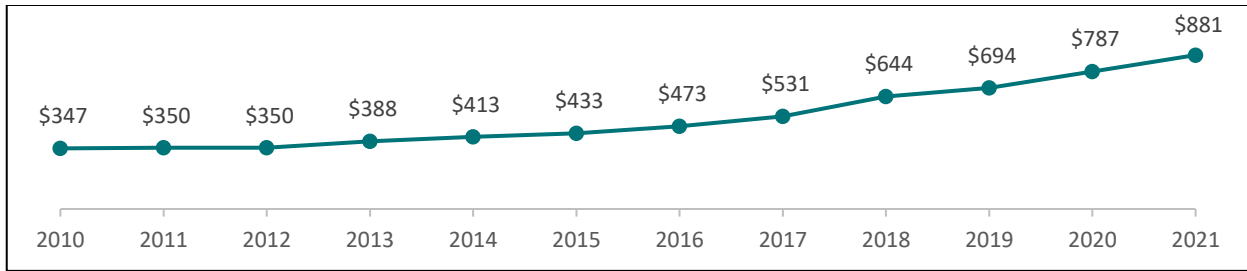


Figure 2-14: Total Taxable Sales in Millions 2010 – 2021<sup>32</sup>

Bonney Lake's current taxable sales are significantly homogenous with retail sales accounting for 68% of the total taxable sales within the City, which has decreased 10% since 2014. However, the City's taxable sales have diversified and show increases in all other areas. Professional Services account for 11% of the total taxable sales, which has increased 1%, while construction and resource management accounts for 16% and has had a growth of 7%. The smallest portion of Bonney Lake's taxable sales come from Manufacturing – Warehousing, Transportation, Utility (WTU); accounting for only 5% of the overall sales, which has shown a 2% increase since 2014. Bonney Lake's total retail sales (TRS) is nearly double that of three of the comparable cities.

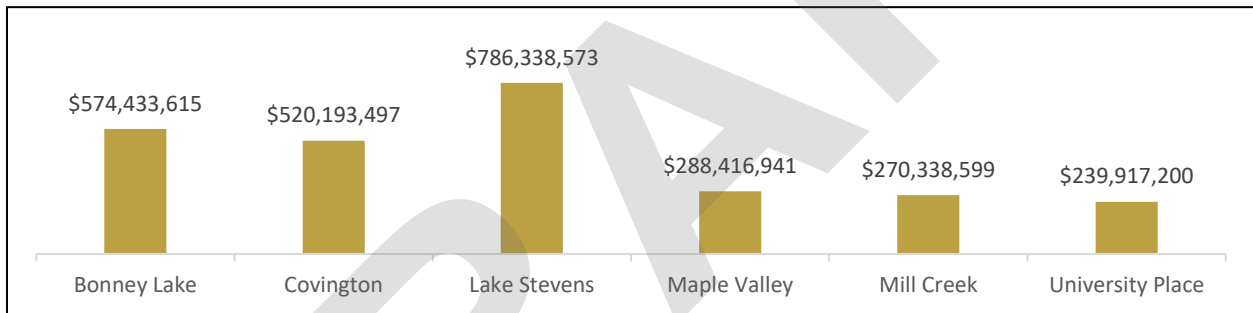


Figure 2-15: 2021 Total Retail Sales<sup>33</sup>

## 2.11 RETAIL SURPLUS AND LEAKAGE

Retail demand relates to the volume of retail purchases made by local residents, whether made in the local trade area or elsewhere. Supply is the volume of retail sales activity actually experienced by local businesses.

In some communities, the volume of sales will outstrip locally generated demand, creating a retail surplus meaning that a community's trade area is capturing the local market plus shoppers not living within the trade area. Having a retail surplus does not necessarily translate into a lack of market share for new retailers as communities can have clusters of destination retail stores that have a geographical appeal larger than the trade area.

When demand outstrips supply, retail sales leakage occurs as local residents travel outside the immediate trade area to shop. Retail leaking can indicate either areas of

unmet demand or the presence of strong competitor in a neighboring trade area that dominates and captures that demand. For example, Puyallup and Sumner have a significant number of car dealership that capture the demand from Bonney Lake's trade area, which translates into a retail leakage, but not necessary unmet demand that the City could capitalize on to increase retail sales.

This retail surplus and leakage analysis examines the retail market for the City and the City's trade area to identify possible retail opportunities. The Bonney Lake trade area is larger than the incorporated boundaries of the City and contains approximately 100,600 people. The trade area for this analysis is within the geographical area that is within a ten (10) minute drive of the intersection of 192<sup>nd</sup> Avenue East and State Route 410.

The City prepared a leakage index to identify leakages and surpluses for each of the categories of retail, based on North American Industrial Classification System (NAICS). The Washington State Department of Revenue also uses the NAICS to report total retail sales for each category listed below.

By multiplying the population of the trade area and the City by the statewide retail sales per capita average for each NAICS category and then dividing that number by the City's actual retail sales for the same NAICS category, the City was able to calculate a leakage ratio for both the trade area and the City.

In interpreting the ratio in the leakage index, a value of 1.00 indicates equilibrium meaning that the demand and sales are in balance. A value of 0.80 or less means that demand exceeds sales indicating that consumers are leaving the trade area. A value of 1.20 or greater means that sales exceed demands, which indicates that consumers are coming from outside the trade area.

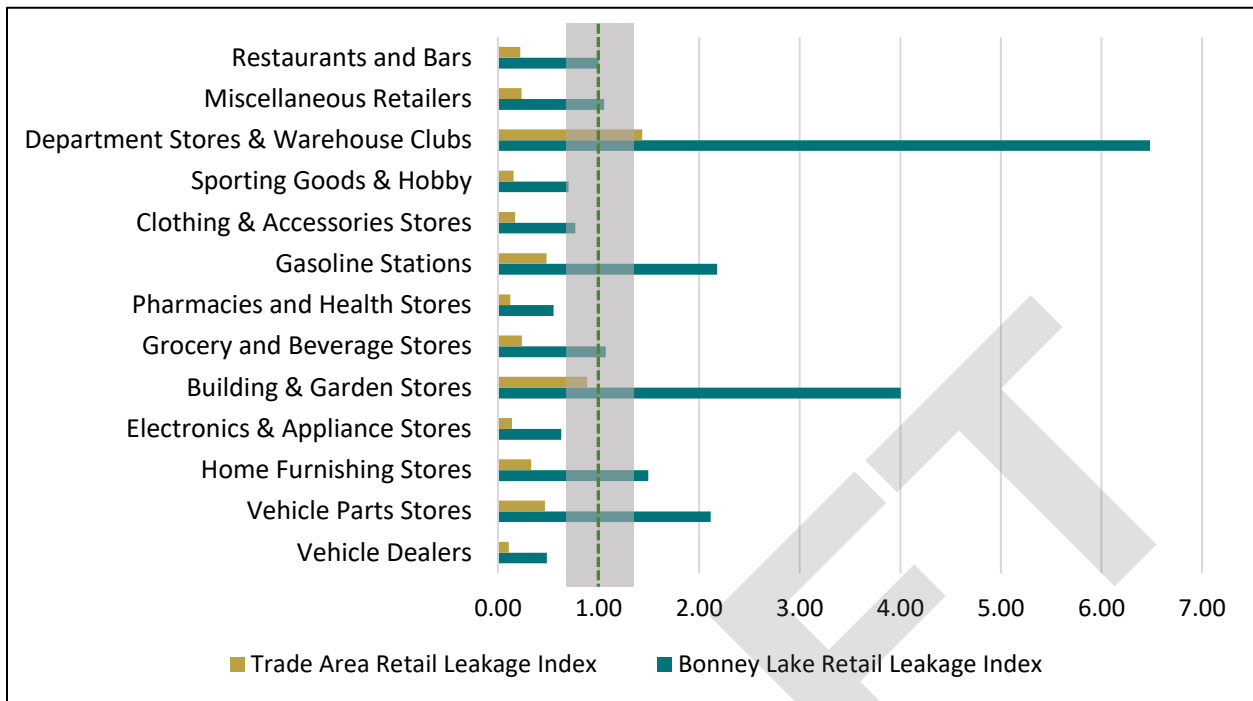


Figure 2-16: Retail Leakage Analysis

## 2.12 COMMUNITY HEALTH

The average risk of Bonney Lake residents' rate of obesity, diabetes, and asthma have increased since the previous 2011 data and are at higher rates than the averages for Pierce County. However, Bonney Lake residents' have seen a decrease of coronary heart disease and is a third lower than the average for Pierce County.

These health risks are likely related to community design choices that have not always facilitated walkability or the preservation of green open spaces. The promotion of public health was one of the original and explicit goals of zoning and land use planning when U.S. Supreme Court in 1926 ruled that zoning was an appropriate use of a city's police powers and was not a constitutional taking in *Euclid v. Ambler Realty*.<sup>34</sup>

RISK	2020 PIERCE COUNTY	2011 BONNEY LAKE	2020 BONNEY LAKE
Obesity (Adults)	30.8%	27.4%	36.5%
Coronary Heart Disease (Adults)	3.9%	2.5%	2.4%
Asthma (Adults)	16%	14.0%	17.5%
Diabetes (Adults)	10.1%	8.2%	10.8%

Table 2-4: Bonney Lake Health Risk<sup>35</sup>

Bonney Lake's second largest population is within Generation Alpha and are children 14 years and younger. This population makes up 21% of Bonney Lake's population and is continuing to increase. Bonney Lake has twelve childcare facilities with varying capacities, including the childcare facilities provided by the Sumner-Bonney Lake School District. Bonney Lake has a deficit of childcare facilities, which drives residents to seek childcare further from their residence, outside the City.

**Goal CD-3: Improve access and opportunities to enhance the health of all Bonney Lake residents while reducing the negative factors that reduce their well-being.**

*Policy CD-3.1: Reduce the negative health effects of air, noise and light pollution through regulation and environmental strategies.*

*Policy CD-3.2: Improve walkability and promote active nonmotorized forms of transportation to improve public health and minimize environmental impacts.*

*Policy CD-3.3: Increase access to healthy food for all Bonney Lake residents by encouraging and supporting healthy food retail and partnerships with the local food bank.*

*Policy CD-3.4: Enhance access to quality childcare through programs that are compatible with households' economic resources and supported by public and private resources.*

### 3. POTENTIAL ANNEXATION AREAS

The GMA requires that counties coordinate with cities to establish urban growth areas (UGA), which are lands that are, or can be, developed to urban densities with urban services. Only Pierce County can officially designate a UGA, which is generally associated with a particular city representing the area that maybe annex. The UGA must be of sufficient size to accommodate the county's population growth for the succeeding twenty-year period. Pierce County has officially identified two Potential Annexation Areas (PAA) for the City:

- 1. Victor Falls/Country Highlands PAA:** The Victor Falls/County Highlands PAA includes the Victor Falls Terrace subdivision and the area bounded by the City on the west and the north, 198th Avenue East on the west, and Rhodes Lake Rd E on the south. The PAA contains approximately 112.84 acres. The PAA and the City of Bonney Lake share a common boundary of sixty percent (60%); therefore, the City would pursue annexation of the area pursuant to RCW 35A.14.460.

2. **Ponderosa Estates/Wilderness Ridge PAA:** The area is bounded by the City limits on the west and the north, 214th Avenue East on the east, and 112th St. E on the south containing approximately 289.45 acres. The PAA and the City of Bonney Lake share a common boundary of sixty-nine percent (69%); therefore, the City would pursue annexation of the area pursuant to RCW 35A.14.460.

In addition to these twoPAAs, the City is also evaluating the possible of adding three other areas to the BLUGA as PAA's. Some of the areas are currently within the Comprehensive Urban Growth Area (CUGA) established by Pierce County and others are outside of the CUGA, but all were identified for inclusion in the BLUGA in the Comprehensive Plan Update and Draft Environmental Impact Statement Bonney Lake Washington (July 1, 1994). The intent of adding the following areas to the CUGA is not to perpetuate the conversion of rural lands into urban lands, but to ensure that areas already "characterized by urban growth" as defined by Countywide Planning Policy (CPP) UGA-3.6 are included in the CUGA boundary as Potential Annexation Area for the City:

- A. **214th Avenue:** This area is bounded by the existing city limits on the north, west, and south, and by 214th Avenue East on the east, containing approximately 29 acres. Nearly half of this PAA is covered with wetlands and designated Rural-10. The primary intent of this expansion would be to establish a regular boundary between the City and rural Pierce County. This area would only be added to the Urban Growth Area following a reduction somewhere else in the Pierce County Urban Growth area so that there is no net gain in the overall capacity of the CUGA.
- B. **96<sup>th</sup> Avenue:** This area is bounded by 214<sup>th</sup> Avenue East on the west, 96<sup>th</sup> Street East on the north, 233<sup>rd</sup> Avenue East on the east, and the existing City boundaries on the south. It contains approximately 71 acres. The area currently has a residential density of 1.31 housing units per acre. Utilizing Pierce County's buildable lands methodology, this area would increase the urban growth capacity by 93 housing units and 29 jobs. The intent of this expansion would be to establish a regular boundary between the City and rural Pierce County. This area would only be added to the Urban Growth Area following a reduction somewhere else in the Pierce County Urban Growth area so that there is no net gain in the overall capacity of the County's Urban Growth Area.
- C. **Entwhistle:** This area is bounded by 214<sup>th</sup> Avenue East on the west, the City boundaries on the north, 234<sup>th</sup> Avenue East on the east, and Entwhistle Road on the south. It contains approximately 97 acres. The area currently has a residential density of 1.55 housing units per acre. Utilizing Pierce County's buildable lands methodology, this area would increase the urban growth

capacity by 55 housing units and 25 jobs. The primary intent is to establish a regular boundary between the City and rural Pierce County. This area would only be added to the Urban Growth Area following a reduction somewhere else in the Pierce County Urban Growth area so that there is no net gain in the overall capacity of the County's Urban Growth Area.

If all of the areas above currently outside the CUGA were added as PAAs for the City, the overall capacity of the CUGA would be increased by 155 residential units and 241 jobs. During the process of working with Pierce County to add these areas to the CUGA, the City would work with Pierce County to identify other areas within the CUGA that still retain a rural character and which 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.

