Fennel Creek Corridor Master Plan
and
Development Standards

As recommended by the
Fennel Creek Corridor Advisory Committee

September 2005
Final draft
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1. The Fennel Creek Corridor Environmental Analysis prepared by Foster Wheeler Environmental Corporation, 1999
2. Chapter 10 of the Pierce County Stormwater Management and Site Development Manual
Executive Summary

The Fennel Creek Corridor Master Plan and Development Standards are the result of the efforts by the Fennel Creek Corridor Advisory Committee, which was formed in response to Pierce County Ordinance No. 2003-103S. The ad hoc committee was asked to evaluate the built and natural environment characteristics of a 333-acre area within the Fennel Creek corridor and to advise Pierce County regarding appropriate densities, zoning, and environmental protection that should be applied to the area. The committee was comprised of representatives from various stakeholder groups and included representatives from the environmental community, City of Bonney Lake, Pierce County, property owners, general community, state Department of Fish and Wildlife, and the development/real estate industry. Through the planning process the committee developed a set of recommendations that address the substantial environmental and community value of the area while protecting the rights of the property owners within the planning area.

This report contains three recommendations for consideration by the Pierce County Executive and Pierce County Council. The preferred option is preservation of the properties and resources through public acquisition. Maintenance and restoration of the properties should be completed in accordance with the 1999 Fennel Creek Corridor Environmental Analysis prepared by Foster Wheeler Environmental Corporation for the City of Bonney Lake. It is the expectation of the Fennel Creek Corridor Advisory Committee that the City, County, local neighborhood groups, and volunteer organizations would coordinate and participate in the long-term stewardship of the properties through donations of time, money, and ongoing interest.

The other two recommendations focus on preserving significant portions of the plan area as permanent open space through the use of a transfer of development rights (TDR) program in that portion of the plan area located west of Kelly Lake Road East. Under a TDR program, approximately 201 acres of land would be dedicated as privately or publicly owned open space for the purpose of protecting and restoring Fennel Creek, adjacent wetlands, and other environmentally important areas. The two recommendations differ in whether the 201 acres of open space remains in private ownership or is dedicated to public ownership. If the open space remains in private ownership the
development rights would transfer to a 52-acre receiving area located adjacent to Sumner-Buckley Highway resulting in no more than 159 lots. If the 201 acres is publicly dedicated, property owners would receive increased residential density within the 52-acre receiving area located adjacent to Sumner-Buckley Highway. The 52-acre area is designated based upon the suitability of the underlying soil to accommodate residential development. Up to 255 homes would be allowed to be developed on the 52-acre site. The Advisory Committee's recommendations are discussed in more detail beginning at page 17 of this document.

Finally, the Fennel Creek Corridor Advisory Committee strongly recommends other measures be instituted to restore the entirety of Fennel Creek and its associated habitat. Fennel Creek is a valuable resource offering educational opportunities, green space, recreation and fishing, and green belts through urban areas. The committee believes this is a valuable resource to be restored and recommends the entirety of Fennel Creek be restored in accordance with the Foster Wheeler Fennel Creek Corridor Study.

The Fennel Creek Corridor Advisory Committee also recommends the County Council consider designing a mechanism for allowing other creeks and watersheds within Pierce County to be restored based on a concentrated study effort such as the process utilized within this document.

The Fennel Creek Corridor Master Plan and Development Standards are organized into four sections and four appendices:

Section 1 contains an introduction and background information including a discussion of existing land use conditions, existing zoning, and environmental features of the plan area.

Section 2 presents the recommendations of the committee as well as a discussion of land use alternatives for the plan area including the "no action alternative" which would continue implementation of existing Reserve Five and Agriculture Resource Lands zoning.

Section 3 specifies the land use controls and development standards that would be applied to any of the advisory committee's recommendations.
Section 4 contains other recommendations and considerations regarding protection and restoration of the entirety of Fennel Creek.

Appendices A through D contain specific regulatory requirements and controls related to implementation of the committee's recommendation including sequencing or actions for inclusion of the plan area into a UGA, and a cost estimate for restoration of Fennel Creek.
Section 1: Introduction

1.1 Purpose

The purpose of the Fennel Creek Corridor Master Plan and Development Standards is to investigate design and development standards which would guide the type and intensity of land use activities within a 333-acre segment of the Fennel Creek corridor if it were included in an Urban Growth Area (UGA). The 333-acre area is almost completely surrounded by the City of Bonney Lake and its UGA and in 2003 was proposed for addition to the City's UGA through Urban Growth Area Amendment U-8. Inclusion of land within a UGA typically indicates that the land is targeted for more intensive residential, commercial, or industrial use. However, in considering U-8, it was recognized that the amendment area possesses many unique natural characteristics and is of significant environmental value and consequently, a typical urban development pattern is not appropriate for the area. U-8 was approved by Pierce County for inclusion within the City’s UGA in November 2003 with the understanding that Pierce County and the City of Bonney Lake would work together in a rigorous program, which included the formation of the Fennel Creek Corridor Advisory Committee, to advise the two jurisdictions about appropriate densities, zoning, and environmental protection of critical areas before and after transitioning any regulatory control to the City. The County Council rescinded its approval of Amendment U-8 through Ordinance 2004-37 and allowed the Fennel Creek Corridor Advisory Committee additional time to develop recommendations.

