

CHAPTER 3

LAND USE AND POPULATION



Panorama Heights

INTRODUCTION

The City of Bonney Lake's (City) *Comprehensive Plan, (Bonney Lake 2035)*, was adopted by the City Council on June 30, 2015. The plan was developed to meet the requirements of the State of Washington Growth Management Act (GMA), the Multi-County Planning Policies (MPPs) in VISION 2040, and the County-wide Planning Policies for Pierce County (County). The GMA requires, among other things, consistency between land use and utility plans and their implementation.

This chapter demonstrates the compatibility of this Water System Plan (WSP) with other plans, identifies the designated land uses within the City's water service area (WSA), and identifies population projections within the City's planning area.

COMPATIBILITY WITH OTHER PLANS

Introduction

Currently, the City's WSA includes areas that fall under the land use planning efforts of other jurisdictions, such as the Cities of Sumner and Auburn, as well as the County. To ensure that the WSP is consistent with the land use policies of all agencies involved, the following planning documents were examined.

- Growth Management Act
- Bonney Lake 2035
- City of Auburn *Comprehensive Plan*
- City of Sumner *Comprehensive Plan*
- Pierce County *Comprehensive Plan*
- Pierce County *Coordinated Water System Plan (PC-CWSP)*

Growth Management Act

The State of Washington GMA of 1990, and its 1991 and 1993 amendments, defined four goals relevant to this WSP.

1. Growth and services should be in urban areas.
2. There should be consistency between land use and utility plans and their implementation.
3. There should be concurrency of growth with public facilities and services.
4. Critical areas should be designated and protected.

Urban Growth Area

The GMA requires that the County and City cooperate in designating an Urban Growth Area (UGA), or as it is labeled today a Potential Annexation Area (PAA). As part of the development of its comprehensive plan, the County designated its UGA and identified PAAs for cities. The cities only have the ability to annex areas within their PAA. Currently, the City's WSA includes PAAs for the Cities of Sumner and Auburn, portions of the County's Comprehensive Urban Growth Area (CUGA), and portions of the County.

Consistency

The GMA requires planning consistency from two perspectives. First, it requires consistency of plans among jurisdictions. This means that plans and policies of the City and the County must be

consistent (Revised Code of Washington (RCW) 36.70A.100). Second, the GMA requires that the implementation of the WSP be consistent with the comprehensive plan (RCW 36.70A.120).

Concurrency

Concurrency means that adequate public facilities and services must be provided at the time growth occurs, which is defined as being within a 6-year timeframe. For example, growth should not occur where schools, roads, and other public facilities are overloaded. Concurrency ensures that public dollars are used efficiently and that quality of life is preserved. To achieve this objective, the GMA directs growth to areas already served, or readily served, by public facilities and services (RCW 36.70A.110). It also requires that when public facilities and services cannot be maintained at an acceptable level of service, new developments should be prohibited (RCW 36.70A.100).

Critical Areas

The GMA requires that critical areas be designated and protected. Critical areas include fish and wildlife habitat, flood zones, aquifer recharge areas, streams, creeks, rivers, lakes, wetlands, and other surface water, and geologic hazard areas such as steep slopes and liquefaction zones. **Appendix A – SEPA Checklist** contains a State Environmental Policy Act (SEPA) checklist that addresses other environmental concerns.

Pierce County Coordinated Water System Plan

The purpose of the PC-CWSP is to assist water utilities in the County with establishing an effective process for planning and developing of public water systems, and restricting the proliferation of small public water systems. The PC-CWSP accomplishes this by establishing future service area boundaries, minimum design standards, service review procedures, appeals procedures, long-term regional water supply strategies, water conservation program and goals, and the satellite system management program. As can be seen in the following sections of this WSP, the City has established policies, design criteria, and goals that meet or exceed the requirements and goals of the PC-CWSP.

LAND USE

The City limits currently encompass an area of approximately 5,112 acres. The City's existing PAA encompasses an additional 157 acres outside of the current City limits. The WSA is significantly larger than the combined area of the City and its PAA, with 16,712 total acres. Historically, only the City's and the County's zoning and land use designations have governed land uses within the WSA. However, over the last 20 years, annexations and new PAA designations have extended the City of Auburn's and the City of Sumner's land use interests into Bonney Lake's WSA. Currently, 7 percent and 6 percent of the City's WSA is now under the land use planning of the Cities of Auburn and Sumner, respectively.

The Existing Land Use Map, **Figure 4 – City and County Land Use**, shows the existing land uses for the WSA. Future land use designations from Bonney Lake, Auburn, Sumner, and the County were used in evaluating growth projections for this WSP. Land use maps for each of these agencies are included in **Appendix T – Land Use Figures**. Land use maps were used to identify current land uses, potential land, vacant land, and underdeveloped land. Zoning maps and classifications were used to evaluate growth projections based on potential developments of developable land. Also included in **Appendix T – Land Use Figures** is a composite City of Bonney Lake sewer and water service area figure.

City of Bonney Lake

The Community Development Element of *Bonney Lake 2035* is the City's vision of how growth and development should occur over a 20-year horizon. While the Community Development Element goals and policies set forth general standards for locating land uses, the *Bonney Lake 2035* Future Land Use map indicates geographically where certain types of uses may be appropriate. The Future Land Use map is a blueprint for developing of an area, whereas the zoning code is the regulatory means for implementing development.

