

**ORDINANCE NO. 1408**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, ESTABLISHING PRE-ANNEXATION PLANNING AND ZONING FOR THE COMPREHENSIVE URBAN GROWTH AREA TO THE SOUTH OF THE CITY LIMITS.**

**WHEREAS**, RCW 35A.14.330 and .340 gives cities authority to establish pre-annexation land-use planning and zoning for areas that the city reasonably expects to annex in the future; and

**WHEREAS**, on August 10, 2010 the City Council passed Resolution 2065 declaring a proposed annexation of the southern CUGA area adjacent to the City, including an area known as "Plateau 465"; and

**WHEREAS**, the City Council has held two public hearings at least thirty days apart, on November 1, 2011 and December 6, 2011 respectively, and has published notice of the time and place of these hearings in the newspaper of general circulation within the City and the area intended to be annexed; and

**WHEREAS**, the Planning Commission has evaluated the appropriate pre-annexation planning and zoning for the area as part of its work plan; and

**WHEREAS**, at the September 7, 2011 Planning Commission meeting the Planning Commission recommended the following:

1. That the City Council add a Comprehensive Plan Land Use Designation titled "Planned Community District" and develop zoning regulations consistent with this designation; and
2. That the City Council pre-assign the Planned Community District land use designation and zoning to the property formerly known as Plateau 465; and
3. That the City Council pre-assign the Public Facilities land use designation and zoning to the property known as the Proposed Regional Park; and
4. That the City Council pre-assign that portion of tax parcel 0519032003 currently in Pierce County with the Midtown Core Land Use Designation and Zoning.
5. That the City Council pre-assign the remainder of the proposed annexation area with the Land Use Designation and Zoning of Medium Density Residential (R-2); and

**WHEREAS**, SEPA has been complied with via a Determination of Non-Significance issued on September 7, 2011; and

**WHEREAS**, RCW 36.70A.106 requiring a 60 day review by the Washington State Department of Commerce has been complied with.

**WHEREAS**, this is one of six Comprehensive Plan amendments concurrently coming before the City Council; and

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

**WHEREAS**, these criteria have been met.

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

**Section 1.** Figure 3-5 of the Land Use Element of the City’s Comprehensive Plan is amended as follows:

**FUTURE LAND USE**

The Future Land Use Plan (Figure 3-4) depicts the future land uses. Designations are based largely on existing land use and zoning, former comprehensive plan designation, and physical constraints. The maps in the Natural Environment Element depict areas with physical constraints. Following are Bonney Lake’s land use designations together with their intended purposes, densities, implementing zones, and acreages.

<b>Figure 3-5 Future Land Uses</b>				
<b>Designations</b>	<b>Intent and density at build-out</b>	<b>Implementing zone</b>	<b>Acres So Designated on Figure 3-4</b>	<b>% of Area of City</b>
<b>Single-family Residential</b>	Single-family neighborhoods. Undeveloped lands will be platted at 4-5 units per net acre (critical areas, streets, stormwater ponds, etc. netted out).	R-1	2,586	52%
<b>Medium-Density</b>	Neighborhoods of various housing types, with	R-2	613	12%

<b>Residential</b>	overall single-family character, five to nine units per acre.			
<b>High-Density Residential</b>	Apartments or condominiums, up to 20 units per acre.	R-3	86	2%
<b>Neighborhood Commercial</b>	Commercial and service uses compatible with neighborhoods and principally oriented to serve adjacent residential areas and neighborhoods	C-1	2.91	.06%
<b>Commercial</b>	Sales and services, serving a large market area, with optional residential units. Pedestrian-oriented Downtown.	C, Commercial	260	5%
<b>Commercial &amp; Light Industrial</b>	Highway-oriented commerce, warehousing, and light industry serving a large market area.	C-2/C-3, Combined retail commercial, warehousing and light manufacturing	286	6%
<b>Mixed Use</b>	Mixed commercial, multi-family residential, and office. Pedestrian-oriented.	Downtown Mixed	15	.3%
<b>Retail Mixed Use</b>	Commercial on the ground floor, multi-family residential and office on all other floors. Pedestrian oriented.	Downtown Core	9	.2%
<b>Conservation/ Open Space</b>	Open space, natural resource production lands, and environmentally sensitive areas.	RC-5, residential/conservation and other zones	729	15%
<b>Fennel Creek Corridor</b>	Preservation of this environmentally sensitive corridor in its natural state.	RC-5, residential/conservation and other zones	278	6%
<b>Public Facilities</b>	Public and quasi-public facilities that provide educational, governmental, and cultural services.	PF Public Facilities	146	3%
<b><u>Planned Community</u></b>	<u>Mixed commercial and residential planned community.</u>	<u>PCD Planned Community District</u>	<u>560</u>	<u>___</u> %

**Section 2.** The City Comprehensive Plan’s Future Land Use Map (Figure 3-4) is hereby revised to show Tax parcel No. 0519151011, also known as “Plateau 465” as identified in attachment “A” designated “Planned Community District” and “Proposed UGA.”