**Goal CD-4: Ensure that development in the City's potential annexation area is accompanied by adequate urban services and facilities; reduces sprawl; implements the Growth Management Act, Vision 2050's Multi-Countywide Planning Policies for Pierce County and the Bonney Lake Comprehensive Plan.**

*Policy CD-4.1: Review proposed annexations for their timeliness, the City's ability to provide them with urban services, and the costs and revenues that the City would likely incur. The City may refuse annexations in which public facilities are below the City's level of service standard.*

*Policy CD-4.2: The City shall actively pursue joint planning agreements with Pierce County to ensure that all development within Bonney Lake's PAA is built to mutually agreed upon standards. These agreements should cover a wide range of areas, including, but not limited to, development standards, collection of impact fees, annexations, urban service provision and land use, transportation, parks, and capital facilities planning.*

*Policy CD-1.3: Consult affected residents, cities, special purpose districts, tribes, and other parties prior to final approval of any annexation.*

*Policy CD-1.4: 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.*

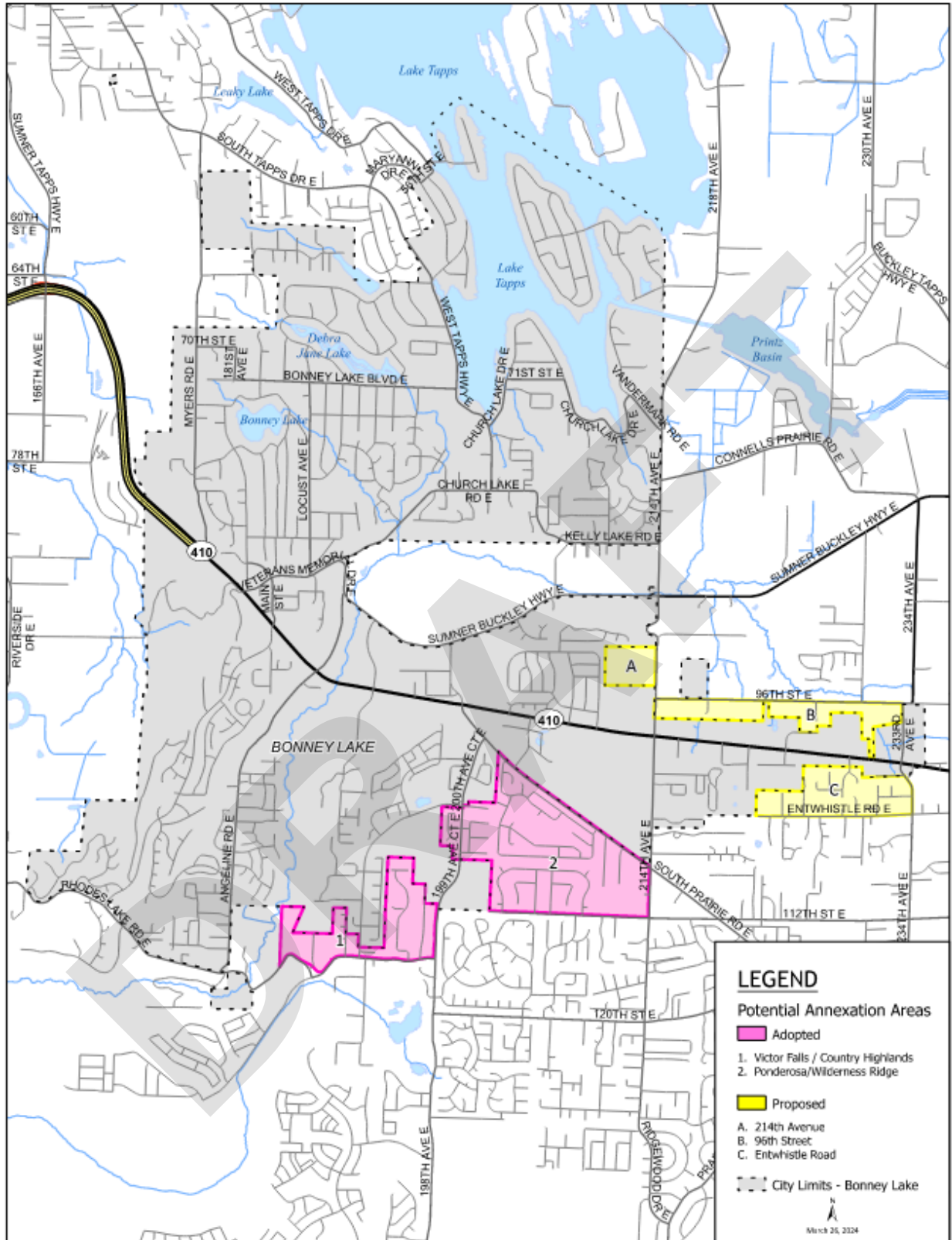


Figure 2-17: Bonney Lake Potential Annexation Areas



This Section will be reviewed at a later date.

## 9. PROPERTY RIGHTS

The Fifth Amendment to the United States Constitution provides that private property shall not be taken for public use without just compensation. Article 1, section 16 of the Washington State Constitution provides that "[n]o private property shall be taken except for public purposes within its constitutional authority and only upon payment of just compensation."

This Section will be reviewed at a later date.

The Washington Growth Management Act (GMA) plays a significant role in balancing property rights with the state's goals for sustainable development, efficient land use, and environmental protection. The GMA recognizes that property owners have the right to use and develop their land in accordance with applicable zoning and land use regulations, subject to certain limitations to protect public health, safety, and welfare. While property rights are respected, the GMA recognizes that land use decisions have broader implications for the public interest, including the need to manage growth, protect natural resources, and promote livable communities. Local governments are required to balance the interests of property owners with the goals of the GMA.

To help local jurisdictions avoid violating property rights, the State published the State of Washington, Attorney General's Recommended Process for Evaluation of Proposed Regulatory or Administrative actions to Avoid Unconstitutional Takings of Private Property." In it, the Attorney General states that, "Government has the authority and responsibility to protect the public health, safety, and welfare. This is an inherent attribute of sovereignty. Pursuant to this authority, the government may properly regulate or limit the use of property. Accordingly, government may abate public nuisances, terminate illegal activity, and establish building codes, safety standards, or sanitary requirements. The government may limit the use of property through land use planning, zoning ordinances, setback requirements, and environmental regulations.

"The government may also establish conditions or requirements for potential uses of property which may have adverse impacts. Conditions may include the granting of easements or donation of property for public use.

"Most comprehensive land use regulation does not, in itself, constitute a taking of property. Zoning and other comprehensive regulations are a legitimate exercise of the government's police power. The regulation, however, must advance a legitimate public interest and not deprive the owner of all economic or beneficial use of the property. Also, a regulation which destroys a fundamental property right, such as the right to possess, exclude others from, or dispose of property, could, on its face, constitute a taking."

**Goal CD-11: Protect the property rights of landowners.**

*Policy CD-11.1: All private property and private property rights of Bonney Lake residents shall be fully protected under the Fifth and Fourteenth Amendments of the United States Constitution and the United States Civil Rights Act.*

*Policy CD-11.2: Balance the responsibility to protect the community from the impacts associated with new residential and commercial development with the responsibility to protect property rights.*

Policy CD-11.3: Build into the regulatory framework procedures for avoiding takings, such as variances or exemptions.

Policy CD-11.4: Continue working to streamline the permitting process utilizing LEAN principals in order to efficiently process permit applications.

Policy CD-11.5: Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

**Goal CD-12: Provide property owners the opportunity to participate in local decision-making when the decisions affect their lives and property.**

Policy CD-12.1: The following rights shall be considered in decision-making: (1) The right of a property owner to physically possess and control their interests in property, including easements, leases, or mineral rights. (2) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances. (3) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property. (4) The right of a property owner to dispose of his or her property through sale or gift.

Policy CD-12.2: Persons that are affected by proposed land use and zoning decisions have the right to notice of public hearing(s) and the right to present testimony and evidence at public hearing(s) involving land use and zoning decisions of the City. The City will ensure that its land development regulations provide adequate public notice of proposed changes to the comprehensive plan, zoning and land development regulations to afford affected persons with sufficient time to become informed and participate in the decision-making process. The City will consider implementing and maintaining processes to better inform the public of proposed changes to the comprehensive plan, zoning, and land development regulations

This Section will be reviewed at a later date.

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DRAFT

*Comprehensive Plan  
PHASE 1 - Community  
Development Element; Sections  
1, 2, 3, and 9*

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or underlining to show what was added and/or removed.)*

# 1. INTRODUCTION

The Community Development Element establishes the policy framework that will shape the physical development of Bonney Lake and fulfills the requirements of Revised Code of Washington (RCW) sections 36.70A.070(1), ~~and 36.70.A.070(2)~~, and 36.70.A.070 (7) that local comprehensive plans address land use, ~~and housing,~~ and economic development. The City has chosen to combine the required land use element, ~~and housing element,~~ and economic development element into one element due to the significant interrelatedness of these issues, and the role these issues play in improving the health of the residents of Bonney Lake. Specific characteristics of the built environment that have the potential to enhance community's social capital and create a corresponding improvement in the health of the community related to land use and housing policies include encouraging mixed land uses, creating meeting destinations such as parks or other public spaces, providing neighborhood walkability, and ensuring the upkeep of the community.<sup>1</sup>

"It is the intent of the Planning Commission and Town Council to develop a 'New Town' within the Greater Puget Sound Region. This town is to be well organized, have adequate play space for children, have school facilities within walking distance of small children, shopping centers at convenient places, separate pedestrian, and vehicular traffic, and provide those amenities of life which make life well worth living within the Town of Bonney Lake."

*Plan for Bonney Lake,  
Washington May 2, 1964*

While all elements of the Comprehensive Plan have equal weight under the Growth Management Act (GMA) – Chapter 36.70A RCW, ~~seven-eight~~ of the ~~fifteen~~ goals of the GMA specifically pertain to land use, ~~and housing,~~ and economic vitality:

- **Urban Growth:** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- **Reduces Sprawl:** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- **Housing:** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- **Economic development:** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing

businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

- **Property Rights:** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- **Permits:** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- **Open Space and Recreation:** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
- **Citizen Participation and Coordination:** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

The Community Development Element is also crucial to guiding the City toward being a sustainable suburb with a land use pattern that consumes less energy, is less dependent on automobiles, supports local businesses; promotes public health, and is inclusive of persons of all ages, income levels, and physical capabilities. The Element has also been carefully integrated with the Community Mobility Element to promote a future development pattern that reflects the opportunities and constraints of the transportation system.

The Element is divided into nine sections. The first section provides an overview of existing conditions at a citywide level. The second section identifies the City's official Potential Annexation Areas within the current Pierce County Comprehensive Urban Growth Area (CUGA). This section also identifies areas that the City would like to add as Potential Annexation Areas, ~~some of these areas are located within the CUGA, while~~ somewhich are located outside of the CUGA. The third section addresses the City's growth projections over the ~~twenty-five-~~year planning horizon of the Comprehensive Plan. The fourth section presents the Future Land Use Map and Land Use Designations. It uses color-coded categories, defined in detail in this Element, to show the land use intent over the ~~twenty-five-~~year time horizon of the Comprehensive Plan. The fifth section addresses development patterns within Bonney Lake with discussion on topics such as centers, light industrial development, residential neighborhoods, open space, public spaces, scenic resources, gateways, and guiding future development. The sixth section focuses on economic vitality within Bonney Lake and discusses the balance between managing new growth within Bonney Lake while maintaining the City's existing

businesses, and sets the standard for long-term economic sustainability. The seventh section addresses housing, with special attention paid to providing housing that is affordable to all income levels. The final section addresses the protection of property rights, which is one of the goals of the Growth Management Act.

## 2. COMMUNITY DEVELOPMENT VISION

The citizens of Bonney Lake envision a City that conserves the area's existing natural and scenic amenities; that strives for a balanced community that enhances the existing residential character with a thoughtful blending of economic activities; that promotes a safe, attractive, and healthy living environment with a variety of physical, educational, economic, and social activities; that develops actionable and descriptive plans to guide development and to ensure that capital facilities and public services are available and adequate to serve the current and future residents; and that uses tax revenues in an efficient and transparent manner to provide services to the residents of the community and to enhance the quality of life.

## 3.2. EXISTING CONDITIONS

### 3.2.1 POPULATION

The total population within the incorporated boundaries of Bonney Lake as of ~~April~~ ~~June 7, 2023~~ ~~14~~ was ~~23,250~~ ~~18,520~~ according to the Washington State Office of Financial Management (OFM), ~~making Bonney Lake the fifth most populous city in Pierce County.~~ The City has experienced rapid population growth over the last sixty-five years due to extensive single-family residential development and annexations.