The Community Development Element articulates many of the same goals and concerns of the GMA. Like the GMA, the Community Development Element seeks to accommodate growth while preserving the City's character, protecting the environmentally sensitive areas, and developing a strong local and vital economy. The Community Facilities and Services Element ensures that new development will be adequately serviced without compromising existing levels of service.

The City is planning for a population of 34,694 by 2040 with 12,364 housing units.

City of Auburn

As of 2018, the City of Auburn has annexed approximately 735 acres of Bonney Lake's WSA. The City of Auburn has a land area of 14,956 acres; therefore, Bonney Lake serves approximately 4.9 percent of Auburn's land area. Most of the land use within this annexation is governed by a Planned Unit Development known as Lakeland Hills South. In addition, Auburn has approximately 138 acres of future annexation areas within Bonney Lake's WSA. Most of this PAA is designated for single-family residential development.

City of Sumner

As of 2018, the City of Sumner has annexed approximately 142 acres of Bonney Lake's WSA in three distinct areas. The City of Sumner has a land area of 4,608 acres; therefore, Bonney Lake serves approximately 3 percent of Sumner's land area. While none of these annexation areas currently have any developments requiring water from the City, they have the potential to develop into low density residential and urban village uses. In addition, Sumner has approximately 664 acres of designated PAA within Bonney Lake's WSA. Most of this PAA is designated for single-family residential development.

Pierce County

The Pierce County *Comprehensive Plan* designates land use for unincorporated Pierce County, including many portions of the City's WSA. The Pierce County *Comprehensive Plan* was developed in response to the requirements of the Washington State GMA. The WSP integrates citizen ideas, concerns, and preferences into statements of how the County should be developed, what development regulations should accomplish, what facility and service levels are needed, and how publicly funded improvements should support these objectives. The *Comprehensive Plan* is codified as Title 19A of the Pierce County Code

The areas nearest the Bonney Lake City limits have the following designations.

- *Moderate Density Single-Family – Four dwelling units per acre without sewer or six dwelling units per acre with sewer.*
- *Reserve 5 – One dwelling unit per 5 acres.*
- *Rural 10 – One dwelling unit per 10 acres.*
- *Agricultural Resource Land – One dwelling unit per 10 acres.*
- *Master Planned Community – Planned Unit Development known as Lakeland Hills South currently under City of Auburn planning efforts.*

The areas to the west and north of the Bonney Lake City limits are primarily zoned as Rural 10 with Agricultural Resource Land. East of the City limits are areas zoned with Reserve 5, Rural 10, and Agricultural Resource Land. The area south of the City limits is Reserve 5 and Moderate Density Single-Family.

POPULATION

Existing and Future Population

The total population within the incorporated boundaries of the City as of April 1, 2015, was 19,490 according to the Washington State Office of Financial Management (OFM), making the City the fifth most populous city in the County. The City has experienced rapid population growth over the last 65 years due to extensive single-family residential development and annexations.

The total population within the incorporated boundaries of the City near the end of 2018 was approximately 19,562.

The City had an annual average growth rate of 2.1 percent over the 30-year period from 1980 to 2010 (excluding growth due to annexations). The population of the City is predominately younger, with three-quarters of the City's population under the age of 50. The largest segment of the City's population is between the ages of 30 and 49, which represents over one-third of the total.

Based on the 3.3 percent growth rate, the City will likely add approximately 12,000 people in the next ten years.

Current zoning maximum of the WSA is not expected to occur in the 20-year planning period.

Table 3-1 – Population Trends and Projections illustrates the historical population growth since 1990 and the projected future growth for the City and WSA. The historical population data shown in the table represents the population within the established City limits for each year; whereas, the projected population data is based on growth estimates both inside the current City limits and within the existing PAA. These population forecasts are based on recently updated Puget Sound Regional Council (PSRC) data for the portions of the Forecast Analysis Zones (FAZ Nos 805 and 806) that are within the City's WSA.

Household Trends

According to the City's 2014 Office of Financial Management (OFM) rate estimates, persons per household is 2.895075. The City's data are based on OFM projections. The average household size in unincorporated Pierce County was 2.62 persons per household in 2010.

The City's residential community is comprised largely of single-family residences. As of 2014, the City has a total of 6,759 housing units with an average occupancy rate of 0.943 percent. Approximately 83 percent of the housing units consists of detached single-family residences. The other percentage is made up of townhomes (attached single-family homes), duplexes, triplexes/four-plexes, apartments, and mobile homes.

The 6,759 housing units were based upon the April 2014 OFM population data.

**Table 3-1
Population Trends and Projections**

Year	Inside Bonney Lake City Limits	Outside Bonney Lake City Limits	Total WSA
Historical			
1990	7,876	7,738	15,614
1995	8,899	9,593	18,492
2000	9,980	12,387	22,367
2005	15,230	16,044	31,274
2010	17,385	18,092	35,477
2014	18,689	19,320	38,009
2018	19,562	19,235	38,797
Projected			
2029	27,817	27,352	55,169
2035	31,568	31,040	62,608
2040	34,694	34,114	68,808
NOTE:			
The historical populations shown under "Inside Bonney Lake" include only the population within the City limits and do not include any population within the current PAA. However, the projected populations shown under "Inside Bonney Lake" include population within the current City limits, existing PAA, and proposed PAA.			