

ORDINANCE NO. 1730

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING THE ZONING CLASSIFICATION OF PIERCE COUNTY TAX PARCEL NO. 7003140110 FROM THE R-1 ZONING DISTRICT TO THE RESIDENTIAL/CONSERVATION (RC-5) ZONING DISTRICT; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, on January 9, 2007, the City Council adopted Ordinance 1216 annexing the subject property as part of Annexation Area 3 into the City of Bonney Lake and directing the Comprehensive Plan and associated Figures and Maps to be amended to reflect the incorporation of Annexation Area 3. The Comprehensive Plan, Figures, and Maps were updated to reflect a future land use designation of Single-Family Residential for the subject property; and

WHEREAS, on January 9, 2007, the City Council adopted Ordinance 1217 adopting a zoning classification of R-1 Zoning District for the subject property; and

WHEREAS, on June 30, 2015, the City Council adopted Ordinance No. 1522 adopting *Bonney Lake 2035* as the Comprehensive Plan for the City of Bonney Lake. This ordinance amended the Future Land Use Map and future land use designation of the subject property from Single-Family Residential to Open Space – Conservancy. The zoning classification for the subject property was not amended concurrently with the adoption of *Bonney Lake 2035*; and

WHEREAS, *Bonney Lake 2035* identifies the Residential / Conservation (RC-5) zoning district as the corresponding zoning district for the adopted future land use designation; and

WHEREAS, on September 9, 2024, CES NW, Inc. (Applicant) on behalf of Manolo 2, LLC (Property Owner) of Pierce County Tax Parcel No. 7003140110, also known as Tract B of the Cedar Cove Plat, submitted an application to amend the zoning classification of the subject property from R-1 to RC-5; and

WHEREAS, under the State Environmental Policy Act (SEPA) the adoption of this ordinance is a non-project action as defined by Washington Administrative Code (WAC) 197-11-704(2)(b), and the Public Services Director acting as the SEPA Responsible Official determined that the proposed zoning amendment is categorically exempt from review under Bonney Lake Municipal Code (BLMC) 16.08.030.H.3 and WAC 197-11-800(6)(c); and

WHEREAS, the City complied with all applicable notice, timing, and comment provisions in the BLMC for the Notice of Application and Notice of Public Hearing; and

WHEREAS, on February 13, 2025, the City of Bonney Lake Hearing Examiner held a public hearing to consider the proposed amendment to the zoning map contained in this Ordinance, as required by BLMC 14.90.020.A and 14.30.020; and

WHEREAS, on February 26, 2025, the City of Bonney Lake Hearing Examiner issued a recommendation to City Council, finding that the proposed zoning map amendment is consistent with *Bonney Lake 2035*, the BLMC, and with the laws of the State of Washington;

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

Section 1. Findings of Fact. The Findings of Fact, Conclusions of Law, and Decision of the City of Bonney Lake Hearing Examiner set forth in Attachment A, attached hereto and incorporated by this reference, are adopted in full by the City Council in support of its decision to change the land use designation and zoning classification of the area described in Section 2 of this Ordinance.

Section 2. Zoning Reclassification. The zoning classification of Pierce County Tax Parcel No. 7003140110, legally described as Tract B of Cedar Cove, is established as Residential / Conservation (RC-5) zoning district, as illustrated on Attachment B.

Section 3. Direction to Clerk. The City Clerk is directed to maintain one copy of this Ordinance and one copy of each of the statutes, regulations, or standards referenced herein on file at the City Clerk's office for use and examination by the public during regular business hours.

Section 5. Severability. If any section, sentence, clause, or phrase of this Ordinance should be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.


Section 6. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 7. Corrections. Upon the approval of the city attorney, the city clerk, and/or the code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto. Provided, however, that nothing in this section allows the city attorney, the city clerk, and/or the code publisher to change the intent of this Ordinance.

Section 8. Effective Date. This Ordinance shall be effective five days after publication as provided by law.

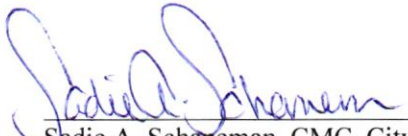
ADOPTED by the City Council of the City of Bonney Lake and attested by the City Clerk in authentication of such passage on this 25th day of March 2025.

APPROVED by the Mayor this 25th day of March 2025.