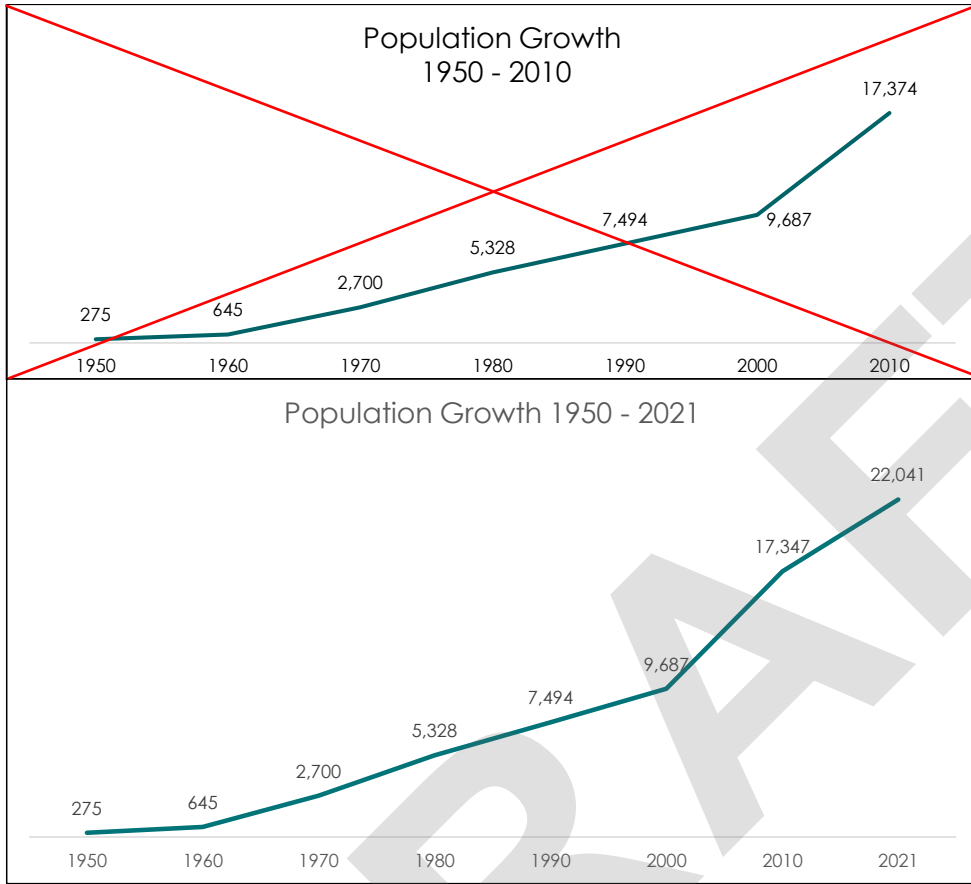
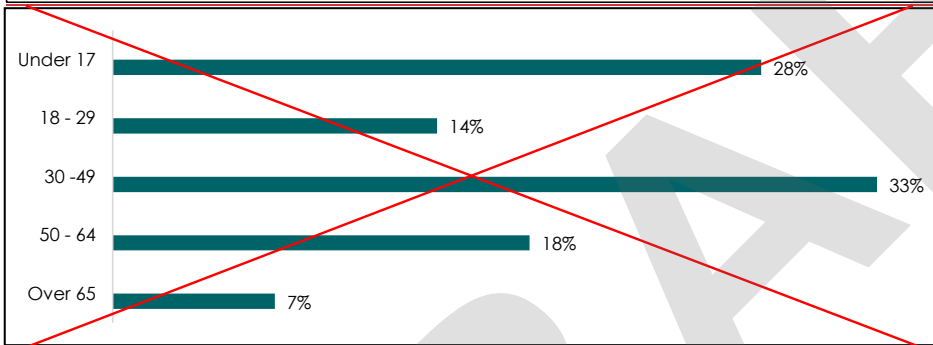
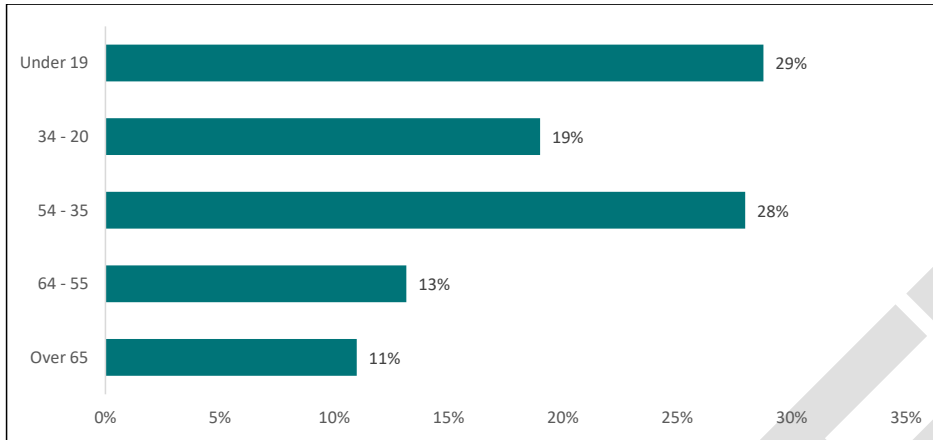


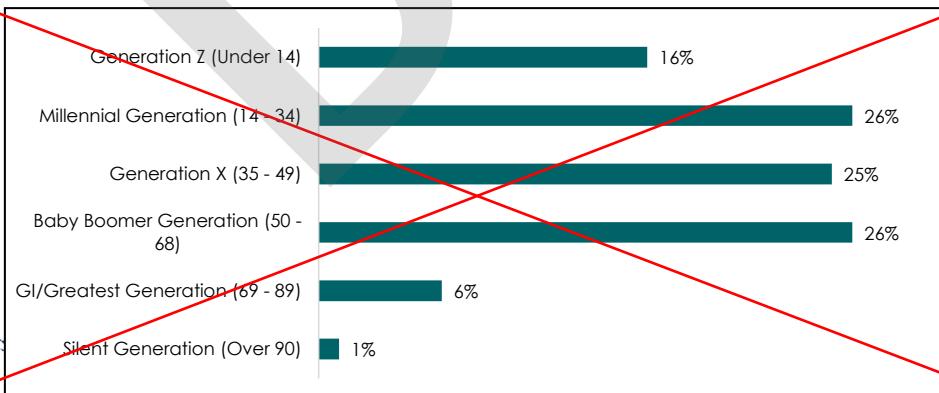
Figure 2-1: Population Growth

Bonney Lake has had an annual average growth rate of 2.21% over the ~~thirty~~twenty-year period from ~~1980-2000~~ to ~~2021~~10: excluding growth due to annexations. —The population of Bonney Lake is predominately younger with over three quarters of the City's population under the age of ~~55~~0. The largest segment of Bonney Lake's population is ~~between the ages of 30 and 49~~under 19 years old, a group that represents ~~a third~~twenty-nine percent of the City's population.



dsFigure 2-22: Bonney Lake Resident's Ages<sup>2</sup>

While understanding the ages of the population within a community is important, the typical age groupings can span multiple generational cohorts. For example, the age grouping of ~~30-35 to 54-49~~ spans ~~three-two~~ generational cohorts: ~~the Baby Boomer Generation, Generation X,~~ and the Millennial Generation. Understanding the generational split of a community is crucial, as each cohort approaches housing and other land use issues with different attitudes and expectations. Three generational cohorts represent over ~~three-two-thirds quarters~~ of the population in ~~the~~ Bonney Lake:



the Baby Boomer Generation, Generation X, ~~and~~ the Millennial Generation, ~~and~~ Generation "Alpha".

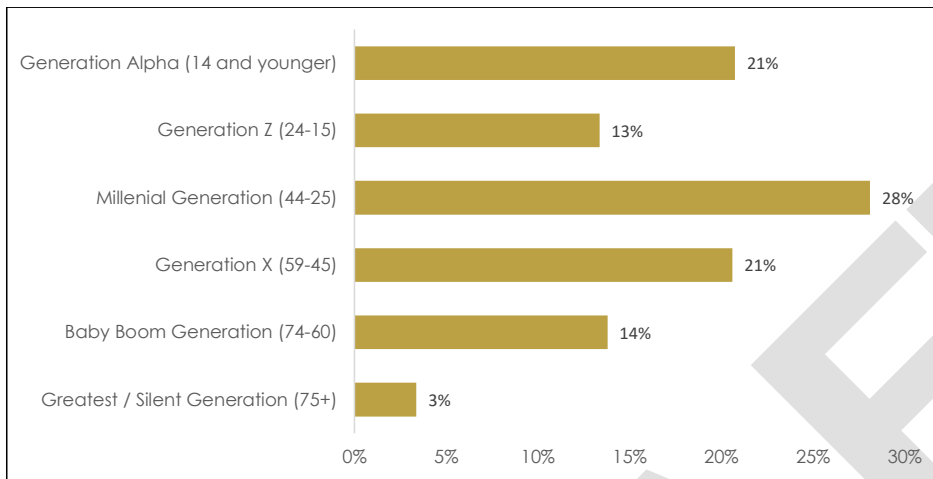


Figure 2-33: Bonney Lake's Generational Makeup<sup>3</sup>

As the City plans for the next twenty years, understanding the attitudes and desires of ~~Generation X~~, ~~the Baby Boomer Generation~~ and the ~~Millennial Generation~~ Generation Z will be critical. By the end of the planning horizon in ~~2035~~ 2049, these two cohorts will be making major transitions in their lifestyles: the youngest members of ~~Generation X~~ the Baby Boomer Generation ~~w~~ill be seventy-one, and the youngest member of the ~~Millennial Generation~~ Generation Z will be ~~thirty-five~~ forty-one.

~~Members of the Millennial Generation are generally looking for places to live that are affordable and can provide a lifestyle similar to the downtowns of large metropolitan centers. Satellite cities and suburban towns will need to evolve to be attractive to this generation as they are looking for communities that provide the ability to walk everywhere, amenities, great public spaces, and access to shopping, dining, and transit.<sup>4</sup>—In addition, as the Baby Boomer Generation enters the age of retirement, members of this cohort are often looking to trade in their large lot single family detached homes in favor smaller lot single family homes, condominiums, and townhouses that are located in walkable areas, have convenient transit linkages, and good public services (e.g. libraries, cultural activities, senior centers).<sup>5</sup> To remain vibrant suburban cities like Bonney Lake will need to make the switch from auto-centric patterns to more walkable communities, with lots of amenities that can be reached efficiently from major job centers via transit in order to attract these two generational~~

cohorts, which represent the City's, County's, State's, and Nation's two biggest generations.

### 32.2 ETHNICITY

Approximately eighty-four-nine percent of the population in Bonney Lake is considered Caucasian, and approximately six-eleven percent is considered Hispanic. The other five percent of the population consists of African Americans (1.0425%), Native American/Alaskan (1.26%), Asian (2.503.92%), and Pacific Islander (0.235%).<sup>6</sup>

### 32.3 EDUCATIONAL ATTAINMENT

In Bonney Lake, almost all residents have a high school diploma or equivalent, but only a third have and forty percent have obtained a college degree.

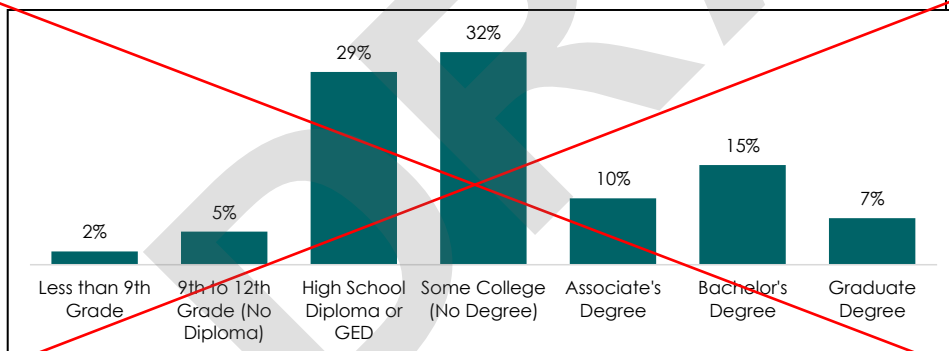
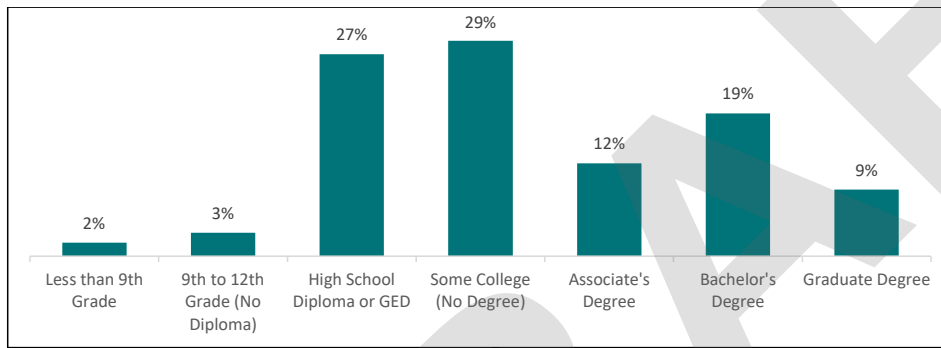


Figure 2-44: Educational Attainment<sup>7</sup>

### 3.2.4 INCOME AND LIFESTYLE

Bonney Lake has a household median income of ~~\$77,432~~\$108,705, which is higher than the median household income for Pierce County of ~~\$59,105~~\$82,574.<sup>8</sup> Bonney Lake has a high median income and a relatively uniform distribution of household incomes, with ~~three quarters~~over eighty percent of the households in Bonney Lake making more than \$50,000.

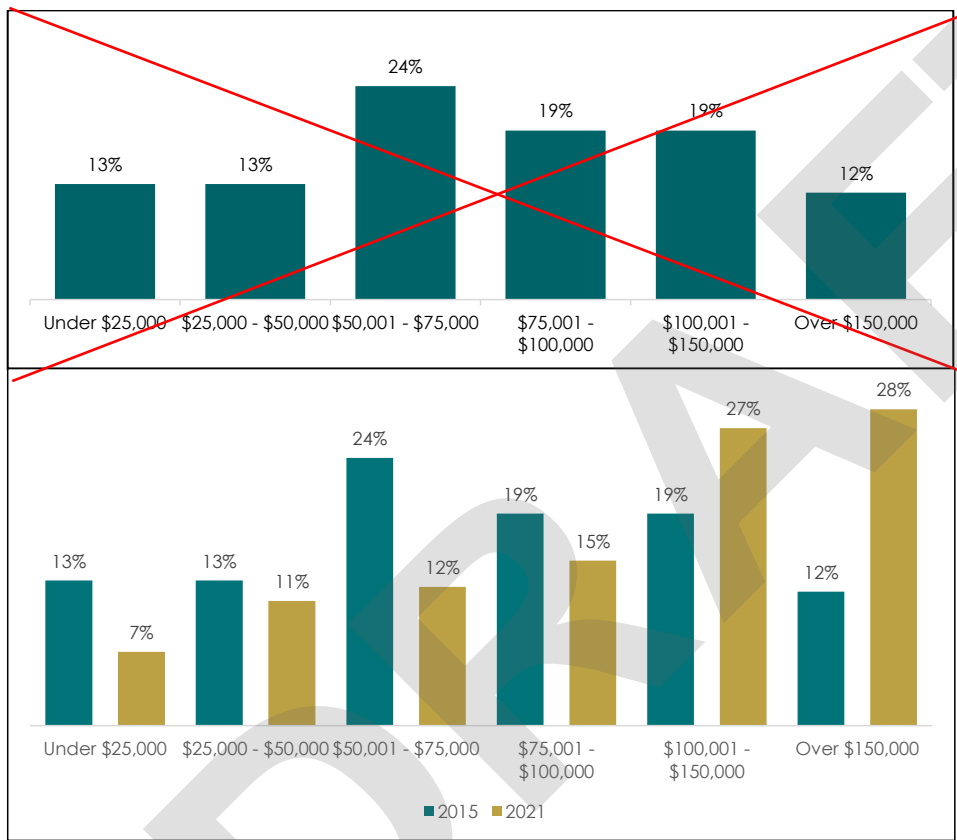


Figure 2-5: 2015 vs. 2021 Bonney Lake Median Incomes<sup>9</sup>

Approximately ~~seven-three~~ percent of Bonney Lake households live below 100% of the Federal Poverty Level as compared to the Pierce County average of ~~nine-six~~ percent.<sup>10</sup> The Federal Poverty Level is a sliding scale, based on the total annual income of the household and the number of individuals living in the household. A copy of the ~~2020~~2014 Federal Poverty Table is provided below:

HOUSEHOLD SIZE	HOUSEHOLD INCOME
1	\$ <del>11,670</del> <u>12,760</u>
2	\$ <del>15,730</del> <u>17,240</u>
3	\$ <del>19,790</del> <u>21,720</u>
4	\$ <del>23,850</del> <u>26,200</u>
5	\$ <del>27,910</del> <u>30,680</u>
6	\$ <del>31,970</del> <u>35,160</u>
7	\$ <del>36,030</del> <u>39,640</u>
8	\$ <del>40,090</del> <u>44,120</u>
For families/households with more than 8 persons, add \$4,480 for each additional person.	