**Section 3.** Upon annexation, new zoning regulations shall govern the Plateau 465 area referenced in Section 2 of this Ordinance, as follows:

## **Chapter 18.27 PCD - PLANNED COMMUNITY DISTRICT**

Sections:

- 18.27.010 General intent.
- 18.27.020 Use Requirements
- 18.27.030 Development Plan Required
- 18.27.040 Residential Regulations
- 18.27.050 Commercial Regulations
- 18.27.060 Landscaping and Pedestrian Connection
- 18.27.070 Project Approval

### **18.27.010 General intent.**

The PCD, Planned Community District, is designed to accommodate master-planned, mixed-use developments that make economical and efficient use of the land, while providing a harmonious variety of housing choices, easy access to urban amenities, and the preservation of natural and scenic qualities of open spaces.

### **18.27.020 Use Requirements**

The use table in BLMC 18.10 designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in the Use Table and not deemed similar to a listed use by the Director are prohibited. Uses shall be planned and mixed in a manner that promotes efficient use of land, walkable neighborhoods with commercial and retail amenities serving residential uses, and a harmonious mix of housing choices.

### **18.27.030 Development Plan Required**

As part of any development in the PCD, the applicant shall submit as part of the application packet a Development Plan that shall at a minimum include:

- A. A drawing and narrative plan for the development, establishing that the development incorporates a mix of uses and is at least twenty (20) acres in total size;
- B. The location, type, and density of residential development;
- C. The location and type of non-residential development;

D. The location and type of open space, recreational facilities, stormwater facilities, public facilities such as schools and libraries, and transportation systems including auto, pedestrian, bicycle;

E. A phasing plan and the expected build-out period for the project and its phases;

F. The acreage and range of uses authorized for any non-residential development within the development; and

G. The minimum and maximum number of residential units for the overall development.

**18.27.040 Residential regulations**

The following regulations shall apply to all residential development within the PCD zone:

A. Minimum lot area shall be determined by yard setbacks, parking, landscaping and open space requirements.

B. Residential density shall be a minimum of 4 and a maximum of 20 units per net acre for residential uses, exclusive of public rights-of-way. "Net acre" is defined in BLMC 18.04.140.

C. Minimum lot width: 30 feet for detached single-family uses, and 20 feet for all other residential uses.

D. Minimum residential front setback: 10 feet from right-of-way or private road without a garage entry in front of the residence, and 20 feet with a garage entry in front of the residence.

E. Minimum side yard setback: consistent with building codes.

F. Minimum residential rear setback is 15 feet; provided, that a separated garage may be built within 10 feet of the rear property line or edge of private roadway.

G. Minimum setback between a detached single-family residential development and a multi-family or non-residential structure: 30 feet. Exception: With residential and non-residential buildings taller than 35 feet, the setback shall increase by one foot from any detached single-family residential development for every one foot of building height increase over 35 feet. For example, a proposed building of 50 feet shall have a setback of at least 45 feet from any detached single-family residential development (30 feet plus 15 extra feet for the height increase over 35 feet).

H. Maximum height: 35 feet; provided, that structures up to 50 feet may be approved by the Community Development Director with the concurrence of the fire chief of Pierce

County Fire Protection District No. 22 if adequate provision is made for fire protection and emergency response.

I. Maximum impervious surface: 80 percent.

J. For off-street parking and loading requirements, see Residential Development Standards, Chapter 18.22.100 BLMC.

K. Single-family detached residential development shall be located off arterials.

#### **18.27.050 Commercial Regulations**

The following regulations shall apply to all non-residential development within the PDC zone:

A. Commercial uses allowed in the C-1 (neighborhood commercial) zone under Chapter 18.24 BLMC may be located off arterials if adequate provision is made to protect residential development from parking and noise impacts. All other commercial uses allowed by BLMC shall be located on arterials.

B. Minimum Front Setback.

1. Service station pump islands: 15 feet from street property line;
2. Other structures may be built to the edge of the right-of-way, subject to utility easements, landscaping requirements and sight distance for streets or driveways; and provided that the public works director may require a greater setback from streets with rights-of-way narrower than 51 feet.

C. Minimum side and rear setback for structures shall be 30 feet from a residential development from the building to the property line.

D. Minimum rear setback for structures on lots adjacent to other than residential zones shall be consistent with building code requirements.

E. Maximum height of buildings: 35 feet. Structures which are 35 to 50 feet may be approved by the director of planning and community development, with concurrence of the fire marshal of Pierce County Fire Protection District No. 22 regarding provisions for fire protection and emergency rescue, and provided that the structure allows for an additional one foot of setback from residential uses for every foot of additional height.

F. Any non-residential development in a PCD zone shall make adequate provision for landscaping or public open space, excluding parking and driving surfaces.

G. For off-street parking and loading requirements, see Commercial Development Standards, Chapter 18.31 BLMC.

**18.27.060 Landscaping and Pedestrian Connection**

A Type 1 landscaping buffer as defined in BLMC 16.14 shall be installed between commercial and residential development and landscaping in parking lots shall be designed and installed pursuant to BLMC 16.14.100, provided that bicycle and pedestrian connections are allowed and encouraged to flow through required landscape buffers.