Terry Carter, Mayor

AUTHENTICATED:



Sadie A. Schaneman, CMC, City Clerk

AB25-18 Passed: 3/25/2025 Valid: 4/8/2025 Published: 4/3/2025 Effective Date: 4/8/2025 This Ordinance totals <u> 3 </u> page(s)
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RESOLUTION NO. 3268

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, APPROVING THE CEDAR COVE PLAT ALTERATION.

WHEREAS, Cedar Cove, a ten (10) lot, single-family residential subdivision, received final plat approval on June 21, 2023, and was recorded in the Pierce County Auditor's Office under Auditor's File No. 202306215003; and

WHEREAS, CES NW, Inc. (Applicant) on behalf of Manolo 2, LLC (Property Owner of Pierce County Tax Parcel No. 7003140110, also known as Tract B of the Cedar Cove Plat) submitted an application on September 9, 2024, requesting a Plat Alteration of the Cedar Cove Plat to change the title and associated note for Tract B to Lot 11 on the face of the plat per the procedural requirements of Revised Code of Washington (RCW) 58.17.215; and

WHEREAS, the application contains the signatures of the majority of those persons having an ownership interest of lots, tracts, parcels, sites or divisions in the subject subdivision or portions to be altered and

WHEREAS, the City complied with all applicable notice, timing, and comment provisions in the BLMC for the Notice of Application and Notice of Public Hearing; and

WHEREAS, on February 13, 2025, the City of Bonney Lake Hearing Examiner held a public hearing to consider the proposed Plat Amendment contained in this Ordinance, as required by BLMC 14.30.020; and

WHEREAS, on February 26, 2025, the City of Bonney Lake Hearing Examiner issued a recommendation that the Bonney Lake City Council approve the alteration of Cedar Cove by changing the title and associated note for Tract B to Lot 11; and

WHEREAS, the City Council concurs with the Findings of Fact, Conclusions of Law, and Decision of the City of Bonney Lake Hearing Examiner; and

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Bonney Lake does hereby resolves as follows:

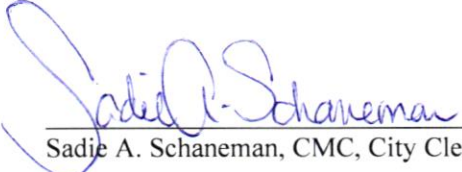
Section 1: Plat Alteration: The Mayor and the Development Services Manager are authorized to sign the Cedar Cove Plat Alteration.

PASSED by the City Council this this 25th day of March 2025.



Terry Carter, Mayor

AUTHENTICATED:



Sadie A. Schaneman, CMC, City Clerk

CITY OF BONNEY LAKE HEARING EXAMINER

Plat Alteration and Zoning Reclassification) FINDINGS OF FACT, CONCLUSIONS
Application by Don Babineau of CES NW,) OF LAW, AND DECISION
Inc., for Tract B of the Cedar Cove Plat)
) PLN-2024-03009 & PLN-2024-03011

SUMMARY OF PROPOSAL AND DECISION

Summary of Proposal: The Applicant proposes to convert Tract B of Cedar Cove Plat to Lot 11 and change the zoning district of Tract B from R-1 District to RC-5 Residential/Conservation District.

Summary of Decision: Approved, with conditions.

FINDINGS OF FACT – BACKGROUND INFORMATION

1.1 The Applicant is Don Babineau of CES NW, Inc., 429 29th Street NE, Ste. D, Puyallup, Washington, 98372. *See* Atts. A1 & A2; *see also* Staff Report, p. 1. The Applicant is acting on behalf of the property owner, Manolo 2, LLC, 6725 116th Avenue NE, Ste. 210, Kirkland, Washington, 98033. *See id.*

1.2 Tract B is designated as Tax Parcel No. 7003140110. *See* Atts. A1 & A2; *see also* Staff Report, p. 1. The property is located at 21104 67th Street Court E, Bonney Lake, Washington. *See id.* The legal description of the property which includes Tract B is set forth in the plans for the Cedar Cove Plat Alteration. *See* Att. A7, p. 2.

1.3 The Cedar Cove Plat consists of ten residential lots; one conservation tract (Tract A); one future development tract (Tract B); one stormwater tract (Tract C); and two open space tracts (Tracts D and E). *See* Staff Report, p. 2.