Table 2-1: ~~2014-2020~~ Federal Household Poverty Levels<sup>11</sup>

### 3.2.5 LAND USE

Commented [MB1]: Pending updated DATA

Bonney Lake's land use pattern is defined by the City's topography, recreational past, early settlement patterns, transportation network, and location within the nation's thirteenth largest major metropolitan area. When the City incorporated in 1949, it was developed primarily as a bedroom community, with residents commuting to the employment centers to the north and west for work. This trend has continued over the last ~~sixtyseven~~tyseventy-five years, and will likely continue into the future.

Bonney Lake is located on an undulating plateau located between the Puyallup River Valley and the Carbon River Valley. The south shores of Lake Tapps frame the City on the north. Fennel Creek and its associated wetlands and farmlands divide the north and west portions of Bonney Lake from the south and east portion. 45ioGeographically, the City is the sixth largest city wholly located in the Pierce County, encompassing almost 7.48.1 square miles (4,727.325211 acres). Table 2-2 provides a breakdown of the different land uses within Bonney Lake.

LAND USE CATEGORY	EXISTING ACREAGE	PERCENT OF TOTAL
Residential – Single Family/Mobile Home	<u>2,356</u> <del>2,233</del>	<u>45.21%</u> <del>43.68%</del>
Residential – Duplexes	<u>413</u> <del>7</del>	<u>0.79%</u> <del>0.72%</del>
Residential – Multi-Family	<u>742</u> <del>0</del>	<u>1.42%</u> <del>0.39%</del>

<b>Residential Subtotal</b>	<b>2,471,290</b>	<b>47.42%44.80%</b>
Open Space – Greenbelts	166,146	3.19%2.86%
Open Space – Public Parks	123,123	2.36%2.41%
Open Space - Private Parks	114,111	2.19%2.17%
Open Space - Agriculture/Timber	76,76	1.46%1.49%
Open Space - Lakes	424,424	8.14%8.29%
Open Space - Conservation	30,22	0.58%0.43%
<b>Open Space Subtotal</b>	<b>933,902</b>	<b>17.90%17.64%</b>
Warehousing - Logistics	78,19	1.50%0.37%
Retail - Food Services	197,181	3.78%3.54%
Professional Services	85,91	1.63%1.78%
<b>Commercial Subtotal</b>	<b>360,291</b>	<b>6.91%8.69%</b>
Public Facilities	130,125	2.49%2.45%
Utilities	90,88	1.73%1.72%
Right-of-Way	622,622	11.94%12.17%
<b>Public Subtotal</b>	<b>642,834</b>	<b>16.16%16.33%</b>
<b>Vacant</b>	<b>605,794</b>	<b>11.61%15.53%</b>
<b>TOTAL:</b>	<b>5,211,112</b>	<b>100.00%</b>

Table 2-2: Bonney Lake's Land Uses

### Residential Uses

Bonney Lake has approximately 2,471,290 acres of residential development. This acreage accommodates 6,759,178 housing units as of 2020, for an average citywide residential density of 2.95 units per net acre. Since 2014, the City has gained 1,419 housing units and a density increase of 0.36 units per acre. Some 2,356,233 acres, or approximately ninety-seven and half percent of the total residential acreage, has been developed with detached homes, including mobile and manufactured homes. The average density in these areas detached residential development is 2.62 units per net acre. This relatively low density reflects the legacy of the City's early evolution as an auto-oriented community. Only two and half percent of Bonney Lake's residential land area is developed with multi-family housing, including duplexes, apartments, and condominiums. Densities in these areas are substantially higher, averaging over 9.36 units per net acre.

Most of the City's medium and high-density uses are located in the Downtown, the Lake Tapps, and Midtown Centers. The prevailing development form in these areas consist of two to three story garden apartment complexes and duplexes in landscaped settings. Some of these complexes consist of multiple buildings surrounding shared amenities. Mid-rise residential buildings of four to seven stories do not currently exist.

## Commercial Uses

Bonney Lake contains approximately ~~360291~~ acres of commercial development. ~~The commercial development has increased by nearly 100 acres since 2014.~~ This includes ~~7819~~ acres of warehousing and logistics uses, ~~8591~~ acres of professional office uses, and ~~19781~~ acres of general commercial uses, including retail, personal services, restaurants, and entertainment. ~~Warehousing and logistic uses have seen an increase of 59 acres and general commercial has increased by 16 acres since 2014. Professional office services was the only to see a decrease by 6 acres.~~ Bonney Lake's commercial areas serve to provide identity and focal points for subareas in the City. ~~Over the last twenty years~~ Since 2014, more ~~warehousing and logistic uses have emerged. These areas include regional companies and fabricators regionally-oriented shopping areas have emerged. These areas include primarily big-box retailers, smaller retailers, and restaurant uses.~~

## Public/Utility/Right-of-Way

Existing activities in this category include a variety of public uses, transportation facilities, utility infrastructure, governmental buildings, public schools and community facilities. There are approximately ~~84235~~ acres in this use. Over half of this area is dedicated as public rights-of-way and private streets.

## Open Space

Open Space is the second largest land use in Bonney Lake, encompassing over ~~90334~~ acres. Open space is classified in several categories including areas set aside for timber or agriculture, lakes, designated greenbelts, conservation areas, private parks and public parks. ~~0020~~

## Vacant

The Tax Assessor classifies almost ~~794-605~~ acres of land in Bonney Lake as "vacant." ~~These sites generally consist of unimproved private properties planned and zoned for development. However, some of these properties may be difficult to develop due to environmental and / or access constraints. After subtracting out constrained or unavailable properties, only about 287 acres of vacant land remain: 173 acres zoned for residential use and 114 acres zoned for commercial or mixed use.~~

## 32.6 HOUSING STOCK

As of ~~2022014~~, there are ~~6,7598,178~~ housing units in the City of Bonney Lake with an average occupancy rate of 0.9~~6013743335~~%.<sup>12</sup> Approximately ~~eighty three-seventy-~~



~~nine~~ percent (~~79.83~~%) of the housing stock consisting of detached homes. The other ~~seventeen-twenty-one~~ percent (~~21.17~~%) of the housing stock consists of townhomes (attached homes each located on its own lot) duplexes, triplexes/four-plexes, apartments, and mobile homes.

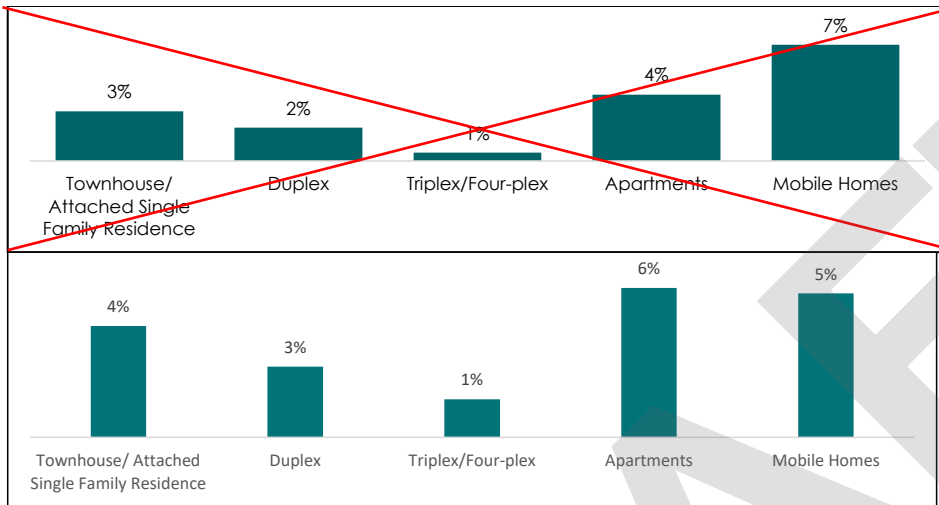


Figure 2-6: Attached Housing Stock Mixture<sup>13</sup>

The housing stock in Bonney Lake is relatively new: sixty-two percent of the housing units have been constructed since 1990 with almost ~~forty-thirty-three~~ percent of all the housing units constructed during the housing boom prior to the 2008 recession.

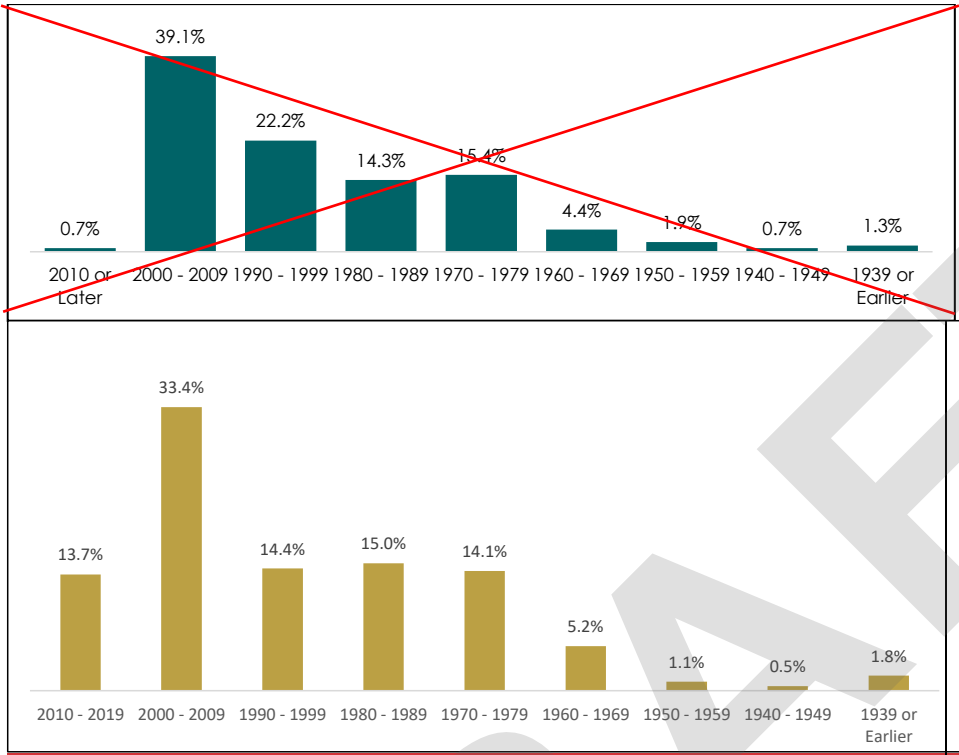


Figure 2-7: Housing Unit Age<sup>14</sup>

The median house value in Bonney Lake is ~~\$273,400~~ \$396,700, with home prices ranging from less than \$50,000 to over a \$1,000,000:

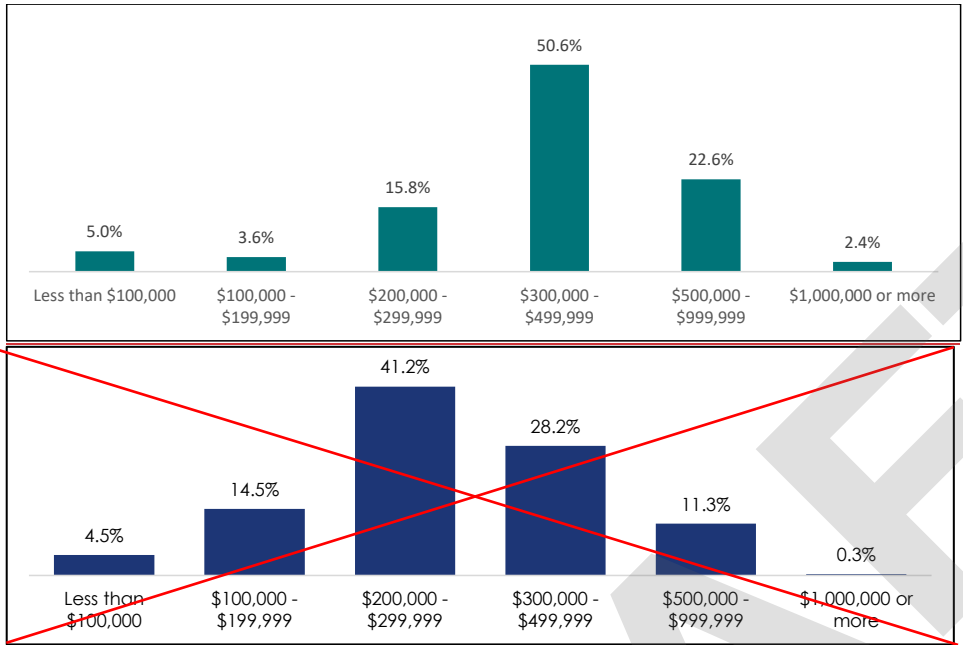


Figure 2-8: Bonney Lake Home Value<sup>15</sup>

For those residents of Bonney Lake that do not own a home, but rather rent either a detached home or some type of attached housing unit, the median monthly rent is ~~\$1,261-748~~ with rents ranging from \$500 to more than ~~\$1,5003,000~~.