**18.27.070 Project Approval**

A. Development proposals in the PCD zone shall be reviewed in accordance with BLMC Title 14.

B. Criteria:

Approval of the project shall include findings that demonstrate:

1. The proposal is consistent with the Bonney Lake Comprehensive Plan
2. The Development Plan incorporates a mix of harmonious uses
3. The system of ownership and means of developing, preserving, and maintaining open space is suitable.
4. SEPA has been complied with.
5. Proven ability to finance the needed capital facilities.
6. There are adequate provisions for the preservation of open space. The preservation of open space should be consistent with the Comprehensive Plan policies.
7. School impacts should be addressed, if applicable.
8. Landscape buffers will be provided between the project and adjacent urban development.
9. The applicant has included Low Impact Development methods of stormwater management in the overall design of the project.

**Section 4.** Upon annexation, a new column shall be added to the zoning matrix in BLMC Chapter 18.08 as follows:

Zone Use	PCD
<b>Residential Uses</b>	
Accessory Dwelling Unit	
Adult Family Home	P
Apartments / Condominiums	P
Boarding Homes	
Duplexes (two-family residences);	P
Family day cares	A
Group homes	
Home occupations; provided the criteria in BLMC 18.22.010 are met.	A
Mobile / manufactured homes subject to BLMC 15.08	
Mobile/manufactured home parks in existence as of annexation into the city	
Nursing homes and Assisted Living	C
Private docks, mooring facilities and boathouses; provided the project complies with shoreline management regulations and the provisions of BLMC 18.22.070;	
Residences in connection with a business establishment.	P
Residential Care Facilities	P
Single family residences, detached	P
Townhouses	P
<b>Educational Uses</b>	
Colleges and universities or extension classrooms	P
Dancing, music, art, drama and instructional / vocational schools	P
Elementary school	P
Junior high, high schools and junior colleges, public or private	P
Preschool	P
<b>Cultural, Religious, Recreational, and Entertainment Uses</b>	
Adult entertainment facilities subject to the provisions of Chapter 18.32 BLMC;	P
Amphitheater	
Campgrounds	C
Essential public facilities	C
Galleries	P
Golf courses	C
Golf driving range	
Government buildings and facilities	P
Gymnasiums and fitness centers, public or commercial	P
Libraries	P
Municipal offices	P
Museums	P



Parks, opens space and trails;	P
Pocket Park	P
Private meeting halls	P
Public meeting halls	P
Recreation Facilities, outdoor	C
Recreational Vehicle Parks	C
Religious Institutions	P
Swimming pools, public or private	P
Theaters	P

**Industrial Uses**

Assembly or processing of previously prepared materials in a fully enclosed building	
Junk, salvage or wrecking yard; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the open storage use	
On-site treatment and storage facility as an accessory use to a permitted use which generates a hazardous waste subject to compliance with the state siting criteria adopted pursuant to the requirements of Chapter 17.105 RCW and issuance of State Hazardous Waste Management Facility Permit.	
Storage or distribution of sand, gravel, top soil, or bark; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the storage area	
Storage or processing of any hazardous waste as defined in Chapter 70.105 RCW is not permitted as a principal use.	
Trailer-mix concrete plant; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the concrete plant and storage yard	
Retail and Wholesale warehousing and distribution of goods within a fully enclosed building.	

**Resource Management Uses**

Agriculture and orchards	P
Forestry and tree farms	P
Raising of livestock, small animals and fowl; provided the requirements of BLMC 18.22.060 are met.	A

**Transportation, Communication, Utilities**

Parking garages	P
Public utility facility; provided, the requirements of BLMC 18.22.050 are met;	P

**Commercial Uses**

Ambulance service	
Antique shops	P
Arcade	P
Automatic teller machines (ATM's)	P
Automatic teller machines (ATMs) with no drive-thru	P
Automobile fuel and recharging stations and car washes	P
Automobile, boat and trailer sales	
Automobile repair, boat and trailer repair	C
Bakery, retail	P
Bakery, wholesale	
Banks, savings and loan associations	P
Banks, savings and loan associations with no drive-thru	P
Barber shops and beauty shops	P

Bars	P
Bed and breakfast houses; provided the criteria in BLMC 18.22.030 are met;	P
Beer and wine specialty shops	P
Bookstores	P
Brewpubs and microbreweries	P
Cabinet and carpenter shop	P
Candy shop	P
Cart Vendors	P
Coffee shops, cafes, no drive-thru	P
Coffee stand, drive-thru	P
Commercial, professional and service uses associated with a residential complex, including banks, savings and loan associations, barber and beauty shops, business and professional offices, medical and dental clinics and neighborhood grocery, coffee shops, or restaurants; provided, such uses occupy no more than 10 percent of the land area of the parcel or parcels within the residential complex and no individual commercial, professional or service use exceeds 5,000 square feet of floor area.	A
Commercial uses associated with a permitted use, such as a snack bar or gift shop; provided the commercial activity is open for business no more than 150 days per year or is within the same building as the permitted use.	A
Contractor yards; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the open storage use	
Day care centers	P
Department Store	
Dry Cleaning	P
Food markets, delicatessen and meat markets (beer and wine may be sold);	P
Furniture and small household appliance repair shops	P
Furniture building, repair and upholstering	
Hardware Stores	P
Horticultural nursery and garden supply, indoor or outdoor	P
Hospitals	
Hotels, motels	
Kennels	
Laundromats	P
Liquor stores	
Locksmiths and security alarm shops	P
Machine shops	
Massage therapy/spas	P
Medical-dental clinics;	P
Medical offices	P
Mini day care center	P
Mini-storage facilities	
Nail Salons	P
Nightclub	
Open storage yards, including storage and sale of building materials and heavy equipment; provided a solid fence and/or solid screening hedge at least eight feet high is built and maintained to screen from view the open storage use;	
Outdoor storage and sale of building materials and nursery stock; provided such use is accessory to a permitted use and enclosed within a sight-obscuring fence.	
Pet shop, grooming and supplies	P