1.4 Tract B is a panhandle shaped property, approximately 1.36 acres in size. *See* Staff Report, pp. 2-3. Tract B slopes downward to the east. *See* Staff Report, p. 3. Tract B is partially developed. *See* Staff Report, p. 3. There is an access road on Tract B to the stormwater pond and hammerhead turnaround on Tract C. *See id.* Approximately 0.65 acres of Tract B were cleared for work associated with the plat improvements. *See id.* The remaining 0.71 acres remains naturally vegetated. *See id.*

1.5 There are no wetlands on the property which is the subject of the alteration/rezone application. *See* Att. D3, p. 5. However, there are two Category III wetlands within Tract A of the Cedar Cove plat. *See* Staff Report, p. 4. The wetlands are to the north and east of Tract B. *See id.*; *see also* *See* Att. D3, pp. 5-6. Tract B is not within a shoreline. *See* Staff Report, p. 4. Tract B is within a Critical Aquifer and Wellhead Protection Area. *See* Staff Report, p. 4.

1.6 Tract B is currently zoned R-1 District, a single family residential zone. *See* Staff Report, p. 3. Tract B is designated as Open Space-Conservancy in the Future Land Use Map of the Bonney Lake Comprehensive Plan. *See id.*

1.7 The land in all directions from Tract B is zoned R-1 District. *See* Staff Report, p. 3 (zoning and land use table). The properties to the north, west and east are designated as Open Space-Conservancy in the Bonney Lake Comprehensive Plan. *See id.* The properties to the south are designated as Residential-Low Density. *See id.* The land to the north and east consists of wetlands and wetland buffers. *See id.* The land to the south is developed with residential uses. *See id.* The land to west is developed with a stormwater pond and residential uses. *See id.* Specifically, Lots 1 and 5 of Cedar Cove are developed with residential units. *See id.* Residences are in the process of being constructed on Lots 2-4 and 6-10 of Cedar Cove. *See id.*

1.8 On or about August 15, 2024, the Applicant submitted a Master Land Use Application for a rezone and plat alteration of Tract B of Cedar Cove Plat. *See* Atts. A1-A2; *see also* Staff Report, p. 4. The Applicant proposes to convert Tract B of Cedar Cove Plat to Lot 11 and the change the zoning district of Tract B from R-1 District to RC-5 Residential/Conservation District. *See* Atts. A1-A2; *see also* Staff Report, p. 1.

1.9 On October 6, 2024, the City determined that the application was complete. *See* Staff Report, p. 4.

1.10 On November 14, 2024, the City issued a Notice of Application (NOA) for the plat alteration and rezone application, in accordance with the requirements of BLMC 14.50.010. *See* Att. B1; *see also* Staff Report, p. 4. The NOA was posted in public locations required by city code, distributed to relevant agencies, posted on the property with the appropriate sign, and mailed to owners of property within 300 feet of the project site, all in accordance with BLMC 14.50.030. *See id.* The NOA established a 15-day public comment period which was open until November 29, 2024. *See* Att. B1.

1.11 On December 19, 2019, the City issued a Determination of Nonsignificance (DNS) for the Cedar Cove plat, using the optional DNS process found in WAC 197-11-355. *See* Staff Report, p. 5. The optional DNS included a comment period from November 19, 2019 to December 2, 2019. *See id.* The notice of application for the optional DNS was filed with the Department of Ecology. *See id.* The City determined that no additional SEPA review was necessary for the proposed plat alteration and rezone. *See id.* The City determined that the proposed actions are exempt from SEPA review pursuant to BLMC 16.08.030(H) and WAC 197-11-800(6)(c). *See id.*

1.12 The City of Bonney Lake received one agency comments on this project. On November 20, 2024, the Duwamish Tribe submitted a comment on the proposal. *See* Att. C1. Among other things, the Duwamish Tribe requested that an Inadvertent Discovery Plan (IDP) be prepared for the project. *See* Att. C1; *see also* Staff Report, p. 4. The Staff did not agree that a full IDP was required in this case, based upon the moderate risk that cultural resources are present on the site. *See* Staff Report, p. 4. However, Staff proposed a condition setting forth the protocol should any cultural resources be discovered during construction work on Tract B. *See id.*