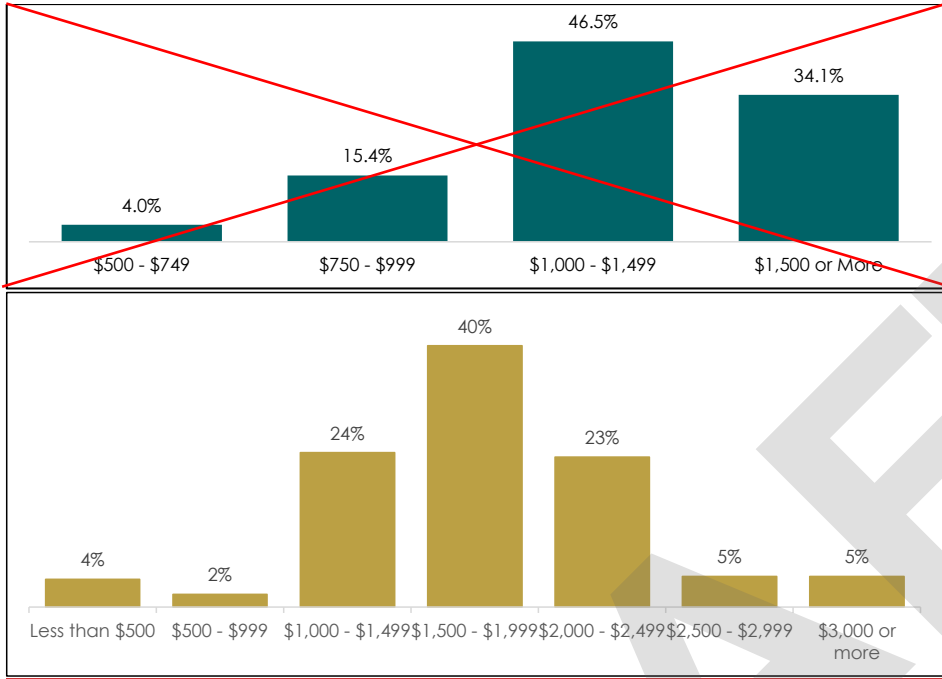


Figure 2-9: Housing Unit Rents<sup>16</sup>

## 2.7 JOB BASE AND WAGES

According to the [Puget Sound Regional Council's 2013 Land Use Targets](#), US Census Data's [Longitudinal Employment-Housing Data \(September 2013-2021\)](#), which is based on the 2010 Census data, Bonney Lake's largest employment base is in the Retail and Food Service sectors which accounts for 55.8% of the jobs within Bonney Lake, which is the highest out of all of the comparable cities and the counties. Professional services (e.g. doctors, lawyers, financial institutions, architects, etc.) account for 30.1% of the employment base in Bonney Lake. The remaining 22.5% of the City's employment base consist of Educational Services: K-12 (9%), Government/Higher Education (12%), Construction (6.5%) and Manufacturing/WTU (5.1%) and Educational Services: K-12 (2%).

"Create opportunities for diverse employment compatible with Bonney Lake's environment."

*Comprehensive Plan  
The City of Bonney Lake  
October 23, 1985*

Due to the City's high concentration of retail and service employment, which are typically minimum wage jobs. As a result, the average wages paid to individuals employed in Bonney Lake is lower than the average wage in Pierce County and

Washington State. The average wage paid to employees in Pierce County's is \$44,541.58,000 and the statewide average is \$53,029.76,801.<sup>17</sup> -In Bonney Lake, nearly 67% of the employees working within the City have an annual wage that is lower than the average wage in Pierce County and Washington State.



Figure 24-107: Bonney Lake Wages<sup>18</sup>

The lower average wages means that some individuals employed in Bonney Lake do not meet the Self-Sufficiency Standard. The Self-Sufficiency Standard is the amount of annual income required to meet basic needs differentiated by family type and location without the help from public subsidies (e.g. public housing/housing assistances, Medicaid, SNAP/WIC, childcare assistance) or private/informal assistance (e.g. unpaid babysitting by a relative or friend, food from food banks, or shared housing).<sup>19</sup> It is difficult to determine the exact number of families work in the City that do not meet the Self-Sufficiency Standard as the amount of income needed is highly depended on family type. For example, the annual self-sufficiency wage for a single adult is \$22,754.39,721 as compared to the annual self-sufficiency wage for a single adult with an infant child, which is between \$44,135.75,768 and \$58,472.78,286.<sup>20</sup> Families that have two parents, both working, and one kid require annual self-sufficiency wage between \$87,079.26,312 and \$89,598.41,808 per adult.<sup>21</sup>

**Goal CD-1EV-1: Expand socio-economic opportunity for the citizen residents of Bonney Lake.**

Policy ~~EYCD~~-1.1: Recruit business enterprises that will provide residents with employment wages at or above county median income levels.

Policy ~~CDEV~~-1.2: Encourage institutions of higher education to create online or satellite educational and training programs that are readily available to Bonney Lake citizen residents, or within reasonable commuting distance.

Policy ~~CDEV~~-1.3: Work with other public agencies and private interests, including the Tacoma-Pierce County Economic Development Board (EDB), Sumner and White River School Districts, Chamber of Commerce, and others to promote employment and occupational training and advancement programs and job placement skills.

Policy ~~CDEV~~-1.4: Work with other public agencies and private interests to promote daycare services and facilities for pre-school children, before and after school latchkey children, and special populations including elderly and handicapped adults to support working household members.

Policy ~~CDEV~~-1.5: Work with other public agencies and private interests to create interactive and linked websites listing employment opportunities.

Policy ~~CDEV~~-1.6: Identify and encourage programs that will reduce the gap between wages paid and the Self Sufficiency Standard.

## 2.8 RESIDENT OCCUPATIONS

“Employment opportunities near Bonney Lake are increasing as new industries locate in the Kent, Auburn, and Sumner Valleys. During the past four years many new industrial plants have located in Auburn and Kent, and major industrial employers in Sumner have increased their employment. This trend is continuing, and will affect population growth in Bonney Lake.”

*Plan for Bonney Lake, Washington  
May 2, 1964*

However, while the wages for people employed within the City are lower than average in Pierce County, the average income of households living in Bonney Lake is \$77,432,108,705, which is significantly higher than the average household income in Pierce County, which is \$82,574,59,105. This high average household income is due to the number of residents employed outside of the City.

Table 4-1 provides the percentage of residents employed in each of the two-digit (NAICS) sector codes and identifies which regional industry clusters<sup>a</sup> may include jobs from that NAICS sector.

<sup>a</sup> An industry cluster as defined by the Regional Economic Strategy for the Central Puget Sound Region as geographical concentration of interconnected business and organizations. The ten key industry clusters are Aerospace, Business Services, Clean Technology, Information Technology, Life Science and Global Health,

The figure also provides the PSRC grouping of employment.<sup>b</sup> It is difficult to determine exactly what percentage of Bonney Lake residents employed in each of the industry clusters as the date available to the City only provides employment information at the NAICS two-digit sector code. Whereas, the cluster groups in the *Regional Economic Strategy for the Central Puget Sound Region (Regional Economic Strategy)* utilize the six digit national identity NAICS code and includes employment within a number of NAICS sectors.

NAICS Code	NAICS Description	Residents Employment by NAICS Sector	Regional Economic Strategy Industry Cluster	PSRC Grouping
11	<a href="#">Agriculture, Forestry, Fishing and Hunting</a>	0.783%	Maritime	<a href="#">Construction and Resource</a>
21	<a href="#">Mining, Quarrying, and Oil and Gas Extraction</a>	0.106%		
22	<a href="#">Utilities</a>	0.29%	<a href="#">Clean Technology</a>	<a href="#">Wholesale Trade, Transportation, and Utilities</a>
23	<a href="#">Construction</a>	7.696.5%	<a href="#">Clean Technology</a>	<a href="#">Construction and Resource</a>
31 - 33	<a href="#">Manufacturing</a>	0.12.94.3%	<a href="#">Maritime</a>	<a href="#">Manufacturing</a>
			<a href="#">Clean Technology</a>	
			<a href="#">Aerospace</a>	
			<a href="#">Information Technology</a>	
			<a href="#">Life Science and Global Health</a>	
42	<a href="#">Wholesale Trade</a>	6.173.2%	<a href="#">Maritime</a>	<a href="#">Wholesale Trade, Transportation, and Utilities</a>
			<a href="#">Aerospace</a>	
			<a href="#">Information Technology</a>	
			<a href="#">Life Science and Global</a>	

[Maritime, Military, Philanthropies, Tourism and Visitors, and Transportation and Logistics](#). These industries were selected based on the size of the employment within the cluster, industry dynamism (how much and how quickly a cluster is changing), and location quotient (concentration of that type of employment in the region relative to the United States).

<sup>b</sup> PSRC's classification scheme is based on the NAICS but grouped into a different classification system that includes [Manufacturing; Warehousing, Transportation, and Utilities \(WTU\); Finance, Insurance, and Real Estates \(FIRE\); Service Industries; Construction and Resource; Retail Government; and Education](#).

NAICS Code	NAICS Description	Residents Employment by NAICS Sector	Regional Economic Strategy Industry Cluster	PRSC Grouping
44 - 45	Retail Trade	11.3736.2%	Information Technology	Retail Trade
48 - 49	Transportation and Warehousing	6.441.2%	Transportation and Logistics Maritime Tourism and Visitor	Wholesale Trade, Transportation, and Utilities
51	Information	1.920.5%	Information Technology	Services
52	Finance and Insurance	2.572.2%	Business Services	Finance, Insurance, and Real Estate
53	Real Estate and Rental and Leasing	1.560.6%	Transportation and Logistics Business Services	
54	Professional, Scientific, and Technical Services	3.302.7%	Clean Technology Business Services Information Technology Life Science and Global Health	Services
55	Management of Companies and Enterprises	01.20%		
NAICS Code	NAICS Description	Residents Employment by NAICS Sector	Regional Economic Strategy Industry Cluster	PRSC Grouping
56	Administrative and Support and Waste Management and Remediation Services	2.64.65%	Clean Technology Tourism and Visitor	Services
61	Educational Services	1.58.99%		Education
62	Health Care and Social Assistance	10.01.93%	Life Science and Global Health	Services
71	Arts, Entertainment, and Recreation	0.61.95%	Tourism and Visitor Business Services	
72	Accommodation and Food Services	19.66.20%	Tourism and Visitor	



81	<a href="#">Other Services (except Public Administration)</a>	<a href="#">4.932%</a>	<a href="#">Philanthropies</a>	
92	<a href="#">Public Administration</a>	<a href="#">5.766.9%</a>		<a href="#">Government</a>

Table 4-31 Resident Employment Percentage by NAICS Sector<sup>22</sup>

Residents primarily commute to six communities for employment:

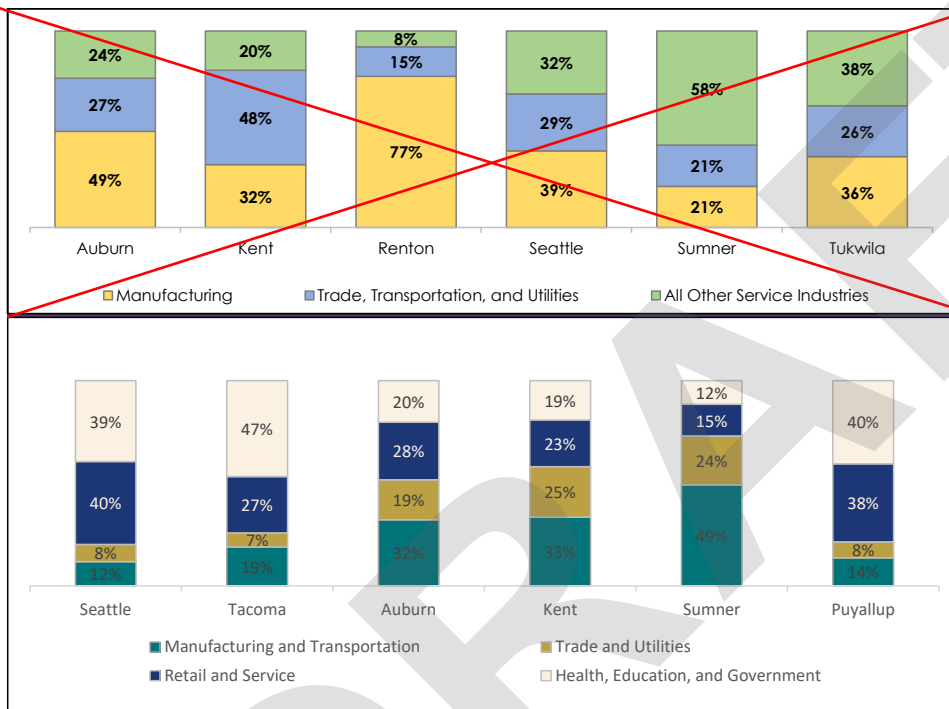


Figure 24-118: Employment Industry for Commuting Bonney Lake Residents<sup>23</sup>

Figure 4-8: Employment Industry for Commuting Bonney Lake Residents<sup>24</sup>

Residents commuting to out of the City are overwhelmingly commuting to jobs at that over \$40,000.

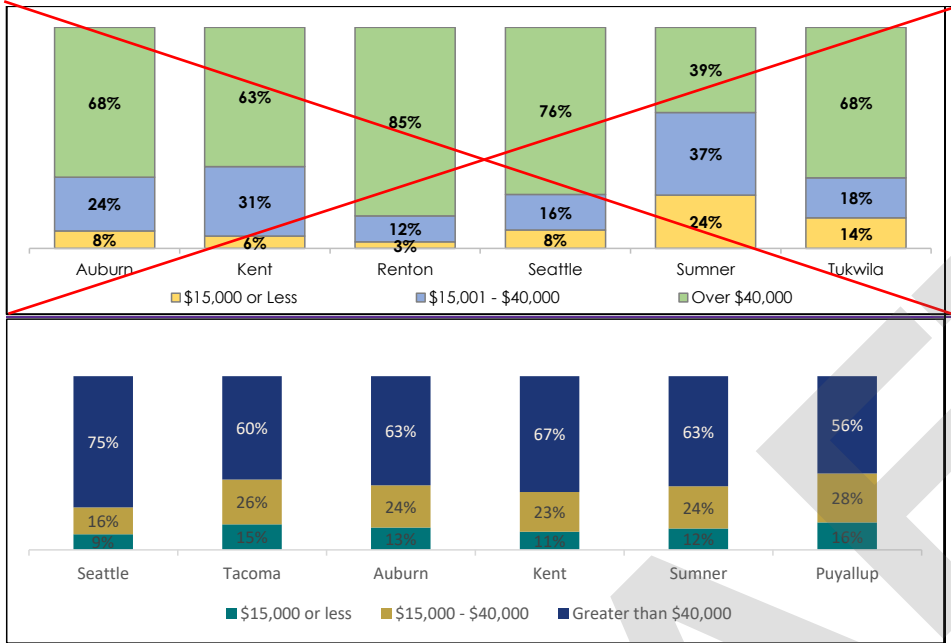


Figure 24-129: Annual Individual Job Salary for Commuting Bonney Lake Residents<sup>25</sup>

The City's quality of life will be important to continue to attract individuals employed in these regional industry clusters to live in Bonney Lake.— Quality of life is a ~~political~~ concept often used to describe an individual's or group's satisfaction with a residential location based on number of factors, which can include traffic, crime, availability of open space and parks, quality of local public schools, job opportunities, and housing affordability.<sup>26</sup>

~~Bonney Lake's semi-rural setting, proximity to recreational offerings, local access to a variety of goods and services, and relative housing affordability are key factors related to Bonney Lake's quality of life.<sup>27</sup>—A recent report identified Bonney Lake as one top ten best place for homeownership in Washington.<sup>28</sup>—The high importance of housing affordability is evident in PSRC's 2014 Puget Sound Travel Study, which clearly identified affordability as the most significant factor influencing where individuals chose to live in the Puget Sound region.~~