Pharmacies	P
Photographic processing and supply	P
Photography studios	P
Plumbing shops, electricians, heating, air conditioning sales or repair	P
Pool hall	P
Printing, copying and mailing services	P
Professional offices	P
Restaurants, including drive-in restaurants	
Restaurants, no drive thru	P
Retail shops	P
Roadside Produce Stands	P
Shoe Repair	P
Shopping center	P
Stables and riding schools	P
Tailor shops	P
Tanning salon	P
Tavern	
Veterinary clinics, animal hospitals	P
Veterinary clinics with no outdoor kennel space or dog runs	P
Wireless communications facilities are permitted as principal or accessory uses provided the requirements of Chapter 18.50 BLMC are met.	P

**Section 5.** In a subsequent Ordinance providing for the annexation, the City shall adopt the Planned Community Zone regulations referenced in Sections 3 and 4 of this ordinance as part of the Bonney Lake Municipal Code, and apply them to the Plateau 465 area.


**Section 6.** The City Comprehensive Plan’s Future Land Use Map is hereby revised to show tax parcel No. 0519151012, also known as the Proposed Regional Park as identified in attachment “B” designated “Public Facilities” and “Proposed UGA.” In a subsequent Ordinance providing for the annexation, the City shall apply the Public Facilities zone, Chapter 18.34 BLMC, to the area referenced in this Section.

**Section 7.** The City Comprehensive Plan’s Future Land Use Map is hereby revised to show the remainder of the CUGA annexation area, except for tax parcel 0519032003, as identified in attachment “C” designated “Medium Density Residential” and “Proposed UGA.” In a subsequent Ordinance providing for the annexation, the City shall apply the Medium Density Residential (R-2) zone, Chapter 18.16 BLMC, to the area referenced in this Section.

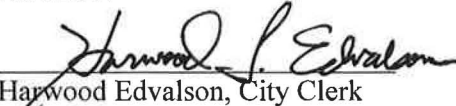
**Section 8.** The City Comprehensive Plan’s Future Land Use Map is hereby revised to show that portion of tax parcel 0519032003 currently within Pierce County, as identified in attachment “D” designated “Midtown Core” and “Proposed UGA.”

**Section 9.** This Ordinance concerns powers vested solely in the Council, it is not subject to referendum, and shall take effect five (5) days after its passage, approval and publication as required by law

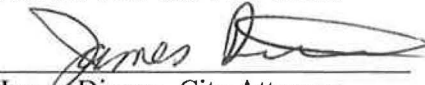
**PASSED** by the City Council and approved by the Mayor this 13<sup>th</sup> day of December, 2011.

  
\_\_\_\_\_  
Neil Johnson, Mayor

ATTEST:

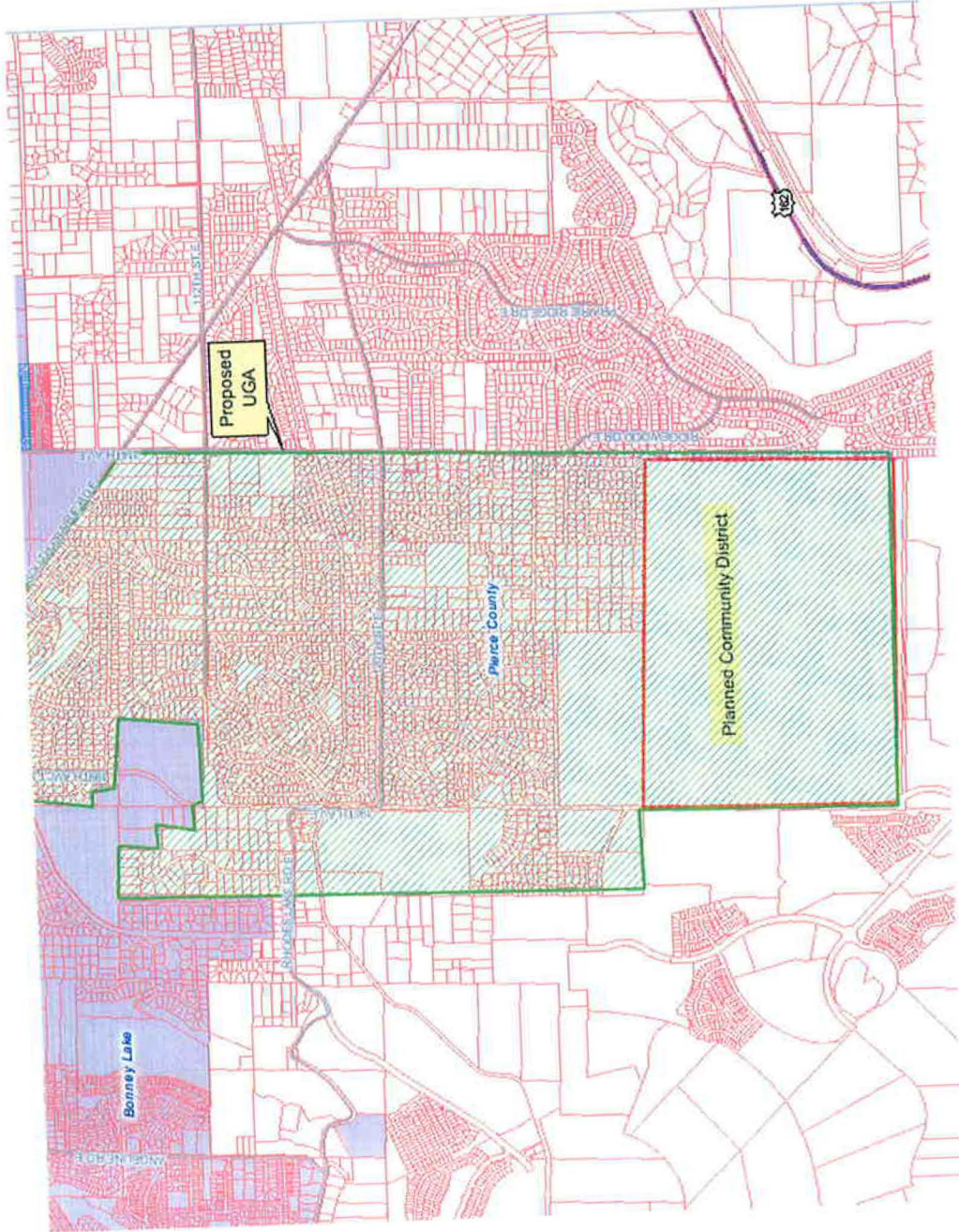
  
\_\_\_\_\_  
Harwood Edvalson, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
James Dionne, City Attorney

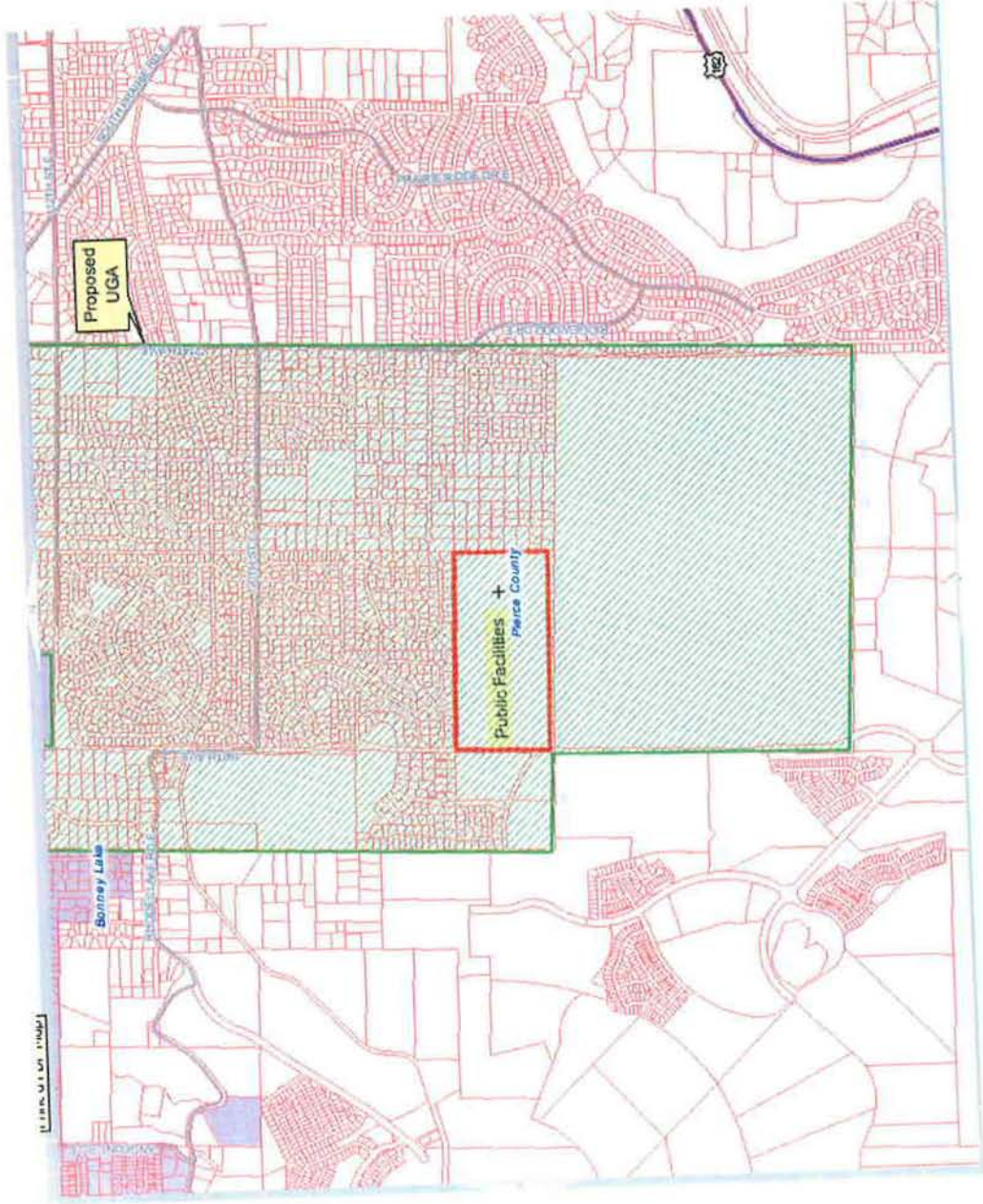
Passed: 12/13/11                      AB11-132  
Valid: 12/13/11  
Published: 12/21/11  
Effective Date: 12/18/11  
There are 16 Pages to this Ordinance