1.13 On January 28, 2025, the City issued a Notice of Public Hearing (NOH) for the proposed plat alteration and rezone application, in accordance with the requirements of BLMC 14.50.020. *See* Att. B2; *see also* Staff Report, p. 4. The NOH was posted in public locations required by city code, distributed to relevant agencies, posted on the property with the appropriate sign, and mailed to owners of property within 300 feet of the project site, all in accordance with BLMC 14.50.030. *See id.* The NOH established a 15-day public comment period which was open until February 12, 2025, at 4 PM. *See id.* The NOH

provided notice that the public hearing was scheduled for February 13, 2025, at 10:00 a.m., and would be conducted both in person at the Bonney Lake Public Services Building and online/telephonically through Microsoft Teams. *See* Att. B2.

1.14 On Thursday, February 13, 2025, at approximately 10:00 a.m., the Hearing Examiner conducted the public hearing on the application. The following individuals testified at the public hearing:

Mettie Brasel, Associate Planner
City of Bonney Lake
Attn: Building & Planning
21719 96th ST E
Bonney Lake, Washington 98321

Craig Deaver
CES NW, Inc.
429 29th Street NE, Ste. D
Puyallup, Washington, 98372

1.15 The record includes the project file and all documents or materials submitted at the public hearing, up to the time that the Hearing Examiner closed the record in this matter. The exhibits included in the record and therefore considered by the Hearing Examiner are set forth on the Hearing Exhibit List attached to this decision.

FINDINGS AND CONCLUSIONS

2.1 *The city council may approve an application for a zoning reclassification, if the proposed zoning reclassification is consistent with the future land use map and the policies adopted in the comprehensive plan. See BLMC 14.90.030.*

Tract B is designated as Open Space-Conservancy in the Bonney Lake Comprehensive Plan. *See* Staff Report, pp. 3. The current zoning of the property is R-1 District. *See id.* The applicant is proposing to rezone the property from R-1 District to RC-5. This proposal is consistent with the comprehensive plan because RC-5 is an implementing zone under the Open Space-Conservancy land use designation. *See* Staff Report, p. 7; *see also* Bonney Lake 2035, p. 2-20 (stating that RC-5 is the zoning classification corresponding to Open Space-Conservancy). In other words, the proposed rezone aligns with the future land use map of the comprehensive plan. *See* Staff Report, p. 7.

The applicant proposed the rezone to facilitate the construction of a residence on the tract. This proposal is consistent with the property's land use designation. Among other things, the Open Space-Conservancy designation allows "one single-family home on a legally established lot." *See* Bonney Lake 2035, p. 2-20. The proposal is also consistent with more general goals and policies of the comprehensive plan.

There are already residences on Lots 1 and 5 of Cedar Cove. *See* Staff Report, p. 3. Single family residences were under construction on Lots 2-4 and 6-10, as of the date of the Staff Report. *See id.* The roads and other improvements for the plat are completed. *See id.* The proposal converts Tract B into Lot 11 of the plat, which will permit the construction of one additional residence, on a lot that abuts the existing cul de sac. *See* Staff Report, p. 2 (Figure 1). The new residential lot (Lot 11) will be oriented toward, and take access from, the neighborhood of which it is a part, consistent with Policies CD-4.7 and CD-4.8.

The proposed residence will blend in well with the developing subdivision and the surrounding environment, consistent with Goal CD-4. *See* Bonney Lake 2035, p. 2-26. The proposal modestly expands

a new residential development, which furthers the city's policy to make residential neighborhoods the "building blocks" of the community. *See* Bonney Lake 2035, p. 2-26 (Policy CD-4.1). Tract B was set aside for future development, after the developer accounted for the existing wetlands and other challenging features of the surrounding land. The development of Tract B for one residence is consistent with the effort to conserve the unique ecological features of Cedar Cove, as well as to minimize the environmental impacts of development. In this way, the development furthers the objectives of Policies CD-4.4, CD-4.6, & CD-9.4.

The Hearing Examiner concludes that the proposed rezone is consistent with the future land use map and policies of the comprehensive plan, for the reasons discussed above as well as in the Staff Report. Therefore, the proposed rezone should be approved.

2.2 The application for a plat alteration shall contain the signatures of the majority of persons having ownership interests in the lots, tracts, parcels, sites, or divisions in the subject subdivision or portion being altered. See BLMC 17.40.010(A).