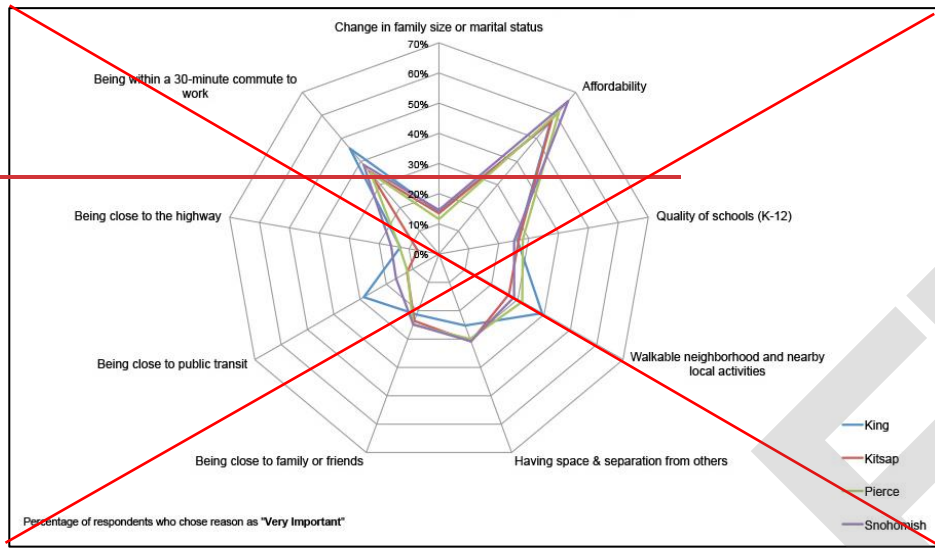


Figure 4-10: Reason for Residential Choice by County<sup>29</sup>

As population gains are the main driver behind Bonney Lake's large retail sector and ultimately its overall economic development, maintaining its high quality of life is an important consideration for future economic development planning. To help maintain and enhance Bonney Lake's quality of life, the following areas are priorities for the City to make continued investments: traffic mobility congestion; recreational amenities including parks and trails; creating some type of a city or civic center; and improving the look and feel of the SR 410 retail corridor<sup>30</sup>

**Goal CDEV-2: Enhance and maintain Bonney Lake's residential quality of life as an economic development strategy, capitalizing on Bonney Lake's affordability, recreational amenities, and scenic resources in order to attract people to live and work within the City.**

*Policy CDEV-2.1: Promote the proximity of Lake Tapps, Crystal Mountain, and Mount Rainier as part of business recruitment and marketing efforts.*

*Policy CDEV-2.2: Maintain and increase City investment in public amenities that contribute to high quality of life for Bonney Lake residents, including parks, public spaces, civic gathering places, sidewalks and streetscapes.*

*Policy CDEV-2.3: Utilize design guidelines to improve the City's physical environment and make the City an attractive destination.*

Policy CDEV-2.4: Develop a system of sidewalks, bicycle lanes and trails to provide pedestrian and bicycle connection between residential neighborhoods, parks, civic gathering spaces and centers.

### 3-22.9 JOB TO HOUSING RATIO

Communities with more individuals living in the community than working in the community are "suburban communities" or "bedroom communities", with the majority of the residents leaving during the day. A high imbalance between the number of individuals living and working in the same community also contributes to increases in commuting times, energy consumption, and the emission of vehicle pollutants, while decreasing opportunities for non-motorized commuting options (walking and bicycling).<sup>31</sup>

Typically, this balance is expressed by a job to housing ratio, which is determined by dividing the total amount of jobs by the total number of housing units in an area. In Washington, employment data is typically derived from the Washington State Employment Security Department which identifies the number of jobs covered by unemployment insurance within a given area. This measurement of employment does not include the armed forces, jobs with the federal government, self-employed workers, and sole proprietors as these jobs are not "covered" by unemployment insurance. Therefore, the actual total amount of employment is higher than the number of "covered" jobs utilized to calculate the ratio.

Due to the number of dual wage-earning households, a reasonable ceiling signifying balance is a job to housing ratio of 1.5. Bonney Lake's job to housing ratio is ~~0.701.35~~, which is ~~lower-greater~~ than the average of Pierce County of ~~0.971.16~~. ~~Since 2014, the City has nearly doubled the housing ratio and is 10% from meeting a job to housing balance.~~

The downside of the jobs to housing ratio is that it does not provide the actual number of individuals that live and work in the same community. Another drawback to the methodology is that it treats all housing units as equal, even though housing units can contain different numbers of workers, consist of retirees, or could be vacant.

Another approach is to evaluate the total number of jobs compared to the size of the civilian labor force living in a community. As this measurement compares the total number of individuals in the labor force to the number of jobs, balance is a one-to-one ratio. Bonney Lake has job to labor force ratio of ~~0.6449~~, which is ~~a little over -nearly half~~ ~~two-thirds~~ of the average for Pierce County of ~~0.980~~.

While both ratios can provide some insights, neither measure<sup>s</sup> can identify the actual number of people who live and work in the same community, as there are a number of variables not taken into consideration: nature of jobs within the area, the skills and education of the residents, and the price of housing.

Based on the U.S Census Bureau's Longitudinal Employer – Household Dynamics (LEHD) data, ~~152~~152% of the labor force in Bonney Lake works and lives within the City.

## 2.10 TAXABLE REVENUES

Key indicators of the economic health and vitality of the jurisdiction's tax bases is the total amount collected and diversity of those taxable revenues.<sup>c</sup> Bonney Lake's total taxable sales in ~~2013~~2021 was ~~156~~131% higher than the average of ~~four~~seven of the comparable cities<sup>d</sup> ~~and similar to Covington's total taxable sales.~~

---

<sup>c</sup> Total taxable revenue is the total revenue collected by a business on which sales taxes are paid. The total sales tax collection is the amount collected by a jurisdiction based on the tax rate multiplied, by the total taxable revenue.

<sup>d</sup> Comparable cities are jurisdictions that similar to Bonney Lake based on six criteria, which looked at the location and makeup of the community and used to provide context for the information. More information on the selection of these cities is in the Introduction Element of Bonney Lake 2035.

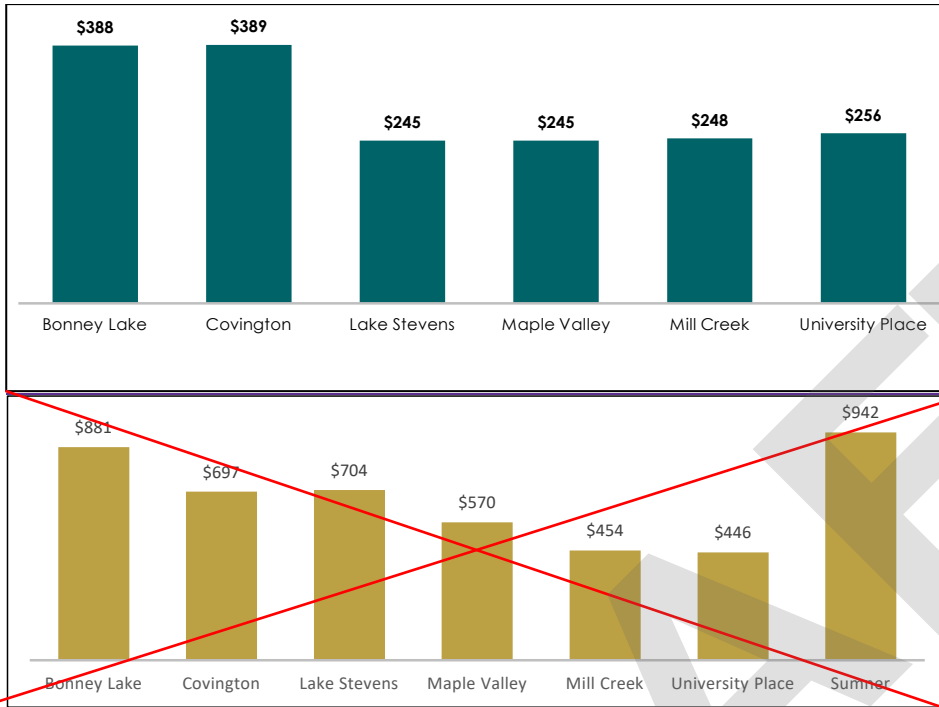


Figure 24-132: Total 2013-21 Taxable Retail Sales for Comparable Cities in Millions

The City's total taxable sales experienced significant growth in between 2003 and 2010, which decreased during the Great Recession and the following three years. In 2018, Bonney Lake's total taxable sales recaptured gains lost during the Great Recession and were 10% higher than pre-recession level, increased 112% from the prior year of 2017. The increase correlates to the increase in commercial development within the Visconsi commercial area and the opening of the Costco Warehouse in 2018.

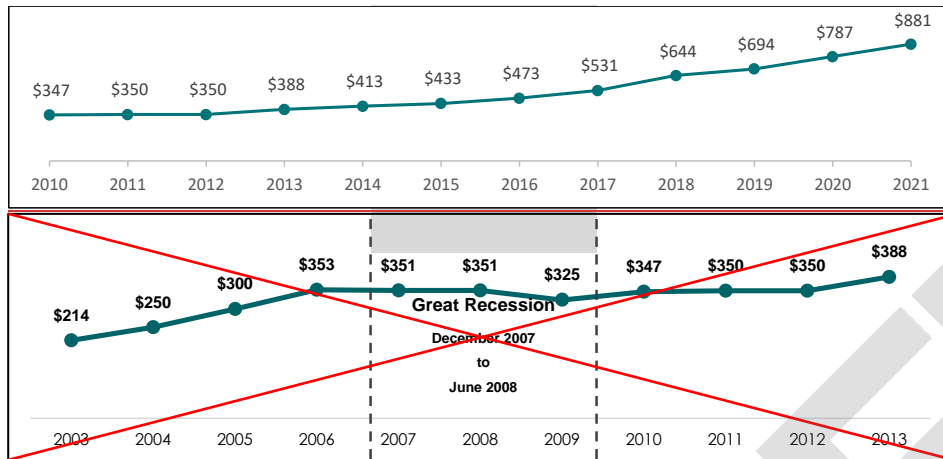


Figure 24-143: Total Taxable Sales in Millions 2003 – 2021<sup>32</sup>

Bonney Lake's current taxable sales are significantly homogenous with retail sales accounting for 78.68% of the total taxable sales within the City, which has decreased 10% since 2014. However, the City's taxable sales have diversified and show increases in all other areas. Professional Services account for 11.0% of the total taxable sales, which has increased 1%, while construction and resource management accounts for 9.16% and has had a growth of 7%. The smallest portion of Bonney Lake's taxable sales come from Manufacturing – Warehousing, Transportation, Utility (WTU); accounting for only 5.3% of the overall sales, which has shown a 2% increase since 2014. Bonney Lake's total retail sales (TRS) is nearly double that of all three of the comparable cities, except for one.

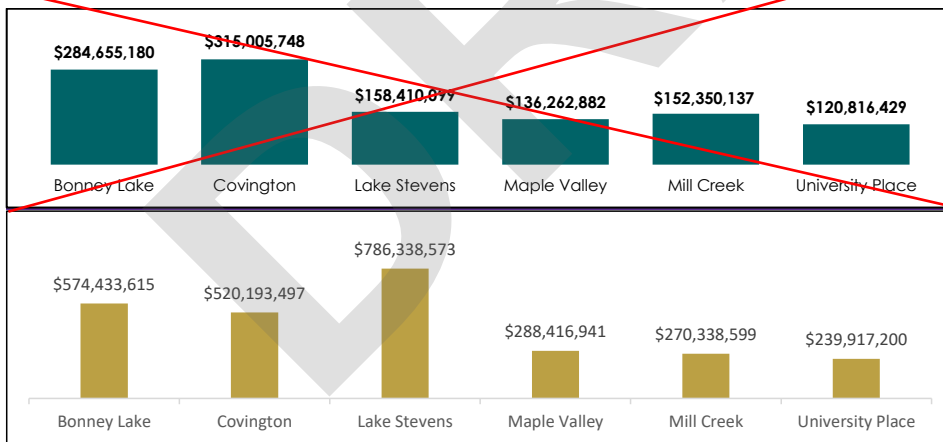


Figure 24-154: 201321 Total Retail Sales<sup>33</sup>

~~This stratified tax base results in a higher TRS per capita, which is more than triple that of three of the comparable cities. However, Bonney Lake's TRS per capita is half of Puyallup's TRS per capita and is about a third less than Sumner's TRS per capita. The primary reason for this discrepancy is the car dealerships located in each of these jurisdictions, which accounts for over a third of Puyallup's TRS and nearly half of Sumner's TRS.~~

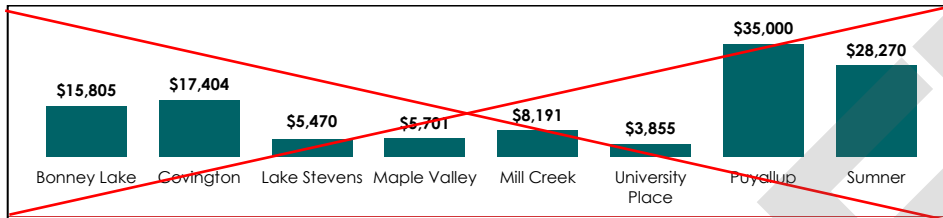


Figure 4-5: 2013 Total Retail Sales Per Capita

## 2.11 RETAIL SURPLUS AND LEAKAGE

Retail demand relates to the volume of retail purchases made by ~~local residents~~ ~~residents~~, whether made in the local trade area or elsewhere. Supply is the volume of retail sales activity actually experienced by local businesses.

In some communities, the volume of sales will outstrip locally generated demand, creating a retail surplus meaning that a community's trade area is capturing the local market plus shoppers not living within the trade area. Having a retail surplus does not necessarily translate into a lack of market share for new retailers as communities can have clusters of destination retail stores that have a geographical appeal larger than the trade area.

When demand outstrips supply, retail sales leakage occurs as local residents travel outside the immediate trade area to shop. Retail leaking can indicate either areas of unmet demand or the presence of strong competitor in a neighboring trade area that dominates and captures that demand. For example, Puyallup and Sumner have a significant number of car dealership that capture the demand from Bonney Lake's trade area, which translates into a retail leakage, but not necessary unmet demand that the City could capitalize on to increase retail sales.