Attachment "A"

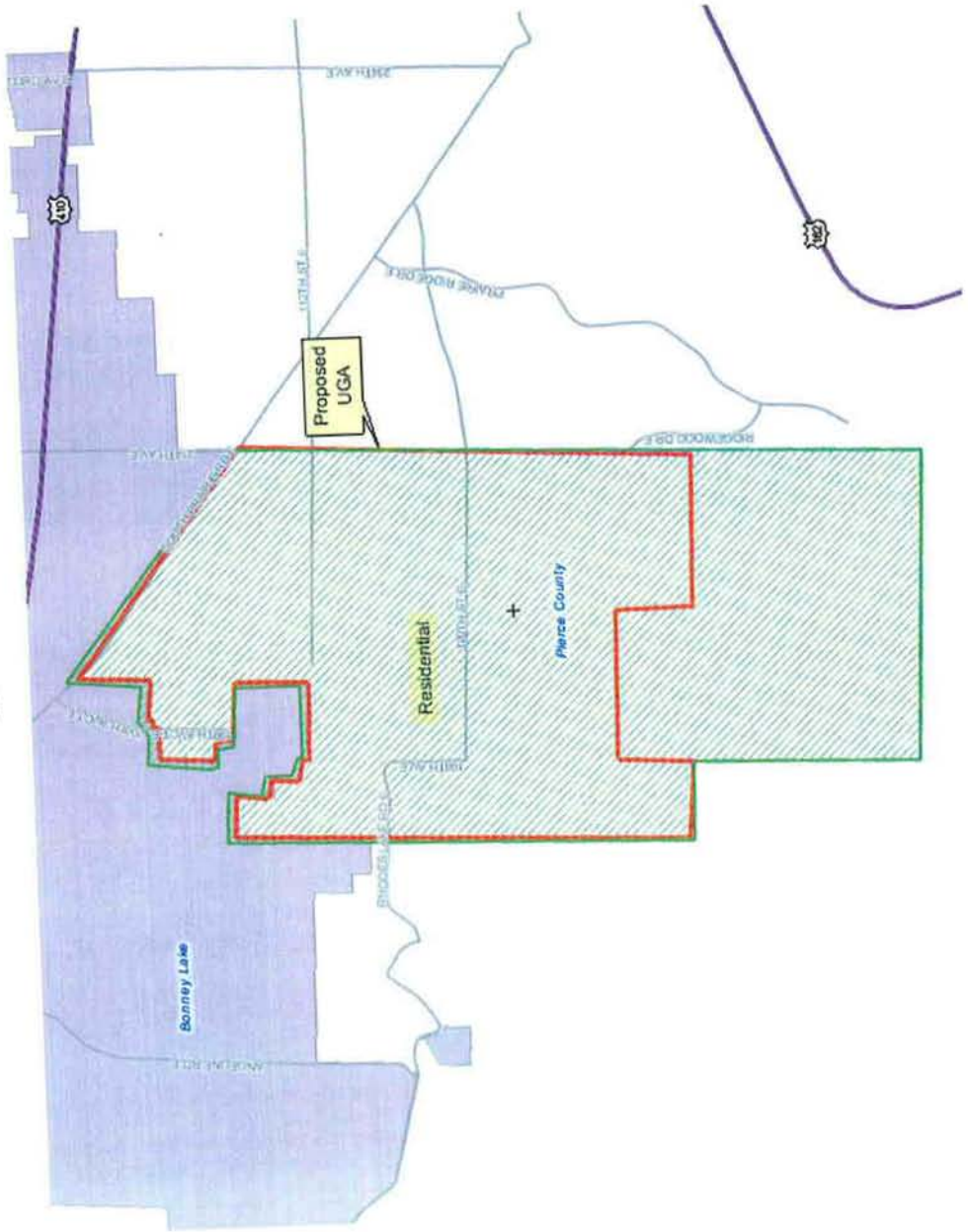




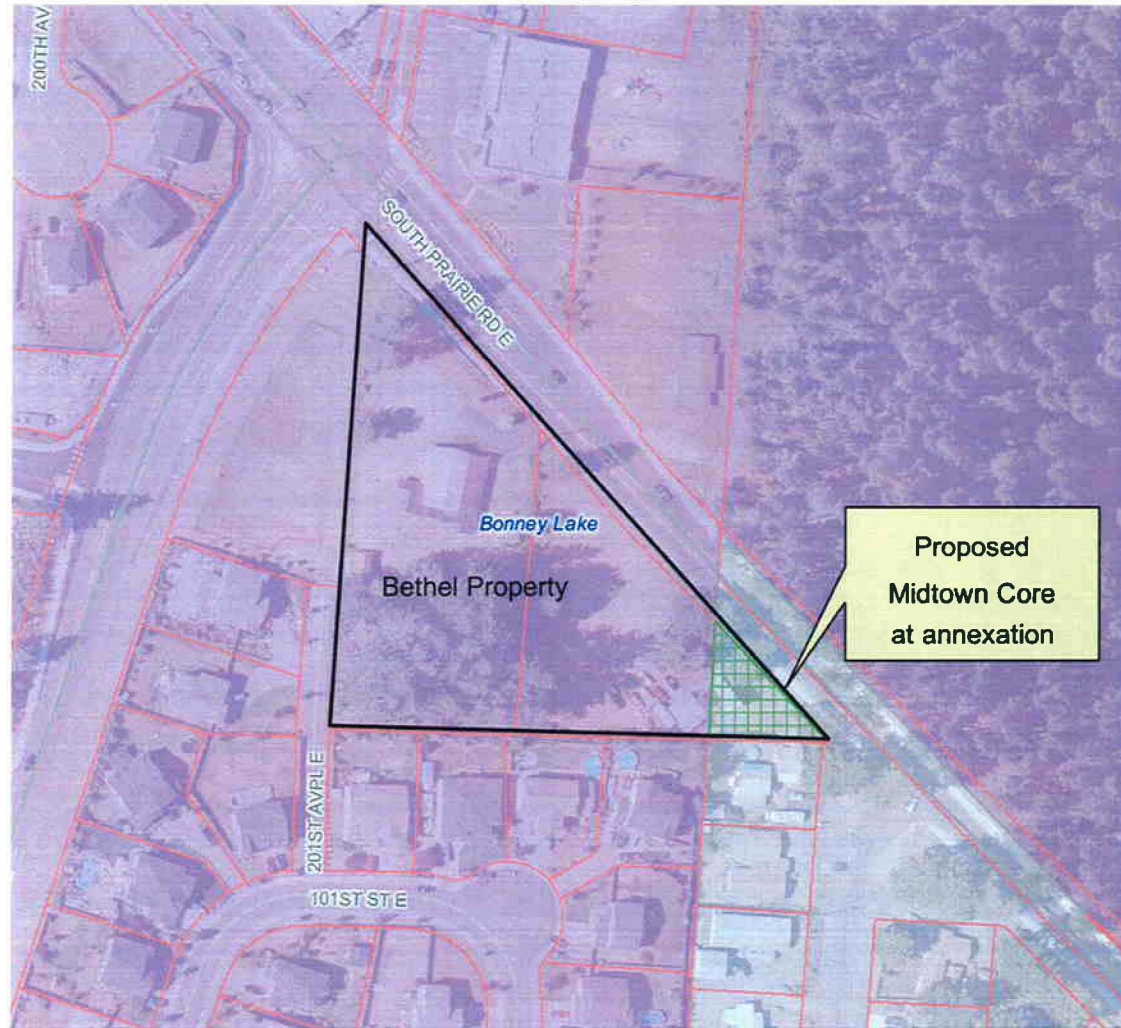
Attachment "B"



Attachment "C"



Attachment "D"





201112300962 CCOMITA 18 PGS  
12/30/2011 03:45:28 PM \$79.00  
AUDITOR, Pierce County, WASHINGTON

Name & Return Address:

Office of the City Clerk  
City of Bonney Lake  
P.O. Box 7380  
Bonney Lake, WA 98391

**Auditor's NOTE**  
LEGIBILITY FOR RECORDING AND COPYING UN-  
SATISFACTORY IN A PORTION OF THIS INSTRU-  
MENT WHEN RECEIVED

Please print legibly or type information.

<b>Document Title(s)</b> Ordinance 1408 - Establishing Pre-Annexation Planning and Zoning for the Comprehensive Urban Growth Area to the South of the City Limits.
<b>Grantor(s)</b> City of Bonney Lake  ____ Additional Names on Page ____ of Document
<b>Grantee(s)</b>  ____ Additional Names on Page ____ of Document
<b>Legal Description (Abbreviated: i.e., lot, block &amp; subdivision name or number OR section/township/range and quarter/quarter section)</b>  Complete Legal Description on Page ____ of Document
<b>Auditor's Reference Number(s)</b>
<b>Assessor's Property Tax Parcel/Account Number(s)</b>
<p>The Auditor/Recorder will rely on the information provided on this cover sheet. The Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.</p> <p>I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.</p>  _____ <b>Signature of Requesting Party (Required for non-standard recordings only)</b> Gpcovst.doc rev 4/02

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City of Bonney Lake, Washington  
**City Council Agenda Bill (AB)**

<b>Department/Staff Contact:</b> CD / Heather Stinson	<b>Meeting/Workshop Date:</b> 13 December 2011	<b>Agenda Bill Number:</b> AB11-132
<b>Agenda Item Type:</b> Ordinance	<b>Ordinance/Resolution Number:</b> D11-132	<b>Councilmember Sponsor:</b>

**Agenda Subject:** Comp Plan Amendment - CUGA

**Full Title/Motion:** An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Establishing Pre-Annexation Planning And Zoning For The Comprehensive Urban Growth Area To The South Of The City Limits.