The recommendations contained in this document have been developed by the Fennel Creek Corridor Advisory Committee for use by Pierce County and the City of Bonney Lake. It is the belief of the committee that adherence to these recommendations would allow the creation of a land use pattern that is both appropriate for the urban growth area and protective of the many important natural functions and values provided by Fennel Creek. The committee views this as an appropriate time for action on the Fennel Creek properties as the City of Bonney Lake prepares plans for a bike trail; Pierce County completes the Mid-Puyallup Basin Plan; and the Puyallup River Watershed Council has prioritized their attention to Fennel Creek.
The Fennel Creek Corridor Advisory Committee believes substantial benefits to the citizens of Bonney Lake and Pierce County, as well as the property owners, would result through implementation of the recommendations of this Master Plan. It is the hope of the Fennel Creek Corridor Advisory Committee that the City, County, local neighborhood groups, and volunteer organizations would participate in the long-term stewardship of this property through donations of time, money, and ongoing interest throughout the upcoming years.

1.2 Existing Land Use Conditions

The 333-acre plan area is located north of State Route 410 and south of Lake Tapps. The plan area’s boundaries are formed by Kelly Lake Road East (north boundary), Sumner-Buckley Highway East (south boundary), 214th Avenue East (east boundary), and Church Lake Road and Angeline Road East (west boundary). The City of Bonney Lake’s municipal boundaries abut the south, north, and west sides of the plan area. The plan area is shown in Figure 1 below, and is labeled as Fennel Creek Corridor Plan Area.
The plan area is generally pastoral and forested in character. Of the 333 acres within the plan area, 224 acres (67 percent) are vacant and 109 acres are developed with single-family homes on large lots. With one exception, all of the single-family homes are located within a series of short plats within the northeast corner of the plan area. Parcels within these short plats are generally one-half acre to three acres in size. The remaining single-family home is located on a 50-acre parcel in the south central portion of the plan area.

Parcels surrounding the plan area are generally much smaller in size and more intensively developed. The majority of these parcels are used for residential purposes. Typically, these parcels are one-half acre or smaller in size. A variety of commercial uses can be found south of the plan area and are oriented to SR-410. Included with these commercial uses is a large shopping center which is under construction near the southwest corner of the plan area. The City of Bonney Lake is also considering the construction of a new city hall and other city facilities in this same general area.
The Pierce County Assessor-Treasurer’s Office periodically inspects and classifies land uses occurring on parcels throughout Pierce County for purposes of determining assessed value. Parcels are placed into one of sixteen general categories by parcel.

Figure 2 illustrates existing land uses within the plan area and surrounding area.
1.3 Existing Land Use Designations and Zoning

Currently, two rural County land use designations apply to the area - Reserve Five (Rsv5) and Agriculture Resource Lands (ARL). Zoning is identical to the land use designations.

The Rsv5 zoning applies to approximately 137 acres of the plan area. This zone allows low density residential uses with required clustering of lots, at a density of one dwelling unit per five acres. Residential lots created within this zone have a maximum lot size of 12,500 square feet with the remainder of the site area being set aside for future urban development. Commercial and industrial uses are generally not allowed within the Rsv5 zone.

The ARL zone applies to approximately 196 acres of the plan area. This zone permits agriculture and related uses and residential development at a density of one dwelling unit per ten acres. There is a minimum lot size of 10 acres for this zone. Commercial and industrial uses are allowed within the ARL zone if directly related to agricultural products and production.

Figure 3 illustrates existing County zoning in and around the plan area.
1.4 Environmental Features

A detailed environmental analysis of the Fennel Creek corridor was conducted by Foster Wheeler Environmental Corporation for the City of Bonney Lake in the winter of 1999. Study areas I and II of this analysis overlay the plan area. This analysis and information from Pierce County’s Geographic Information System (GIS) has been used to provide a summary of the key environmental features of the plan area.

Fennel Creek
Fennel Creek flows the full length of the plan area and is one of the area’s most defining environmental characteristics. The creek originates approximately 1.7 miles southeast of the plan area and enters the plan area at 214th Street East. The creek then flows for approximately 1.7 miles in a westerly direction until it exits the plan area near the intersection of Sumner-Buckley Highway East and Angeline Road East. The creek then flows in a southerly direction until it joins with the Puyallup River approximately 2.3 miles southwest of the plan area.