This retail surplus and leakage analysis examines the retail market for the City and the City's trade area to identify possible retail opportunities. The Bonney Lake trade area is larger than the incorporated boundaries of the City and contains approximately



63,100,600 people. The trade area for this analysis is within the geographical area that is within a ten (10) minute drive of the intersection of 192<sup>nd</sup> Avenue East and State Route 410.

The City prepared a leakage index to identify leakages and surpluses for each of the categories of retail, based on North American Industrial Classification System (NAICS). The Washington State Department of Revenue also uses the NAICS to report total retail sales for each category listed below.

By multiplying the population of the trade area and the City by the statewide retail sales per capita average for each NAICS category and then dividing that number by the City's actual retail sales for the same NAICS category, the City was able to calculate a leakage ratio for both the trade area and the City.

In interpreting the ratio in the leakage index, a value of 1.00 indicates equilibrium meaning that the demand and sales are in balance. A value of 0.80 or less means that demand exceeds sales indicating that consumers are leaving the trade area. A value of 1.20 or greater means that sales exceed demands, which indicates that consumers are coming from outside the trade area.

DRAFT

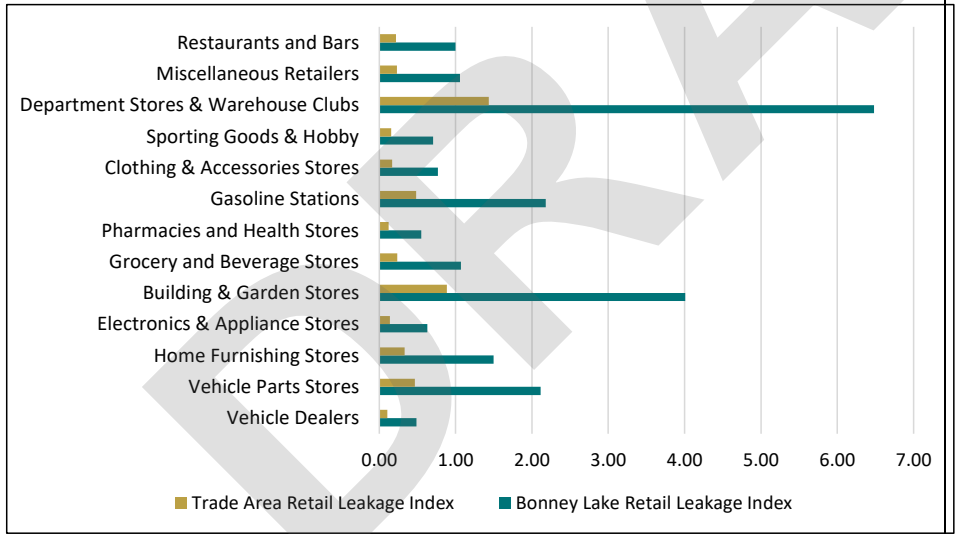
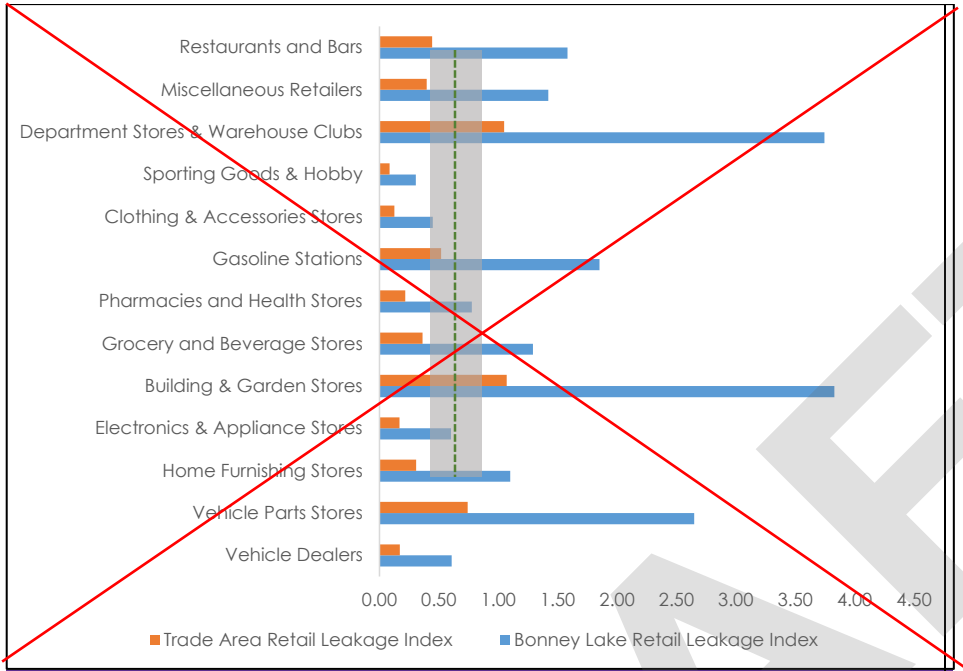


Figure 24-166: Retail Leakage Analysis

3-8-2.12 COMMUNITY HEALTH

The average risk of Bonney Lake residents' rate of ~~A recent report released by the Tacoma/Pierce County Public Health Department indicates that the residents of Bonney Lake have a lower prevalence of coronary heart disease and asthma than the average for Washington and Pierce County; however, the City's residents have other health risk like obesity, diabetes, and asthma have increased since the previous 2011 data and poor mental healthcare~~ at higher rates than the averages for ~~Washington~~Pierce County. However, Bonney Lake residents' have seen a decrease of coronary heart disease and is a third lower than the average for Pierce County.

Commented [MB2]: Primary Care Provider Shortage

~~These health risks are likely related to community design choices that have not always facilitated walkability or the preservation of green open spaces. The promotion of public health was one of the original and explicit goals of zoning and land use planning when U.S. Supreme Court in 1926 ruled that zoning was an appropriate use of a city's police powers and was not a constitutional taking in Euclid v. Ambler Realty.<sup>34</sup>~~

RISK	2020 PIERCE COUNTY	2011 BONNEY LAKE	2020 BONNEY LAKE
Obesity (Adults)	<del>28.9</del> <u>30.8</u> %	27.4%	<u>36.5</u> %
Coronary Heart Disease (Adults)	<del>3.9</del> 8%	2.5%	<u>2.4</u> %
Asthma (Adults)	<del>16</del> <u>15.4</u> %	14.0%	<u>17.5</u> %
Diabetes (Adults)	<del>10.1</del> <u>8.2</u> %	8.2%	<u>10.8</u> %
<del>u</del> Poor Mental Health Days (Adults)	11.0%	11.0%	
<del>Motor Vehicle Mortality (per 100,000)</del>	<del>6.8</del> 8%	<del>7.2</del> 2%	

Table 2-43: Bonney Lake Health Risk<sup>35</sup>

~~These health risks are likely related to community design choices that have not always facilitate walkability or the preservation of green open spaces. The promotion of public health was one of the original and explicit goals of zoning and land use planning when U.S. Supreme Court in 1926 ruled that zoning was an appropriate use of a city's police powers and was not a constitutional taking in Euclid v. Ambler Realty.<sup>34</sup>~~

Commented [MB3]: Child Care Desert

Bonney Lake's second largest population is within Generation Alpha and are children 14 years and younger. This population makes up 21% of Bonney Lake's population and is continuing to increase. Bonney Lake has twelve childcare facilities with varying capacities, including the childcare facilities provided by the Sumner-Bonney Lake School District. Bonney Lake has a deficit of childcare facilities, which drives residents to seek childcare further from their residence, outside the City.

**Goal CD-3: Improve access and opportunities to enhance improve the health of all Bonney Lake residents while reducing the negative factors that reduce their well-being.**

*Policy CD-3.1: Reduce the negative health effects of air, noise and light pollution through regulation and environmental strategies.*

*Policy CD-3.2: Improve walkability and promote active nonmotorized forms of transportation to improve public health and minimize environmental impacts.*

*Policy CD-3.3: Increase access to healthy food for all Bonney Lake residents by encouraging and supporting healthy food retail and partnerships with the local food bank.*

*Policy CD-3.4: Enhance access to quality childcare through programs that are compatible with households' economic resources and supported by public and private resources.*

## 4.3. POTENTIAL ANNEXATION AREAS

The GMA requires that counties coordinate with cities to establish urban growth areas (UGA), which are lands that are, or can be, developed to urban densities with urban services. Only Pierce County can officially designate a UGA, which is generally associated with a particular city representing the area that maybe annex. The UGA must be of sufficient size to accommodate the county's population growth for the succeeding twenty-year period. Pierce County has officially identified ~~four~~ two Potential Annexation Areas (PAA) for the City:

- 1. ~~Lakeridge PAA:~~ The ~~Lakeridge PAA only includes the Lakeridge Middle School and is located on the City's northwestern boundary and Meyers Road.~~ **Victor Falls/Country Highlands PAA:** The Victor Falls/Country Highlands PAA includes the Victor Falls Terrace subdivision and the area bounded by the City on the west and the north, 198th Avenue East on the west, and Rhodes Lake Rd E on the south. The PAA contains approximately 112.84 acres. The PAA and the City of**

Bonney Lake share a common boundary of sixty percent (60%); therefore, the City ~~is pursuing~~would pursue annexation of the area pursuant to RCW 35A.14.460.

~~2. Country Highlands PAA: The Country Highlands PAA is bounded by the City on the west and the north, 198th Avenue East on the west, and Rhodes Lake Rd E on the south. It contains approximately 64.62 acres. The PAA and the City of Bonney Lake share a common boundary of sixty three percent (63%); therefore, the City is pursuing annexation of the area pursuant to RCW 35A.14.460.~~

~~3.2. Ponderosa Estates/Wilderness Ridge PAA: The area is bounded by the City limits on the west and the north, 214th Avenue East on the east, and 112th St. E on the south containing approximately 289.45 acres. The PAA and the City of Bonney Lake share a common boundary of sixty-nine percent (69%); therefore, the City is pursuing would pursue annexation of the area pursuant to RCW 35A.14.460.~~

In addition to these ~~two~~four PAAs, the City is also evaluating the possible of adding ~~five~~three other areas to the BLUGA as PAA's. Some of the areas are currently within the Comprehensive Urban Growth Area (CUGA) established by Pierce County and others are outside of the CUGA, but all were identified for inclusion in the BLUGA in the Comprehensive Plan Update and Draft Environmental Impact Statement Bonney Lake Washington (July 1, 1994). The intent of adding the following areas to the CUGA is not to perpetuate the conversion of rural lands into urban lands, but to ensure that areas already "characterized by urban growth" as defined by Countywide Planning Policy (CPP) UGA-3.6 are included in the CUGA boundary as Potential Annexation Area for the City:

**A. 214th Avenue:** This area is bounded by the existing city limits on the north, west, and south, and by 214th Avenue East on the east, containing approximately 29 acres. Nearly half of this PAA is covered with wetlands and designated ~~ARL Rural-10. The City would designate the ARL area as Open Space Conservancy and zone it as RC 5 to preserve the resources lands. Utilizing Pierce County's buildable lands methodology, this area would increase the urban growth capacity by 22 housing units.~~ The primary intent of this expansion would be to establish a regular boundary between the City and rural Pierce County. This area would only be added to the Urban Growth Area following a reduction somewhere else in the Pierce County Urban Growth area so that there is no net gain in the overall capacity of the CUGA.

Commented [MB4]: Is this statement still true?

**B. 96th Avenue:** This area is bounded by 214th Avenue East on the west, 96th Street East on the north, ~~234th-233rd~~ Avenue East on the east, and the existing City boundaries on the south. It contains approximately ~~781~~ acres. The area currently has a residential density of ~~1,310.41~~ housing units per acre. Utilizing Pierce County's buildable lands methodology, this area would increase the urban

growth capacity by ~~78-93~~ housing units and ~~29+6~~ jobs. The intent of this expansion would be to establish a regular boundary between the City and rural Pierce County. This area would only be added to the Urban Growth Area following a reduction somewhere else in the Pierce County Urban Growth area so that there is no net gain in the overall capacity of the County's Urban Growth Area.

**C. Entwhistle:** This area is bounded by 214<sup>th</sup> Avenue East on the west, the City boundaries on the north, 234<sup>th</sup> Avenue East on the east, and Entwhistle Road on the south. It contains approximately 97 acres. The area currently has a residential density of 1.55 housing units per acre. Utilizing Pierce County's buildable lands methodology, this area would increase the urban growth capacity by 55 housing units and 25 jobs. The primary intent is to establish a regular boundary between the City and rural Pierce County. This area would only be added to the Urban Growth Area following a reduction somewhere else in the Pierce County Urban Growth area so that there is no net gain in the overall capacity of the County's Urban Growth Area.

**Commented [MB5]:** Jason: Will need to update this info. Need to circle back.

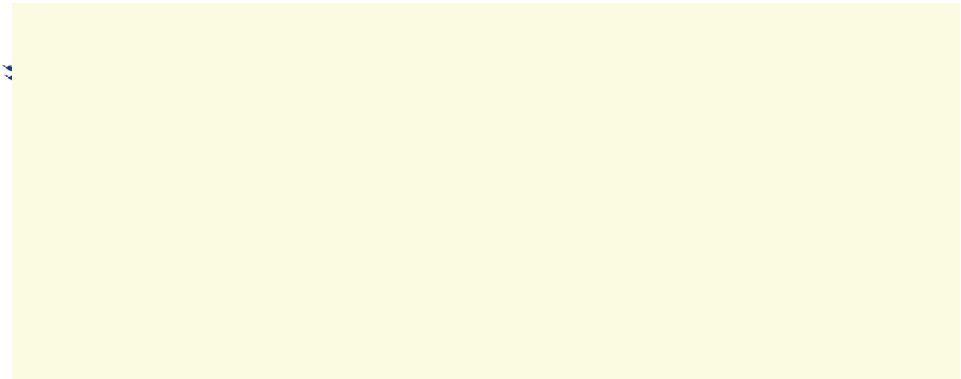
~~**D. Rhododendron Park:** This area is bounded by the 198<sup>th</sup> Avenue East corridor on the west, 214<sup>th</sup> Avenue East on the east, 112<sup>th</sup> Street East on the north, and the Tehaleh Employment Based Community on the south. The area includes approximately 1,859 acres of which 465 acres are currently part of the proposed Plateau 465 development at the southern end of the area. This area is located within the CUGA, but has not been officially identified as a PAA for the City.~~

~~**E. Tehaleh:** This area is in the unaffiliated portion of the CUGA directly south of the Rhododendron Park area containing 5,103 acres. The Tehaleh Employment Based Community, a master planned community intended to provide a range of employment, residential, and recreational opportunities, encompass 4,719 acres within the PAA. The Tehaleh project is planned to be developed in three phases to accommodate 6,437 dwelling units with a population of approximately 18,088 and 3.9 million square feet of employment facilities.~~

If all of the areas above currently outside the CUGA were added as PPAAs for the City, the overall capacity of the CUGA would be increased by 155 residential units and 241 jobs. During the process of working with Pierce County to add these areas to the CUGA, the City would work with Pierce County to identify other areas within the CUGA that still retain a rural character and which 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.