Cedar Cove consists of ten residential lots (Lots 1-10) and five tracts (Tracts A-E). *See* Staff Report, p. 9. Three of the tracts are owned in common by the residential lot owners. *See id.* As a result, it does not make sense to count those signatures separately. Tract C is owned by Bonney Lake, which did not sign the application. Tract B is owned by the Applicant, which certainly consents to its own application. *See* Staff Report, p. 9 n.2. Eight out of ten owners of Lots 1-10 signed the plat alteration application. *See id.*; *see also* Att. 12. Thus, a majority of the owners within the subdivision signed the application, as required by this criterion. *Testimony of M. Brasel.* Therefore, this criterion for approval of a plat alteration is satisfied.

2.3 If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the application for alteration would result in the violation of a covenant, the application shall contained an agreement signed by all the parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the subdivision or relevant portion thereof. See BLMC 17.40.010(A).

There is no evidence in this record suggesting that the Cedar Cove plat was subject to restrictive covenants at the time of the approval of the subdivision. *See e.g.* Staff Report, p. 9. The only testimony in this record confirms that no such covenants exist. *Testimony of C. Deaver.* As a result, there is no requirement to obtain the agreement of other parties to allow the proposed plat alteration. This criterion does not apply to this application.

2.4 If any land within the alteration contains a dedication to the general use of persons residing within the subdivision, such land may be altered and divided equitably between the adjacent properties. See BLMC 17.40.010(B).

Staff confirmed that no portion of the land proposed for alteration contains a dedication to the general use of persons residing within the subdivision. *See* Staff Report, p. 10. Therefore, this criterion for approval of the plat alteration does not apply.

2.5 *After approval of the alteration, the applicant shall produce a revised drawing produced by a licensed surveyor of the approved alteration of the final plat or short plat which, after approval by the council signified by the signature of the mayor, shall be filed with the Pierce County auditor to become the lawful plat of the property. See BLMC 17.40.010(C).*

This criterion describes the procedural steps the applicant must follow once the alteration is approved. The applicant must follow those steps in order for the plat alteration to become legally effective. Staff confirmed that the applicant has submitted an updated document for signature and filing. *See Att. 7.* That said, the Hearing Examiner concludes that this criterion should be incorporated as a condition of approval. The proposed plat alteration, as so conditioned, satisfies this criterion.

2.6 *It shall be the responsibility of the subdivider to file the approved final plat or short plat, bearing on its face all required signatures and certifications, with the county auditor and to complete the platting process and provide an approved copy of the signed and recorded plat to the city. See BLMC 17.40.010(D).*

This criterion also describes the procedural steps necessary to complete the plat alteration process. The Hearing Examiner agrees with the City that this requirement should be incorporated as a condition of approval. The proposed plat alteration, as so conditioned, satisfies this criterion.

CONCLUSIONS OF LAW

3.1 Any finding of fact above that is a conclusion of law is deemed a conclusion of law.

3.2 The proposed zoning reclassification is consistent with the future land use map and the policies adopted in the comprehensive plan.

3.3 The application for a plat alteration contains the signatures of the majority of persons having ownership interests in the lots, tracts, parcels, sites, or divisions in the subject subdivision or portion being altered.

3.4 The Cedar Cove subdivision is not subject to restrictive covenants which were filed at the time of the approval of the subdivision, and therefore the proposed plat alteration does not result in the violation of any such covenant.

3.5 The proposed plat alteration does not contain a dedication of property to the general use of persons residing within the subdivision. The proposed plat alteration does not include or require the equitable division of dedicated land amongst adjacent land owners.

3.6 The proposed plat alteration and zone reclassification satisfy the criteria for approval as set forth in the Bonney Lake Municipal Code.

3.7 Approval of the plat alteration and zone reclassification are consistent with the public health, safety, and general welfare.