**Administrative Recommendation:**

**Background Summary:** This ordinance is the beginning of the planning process anticipating an attempt to annex the southern sewer service area.

**Attachments:** Draft Ordinance D11-132

<b>BUDGET INFORMATION</b>			
Budget Amount	Current Balance	Required Expenditure	Budget Balance
<b>Budget Explanation:</b>			

<b>COMMITTEE, BOARD &amp; COMMISSION REVIEW</b>			
<b>Council Committee Review:</b>	<i>Approvals:</i>	<b>Yes</b>	<b>No</b>
Date:	Chair/Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
	Councilmember NAME	<input type="checkbox"/>	<input type="checkbox"/>
Forward to:	<b>Consent</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Commission/Board Review:</b>	9/21/11		
<b>Hearing Examiner Review:</b>			

<b>COUNCIL ACTION</b>	
Workshop Date(s):	Public Hearing Date(s): 11/1/11, 12/6/11
Meeting Date(s):	Tabled to Date:

<b>APPROVALS</b>		
<b>Director:</b> JPV	<b>Mayor:</b>	<b>Date Reviewed</b> <b>by City Attorney:</b> 10/5/11 (if applicable):

Courier Herald Newspapers  
1627 Cole St  
Enumclaw, WA 98022  
360-825-2555

# Affidavit of Publication

STATE OF WASHINGTON }  
COUNTY OF KING/ PIERCE } ss

Debra Grigg being first duly sworn, upon oath deposes and says: that she is the Director of Customer Service for Courier Herald Newspapers a once-weekly newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a once weekly newspaper in Enumclaw & Bonney Lake, King & Pierce Counties, Washington and is and always has been printed in whole or part in the Courier Herald Newspapers and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of King & Pierce Counties, Washington. and that the annexed is a true copy of **ORDINANCE 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416 & 1417 CITY OF BONNEY LAKE** as it was published once a week in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on **12/21/11** and ending on **12/21/11** and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is **\$192.08**

*Debra Grigg*  
\_\_\_\_\_

Subscribed and sworn before me on this 4<sup>th</sup> day of January, 2012

*Laura C. Spanun*  
\_\_\_\_\_  
Notary Public in and for the State of Washington, residing on Bainbridge Island

«Client\_Name» «Order» 19 Poulsho  
*JP*

City Of Bonney Lake - Ordinance 1406 [AB11-130] - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending The Eastown Element Of The Comprehensive Plan (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)

Ordinance 1407 [AB11-131] - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adopting A New Chapter 18.33 Of The Bonney Lake Municipal Code Relating To Eastown Development Standards. (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)

Ordinance 1408 [AB11-132] - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Establishing Pre-Annexation Planning And Zoning For The Comprehensive Urban Growth Area To The South Of The City Limits. (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)

Ordinance 1409 [AB11-133] - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adopting The Midtown Element As Chapter 11 Of The Comprehensive Plan. (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)

Ordinance 1410 [AB11-134] - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adopting A New Chapter 18.34 Of The Bonney Lake Municipal Code Relating To Midtown Development Standards. (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)

Ordinance 1411 [AB11-135] - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adopting The Midtown Core Land Use Designation And Applying It To Properties Currently Designated Neighborhood Commercial, Commercial, And Commercial & Light Industry In Midtown. (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)

Ordinance 1412 [AB11-136] - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending The Parks Element Of The Comprehensive Plan. (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)

Ordinance 1413 [AB11-137] - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adopting The Cultural Resources Element As Chapter 12 Of The Comprehensive Plan. (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)

Ordinance 1414 [AB11-147] - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adopting The Cultural Resources Element As Chapter 12 Of The Comprehensive Plan. (Adopted December 13, 2011 And Effective January 1, 2012 After Its Passage, Approval And Publication As Required By Law.)

Ordinance 1415 [AB11-151] - An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Adding A New Chapter 18.27 To Title 18 Of The Bonney Lake Municipal

Code, Creating A Midtown Core Zone And Applying It To Those Properties With A Midtown Core Land Use Designation. (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)  
Ordinance 1416 [AB11-152] - An Ordinance Of The City Of Bonney Lake, Pierce County, Washington, Amending Title 18 Of Bonney Lake Municipal Code. (Adopted December 13, 2011 And Effective Five (5) Days After Its Passage, Approval And Publication As Required By Law.)  
Ordinance 1417 [AB11-155] - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Chapter 3.90 Of The Bonney Lake And Ordinance Nos. 1233, 995 And 825 Relating To Miscellaneous Fees. (Adopted December 13, 2011 And Effective Thirty (30) Days After Its Passage, Approval And Publication.)  
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