**Commented [MB6]:** Update.

The City expects to enter into Joint Planning Agreements prior to the official expansion of the BLUGA by Pierce County.



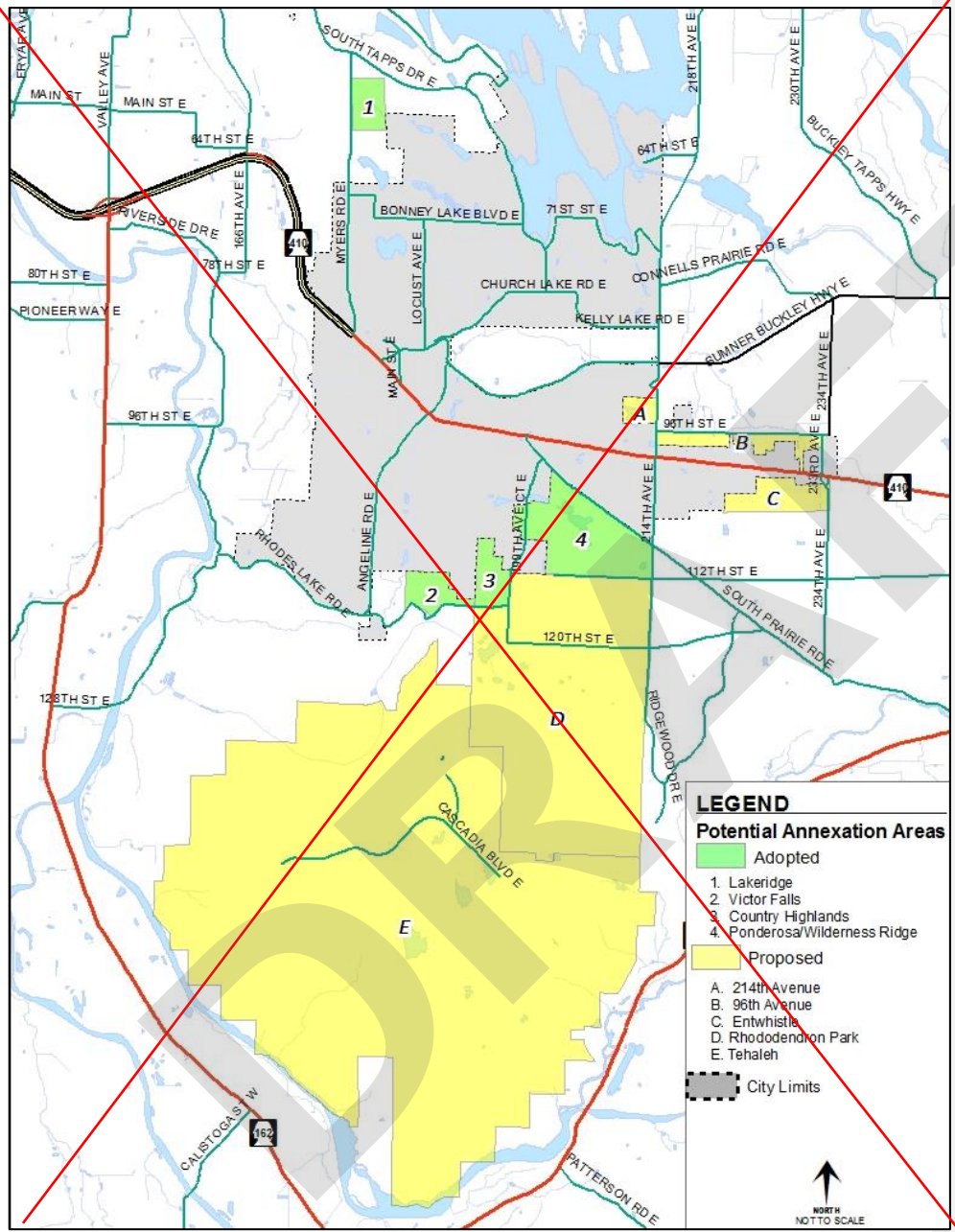
**Goal CD-41:** *Ensure that development in the City's potential annexation area is accompanied by adequate urban services and facilities; reduces sprawl; implements the Growth Management Act, Vision 20540's Multi-Countywide Planning Policies for Pierce County's Planning Policies, and the Bonney Lake Comprehensive Plan; and protects designated rural areas.*

Policy CD-41.1: Review proposed annexations for their timeliness, the City's ability to provide them with urban services, and the costs and revenues that the City would likely incur. The City may refuse annexations in which public facilities are below the City's level of service standard.

Policy CD-41.2: The City shall actively pursue joint planning agreements with Pierce County to ensure that all development within Bonney Lake's PAA ~~areas~~ built to mutually agreed upon standards. These agreements should cover a wide range of areas, including, but not limited to, development standards, collection of impact fees, annexations, urban service provision and land use, transportation, parks, and capital facilities planning.

Policy CD-1.3: Consult affected ~~citizens~~residents, cities, special purpose districts, ~~tribes~~, and other parties prior to final approval of any annexation.

Policy CD-1.4: 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 Section will be reviewed at a later date.

## 9. PROPERTY RIGHTS

The Fifth Amendment to the United States Constitution provides that private property shall not be taken for public use without just compensation. Article 1, section 16 of the Washington State Constitution provides that “[n]o private property shall be taken except for public purposes within its constitutional authority and only upon payment of just compensation.”

This Section will be reviewed at a later date.

The Washington Growth Management Act (GMA) plays a significant role in balancing property rights with the state's goals for sustainable development, efficient land use, and environmental protection. The GMA recognizes that property owners have the right to use and develop their land in accordance with applicable zoning and land use regulations, subject to certain limitations to protect public health, safety, and welfare. While property rights are respected, the GMA recognizes that land use decisions have broader implications for the public interest, including the need to manage growth, protect natural resources, and promote livable communities. Local governments are required to balance the interests of property owners with the goals of the GMA.

To help local jurisdictions avoid violating property rights, the State published the State of Washington, Attorney General's Recommended Process for Evaluation of Proposed Regulatory or Administrative actions to Avoid Unconstitutional Takings of Private Property." In it, the Attorney General states that, "Government has the authority and responsibility to protect the public health, safety, and welfare. This is an inherent attribute of sovereignty. Pursuant to this authority, the government may properly regulate or limit the use of property. Accordingly, government may abate public nuisances, terminate illegal activity, and establish building codes, safety standards, or sanitary requirements. The government may limit the use of property through land use planning, zoning ordinances, setback requirements, and environmental regulations.

"The government may also establish conditions or requirements for potential uses of property which may have adverse impacts. Conditions may include the granting of easements or donation of property for public use.

"Most comprehensive land use regulation does not, in itself, constitute a taking of property. Zoning and other comprehensive regulations are a legitimate exercise of the government's police power. The regulation, however, must advance a legitimate public interest and not deprive the owner of all economic or beneficial use of the property. Also, a regulation which destroys a fundamental property right, such as the right to possess, exclude others from, or dispose of property, could, on its face, constitute a taking."

**Goal CD-11: Protect the property rights of landowners.**

Policy CD-11.1: All private property and private property rights of Bonney Lake residents shall be fully protected under the Fifth and Fourteenth Amendments of the United States Constitution and the United States Civil Rights Act.

Policy CD-11.2: Balance the responsibility to protect the community from the impacts associated with new residential and commercial development with the responsibility to protect property rights.

Policy CD-11.~~32~~: Build into the regulatory framework procedures for avoiding takings, such as variances or exemptions.

Policy CD-11.~~43~~: Continue ~~working to work~~ to streamline the permitting process utilizing LEAN principals in order to efficiently process permit applications.

Policy CD-11.5: Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

**Goal CD-12: Provide property owners the opportunity to participate in local decision-making when the decisions affect their lives and property.**

Policy CD-12.1: The following rights shall be considered in decision-making: (1) The right of a property owner to physically possess and control their interests in property, including easements, leases, or mineral rights. (2) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances. (3) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property. (4) The right of a property owner to dispose of his or her property through sale or gift.

Policy CD-12.2: Persons that are affected by proposed land use and zoning decisions have the right to notice of public hearing(s) and the right to present testimony and evidence at public hearing(s) involving land use and zoning decisions of the City. The City will ensure that its land development regulations provide adequate public notice of proposed changes to the comprehensive plan, zoning and land development regulations to afford affected persons with sufficient time to become informed and participate in the decision-making process. The City will consider implementing and maintaining processes to better inform the public of proposed changes to the comprehensive plan, zoning, and land development regulations

This Section will be reviewed at a later date.

<b>Section</b>	<b>Page Number</b>	<b>Text Change</b>	<b>Reasoning for Changes</b>
<b>1. Introduction</b>	2-1, 2-2	Various updates.	Updating section to include economic development within the community development chapter of the comprehensive plan.
N/A	2-3	Deletion of Community Development Vision.	The vision was removed due to the Comprehensive Plan having one vision outlined in the Introduction Element, which will be brought to commission/council at a later date.
<b>2.1 Population</b>	2-3, 2-4, 2-5, 2-6	Various updates.	The text was updated to represent current data.
Figure 2-1: Population Growth	2-4	Updated chart.	The chart was updated to represent current data.
Figure 2-2: Bonney Lake Resident's Ages	2-5	Updated chart.	The chart was updated to represent current data.
Figure 2-3: Bonney Lake's Generational Makeup	2-6	Updated chart.	The chart was updated to represent current data.
<b>2.2 Ethnicity</b>	2-7	Various updates.	The text was updated to represent current data.
<b>2.3 Educational Attainment</b>	2-7	Various updates.	The text was updated to represent current data.
Figure 2-4: Educational Attainment	2-7	Updated chart.	The chart was updated to represent current data.
<b>2.4 Income and Lifestyle</b>	2-8	Various updates.	The text was updated to represent current data.
Figure 2-5: Bonney Lake Incomes	2-8	Updated chart.	The chart was updated to represent current data.
Table 2-1: 2020 Federal Household Poverty Levels	2-8	Updated table.	The table was updated to represent current data.
<b>2.5 Land Use</b>	2-9, 2-10, 2-11	Various updates.	The text was updated to represent current data.
Table 2-2: Bonney Lake's Land Uses	2-9, 2-10	Updated table.	The table was updated to represent current data.
<b>2.6 Housing Stock</b>	2-11, 2-12, 2-13, 2-14	Various updates.	The text was updated to represent current data.
Figure 2-6: Attached Housing Stock Mixture	2-12	Updated chart.	The chart was updated to represent current data.

Figure 2-7: Housing Unit Age	2-13	Updated chart.	The chart was updated to represent current data.
Figure 2-8: Bonney Lake Home Value	2-14	Updated chart.	The chart was updated to represent current data.
Figure 2-9: Housing Unit Rents	2-15	Updated chart.	The chart was updated to represent current data.
<b>2.7 Job Base and Wages</b>	2-15, 2-16, 2-17	Addition of “Job Base and Wages”.	Previously, “Job Base and Wages” was in the Economic Development chapter. As part of the merge of Economic Development and Community Development, the “Job Base and Wages” was moved to section 2.7 of the Community Development Element. Additionally, the text was updated to represent current data.
Figure 2-10: Bonney Lake Wages	2-16	Updated chart.	The chart was updated to represent current data.
<b>2.8 Resident Occupations</b>	2-17, 2-18, 2-19, 2-20, 2-21, 2-22	Addition of “Resident Occupations”.	Previously, “Resident Occupations” was in the Economic Development chapter. As part of the merge of Economic Development and Community Development, the “Resident Occupations” was moved to section 2.8 of the Community Development Element. Additionally, the text was updated to represent current data.
Table 2-3: Resident Employment Percentage by NAICS Sector	2-18, 2-19	Updated table.	The table was updated to represent current data.
Figure 2-11: Employment Industry for Commuting Bonney Lake Residents	2-20	Updated chart.	The chart was updated to represent current data.
Figure 2-12: Annual Individual Job Salary for Commuting Bonney Lake Residents	2-20	Updated chart.	The chart was updated to represent current data.
<b>2.9 Job to Housing Ratio</b>	2-22, 2-23	Various updates.	The text was updated to represent current data.
<b>2.10 Taxable Revenue</b>	2-23, 2-24	Addition of “Taxable Revenue”.	Previously, “Taxable Revenue” was in the Economic Development chapter. As part of the merge of Economic Development and

			Community Development, the “Taxable Revenue” was moved to section 2.10 of the Community Development Element. Additionally, the text was updated to represent current data.
Figure 2-13: Total 2021 Taxable Retail Sales for Comparable Cities in Millions	2-23	Updated chart.	The chart was updated to represent current data.
Figure 2-14: Total Taxable Retail Sales in Millions 2010-2021	2-24	Updated chart.	The chart was updated to represent current data.
Figure 2-15: 2021 Total Retail Sales	2-24	Updated chart.	The chart was updated to represent current data.
Total Retail Sales per Capita and table	2-24	Section deletion.	The section was deleted.
<b>2.11 Retail Surplus and Leakage</b>	2-25, 2-26	Addition of “Retail Surplus and Retail Leakage”.	Previously, “Retail Surplus and Retail Leakage” was in the Economic Development chapter. As part of the merge of Economic Development and Community Development, the “Retail Surplus and Retail Leakage” was moved to section 2.11 of the Community Development Element. Additionally, the text was updated to represent current data.
Figure 2-17: Retail Leakage Analysis	2-26	Updated chart.	The chart was updated to represent current data.
<b>2.12 Community Health</b>	2-26, 2-27	Various updates.	The text was updated to represent current data.
Table 2-4: Bonney Lake Health Risk	2-27	Updated chart.	The chart was updated to represent current data.
<b>3. Potential Annexation Areas</b>	2-27, 2-28, 2-29, 2-30, 2-31, 2-32	Various updates.	The text was edited to reflect the current potential annexation areas. Additionally, the text was updated to represent current data.
Figure 3-1: Potential Annexation Areas	2-31	Updated map.	Map was updated to reflect the current potential annexation areas.
<b>9. Property Rights</b>	2-62, 2-63	Various updates.	The text was updated to reflect current data and update grammar.