3.8 The Hearing Examiner has jurisdiction to make recommendations to the City Council concerning Type 4 permits. *See BLMC 2.18.090(A)(2).*

3.9 Any conclusion of law above that is a finding of fact is deemed a finding of fact.

DECISION

Based on the findings and conclusions above, it is the decision of the Hearing Examiner to recommend approval of Zoning Reclassification (PLN-2024-03011) and Plat Alteration (PLN-2024-03009), subject to the following conditions:

1. The developer shall produce a revised drawing produced by a licensed surveyor of the approved alteration of the final plat which, after approval by the council signified by the signature of the mayor, shall be filed with the Pierce County auditor to become the lawful plat of the property. The applicant shall update the plat with a signatory line for the Mayor of Bonney Lake.
2. The developer shall file the approved final plat, bearing on its face all required signatures and certifications, with the county auditor and complete the platting process and provide an approved copy of the signed and recorded plat to the city.
3. All ground disturbing activity, regardless of whether the activity is exempt from obtaining a permit, shall stop immediately, if and when:
 - Suspected historic or cultural artifacts or other objects of suspected archeological value are found.
 - Human skeletal remains are found.
 - If such items are found, the applicant, property owner, developer, and/or contractor shall:
 - Secure the area and protect it from further disturbance.
 - Notify the City, DAHP, and affected tribes of any findings immediately. In the event that human skeletal remains, the Pierce County medical examiner/coroner and the Bonney Lake Police Department shall be notified.
 - Obtain a site inspection and evaluation by a qualified archaeological or historical preservation professional, as applicable, in coordination with DAHP and/or any affected tribes.
 - Not touch, move or further disturb the area until DAHP provides notice to proceed.
 - Comply with any other applicable requirements within Chapter 60.50 RCW Human Remains, Chapter 27.44 RCW, Indian Graves and Records, and chapter 27.53 RCW, Archeological Sites and Resources.
 - The applicant and/or contractor may be required to complete an Inadvertent Discovery Plan (IDP) for any further discoveries.

DATED this 26th day of February, 2025.



Brian T. McGinn
City of Bonney Lake Hearing Examiner

NOTICE OF APPEAL PROCEDURES

This decision constitutes the Hearing Examiner's *recommendation* to the City Council regarding a consolidated application for a plat alteration and zoning reclassification. This consolidated application was processed as a Type 4 permit. *See* BLMC 14.30.010 (Permits by type). Type 4 permit decisions may not be administratively appealed. *See* BLMC 14.120.050. For Type 4 permits, the Hearing Examiner's role is to make a recommendation to the City Council. The City Council will make the final decision on the application. The final decision of the City Council is subject to an appeal to Pierce County Superior Court according to the procedures outlined in Chapter 36.70C RCW, which is the Land Use Petition Act. *See* BLMC 14.120.050 (Appeal of city council decisions, Type 4). A Land Use Petition must be filed within 21 calendar days of the issuance of the City Council's decision.

HEARING EXHIBITS LIST

Bonney Lake Staff Report, January 31, 2025, File Numbers PLN-2024-03009 and PLN-2024-03011

Attachment A: Submitted Materials

- A1. Master Land Use Application – Plat Alteration
- A2. Master Land Use Application – Zoning Reclassification
- A3. Plat Alteration – Submittal Worksheet
- A4. Zoning Reclassification – Submittal Worksheet
- A5. Aerial Map
- A6. Vicinity Map
- A7. Plat Alteration Map 2024.08.13
- A8. Rezone Site Plan 2021.08.13
- A9. Plat Alteration Narrative
- A10. Public Welfare Narrative
- A11. No Protest Agreement
- A12. List of Persons – Ownership Interest
- A13. Plat Alteration Owner Signatures
- A14. Owner Authorization

Attachment B: Noticing Materials

- B1. Notice of Application - Affidavit of Posting
- B2. Notice of Public Hearing – Affidavit of Posting

Attachment C: Public Comments

- C1. Notice of Application Comment Matrix

Attachment D: Previous Approvals

- D1. SEPA Determination of Non-Significance (DNS)
- D2. Hearing Examiner Decision – Preliminary Plat and Shoreline Substantial Development Permit
- D3. Final Plat – AFN# 202306215003
- D4. Transportation Impact Analysis Approval Letter
- D5. Critical Area Report Review Decision – Wetland Delineation
- D6. Critical Area Permit – Wetland Remediation
- D7. Critical Area Protection Area (CAPA) – AFN# 202306210469
- D8. Critical Area Report Review Decision – CARA

ATTACHMENT B: Zoning Amendment



The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

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

Agenda Item Type: Ordinance/Resolution	Agenda Bill Number & Ordinance/Resolution/Motion Number: AB25-18, Ordinance D25-18, Resolution R25-18	
Department/Division Submitting: Development Services	Presenter: Lauren Balisky, Development Services Manager	City Strategic Goal Category: Growth Vision

Agenda Subject: Cedar Cove Plat Alteration And Zoning Reclassification.

Full Title/Motion: An Ordinance Of The City Council of The City Of Bonney Lake, Pierce County, Washington, Amending The Zoning Classification Of Pierce County Tax Parcel No. 7003140110 From The R-1 Zoning District To The Residential / Conservation (RC-5) Zoning District; Providing For Severability And Corrections; And Establishing An Effective Date; And A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Approving The Cedar Cove Plat Alteration.

Administrative Recommendation: Approve Ordinance And Approve Resolution.

Short Background Summary (Use a memo to write a full history): The Property Owner Has Requested A Plat Alteration To Convert Tract B Of The Cedar Cove Plat To Lot 11 And A Zoning Reclassification To Change The Zoning Of Tract B (Tax Parcel No. 7003140110) From R-1 District To Residential/Conservation (RC-5), Consistent With The Comprehensive Plan. Tract B Was Reserved So That It Could Be Subdivided In The Future At A Density Of 4 -5 Units Per Net Acre. The Property Is Currently 1.4 Acres. The Proposal Will Remove The Provision That The Property Will Be Subdivide In The Future And Down Zone The Property To RC-5 So That It Can Be Developed With A Single Home. The Property Owners Within The Plat Have Singed Documentation Support The Plat Alternation. The Hearing Examiner Held A Public Hearing On February 13, 2025, And Issued A Recommendation On February 26, 2025.

Attachments: Ordinance D25-18; Resolution R25-18; Hearing Examiner Recommendation; Zoning Amendment Map

BUDGET INFORMATION			
Budgeted Amount: N/A	Current Balance	Expenditure Amount Needed	Budgeted Balance Difference
Budget Explanation: N/A			

COMMITTEE, BOARD & COMMISSION REVIEW					
Public Hearing Date:		Name Of Committee/Commission Public Hearing Was Done At:			
Date & Name Of Committee/ Commission Meeting	Return To Committee/ Commission/Board	Council Workshop Discussion	Consent Agenda	Council Full Issues	Chair's Signature For Approval
Date: 03/18/2025 Name: CDC	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Yes	
Date: Name:	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
Date: Name:	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	
Hearing Examiner Review:					
Preparer sent affected Department Director(s) copy of AB			<input type="checkbox"/> Administrative Services <input type="checkbox"/> Court <input type="checkbox"/> Executive <input type="checkbox"/> Finance <input type="checkbox"/> Police <input checked="" type="checkbox"/> Public Services		

COUNCIL ACTION	
Workshop Date(s):	Public Hearing Date(s): 02/13/2025 (Hearing Examiner)
Meeting Date(s): 03/25/2025	Tabled To:

APPROVALS		
Department Director: <i>Jason Sullivan</i>	Mayor: <i>Terry Carter</i>	Date Reviewed By City Attorney (if applicable):

Classified Proof

Client	3100013000 - City of Bonney Lake- LEGAL ADS	Phone	(253) 862-8602		
Address	9002 Main St E, Suite 300	E-Mail	BesawK@bonneylake.gov		
	Bonney Lake, WA, 98391	Fax			
Order#	1011148	Requested By	KANDICE BESAW	Order Price	\$27.58
Classification	3030 - Legal Notices	PO #	ORD 1730	Tax 1	\$0.00
Start Date	04/02/2025	Created By	0917	Tax 2	\$0.00
End Date	04/02/2025	Creation Date	03/26/2025, 09:28:46 am	Total Net	\$27.58
Run Dates	1			Payment	\$0.00
Publication(s)	Enumclaw Courier Herald				
Sales Rep	9470 - Jennifer Tribbett	Phone	(360) 802-8212		
		E-Mail	jtribbett@courierherald.com		
		Fax			

**City of Bonney Lake
Ordinances adopted
3/25/2025:
AB25-18 - Ordinance
1730 [D25-18]**

An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending The Zoning Classification Of Pierce County Tax Parcel No. 7003140110 From The R-1 Zoning District To The Residential / Conservation (RC-5) Zoning District; Providing For Severability And Corrections; And Establishing An Effective Date; And A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Approving The Cedar Cove Plat Alteration.
ECH1011148
4/2/25