Fennel Creek is a perennial stream and provides habitat for a variety of fish species. For purposes of evaluating fish presence, the creek can be divided into two distinct segments due to the presence of Victor Falls. Victor Falls forms a barrier to upstream fish movement and effectively prevents migration between the lower and upper sections of the creek. The falls are located downstream of the plan area, and are approximately 1.5 miles upstream of the point where the creek joins the Puyallup River. The lower section of the creek (downstream of Victor Falls) is known to contain steelhead, coho, chum, Chinook, and pink salmon. It is also likely that a variety of other species such as rainbow and cutthroat trout and a variety of other common resident fish are also present. Resident fish have also been observed upstream of Victor Falls, but no documentation of their identity is available. Fish diversity in the upper section of the creek is likely much lower than the lower section due to the barrier created by Victor Falls.

The portion of Fennel Creek lying within the plan area has been significantly impacted by its proximity to Sumner-Buckley Highway East, installation of drainage tiles, channelization, and other human caused modifications. Additionally, a historic drainage channel (Kelly
Creek) that once flowed from Fennel Creek has been significantly altered. Water associated with the drainage originates from stormwater runoff from the upland areas. Small, isolated patches of standing water are found along the channel although portions of the channel have been drained and filled in the past. It appears that the channel historically reconnected with Fennel Creek near State Route 410. Cumulatively, these human-induced changes have altered the natural hydrologic functions of the creek and water quality. Within the plan area, the Foster Wheeler analysis rates water and sediment quality of the creek as moderate to high and rates hydrologic function of the creek and associated areas as low.

**Wetlands**

Wetlands are environmentally important as they provide a variety of valuable functions including the maintenance of water quality, water retention, flood reduction, maintenance of stream flows, and habitat for fish and wildlife. Wetlands are considered a critical area under the Growth Management Act and are subject to regulatory protection. Significant acreage of wetlands has been identified within the plan area. It is estimated that 25 percent (83+ acres) or more of the plan area is classified as wetland. Historically, it is likely that significant additional wetland areas also existed within the plan area, but those areas have been altered due to the installation of drain tiles.

The Foster Wheeler analysis indicates that most of these wetlands are likely Category II, the second most valuable category of wetlands under Pierce County’s wetland regulations. Vegetation classifications for these wetlands include forested, scrub-shrub, and emergent.
Floodplains
A significant portion of the plan area has been mapped as floodplain by the Federal Emergency Management Agency (FEMA). These floodplains are associated with Fennel Creek and total approximately 54 acres in area. Floodplains are regulated for purposes of protecting life and property and are classified based upon the frequency of flooding. Floodplains are subject to regulatory control including limits on fill, placement of structures, and structure design.
Wildlife
The Washington State Priority Habitat and Species database identifies priority fish and wildlife habitat within the plan area. This habitat is associated primarily with Fennel Creek and wetlands. The area is also identified as being the location of waterfowl concentration. The Foster Wheeler report indicates that habitat for a variety of other bird species, amphibians and reptiles, and small- to medium-sized mammals is also found within the plan area.
Landslide and Erosion Hazards
Slopes in excess of 30 percent are located within the northern portion of the plan area and are classified as potentially hazardous due to landslide and erosion potential. Additionally, slopes in the range of 15 to 30 percent are also found in the southern portion of the plan area and may also constitute potential landslide and erosion hazards.

Soils
Soils within the plan area consist of Buckley silt loam, Everett gravelly sandy loam, Indianola loamy sand, Orting loam, and Xerochrepts. The most predominate of the five soil types is Buckley silt loam which is found throughout 74 percent (247 acres) of the plan area. The second most common soil type is Everett gravelly sandy loam which is found primarily in the southern portion of the plan area and accounts for approximately 16 percent (53 acres) of the overall area. Buckley silt loam is considered a hydric soil and is characterized by very low permeability and high water capacity. The soil type is considered to be poorly suited for residential development due to its poor drainage characteristics. Everett gravelly sandy loam, in contrast, displays excellent permeability with low water content and is considered an
ideal soil type for residential development. Indianola loamy sand has similar characteristics as the Everett soil series and is also considered to be well suited for residential development.
Section 2: Advisory Committee Recommendations

2.1 Overview

The primary purpose of the Fennel Creek corridor planning effort is to provide recommendations to Pierce County and the City of Bonney Lake regarding residential densities and land uses allowed within the plan area. These recommendations are shaped by a variety of factors including, but not limited to, environmental characteristics, surrounding land use patterns, and proximity to the UGA. Upon considering these factors, the Advisory Committee has developed three recommended alternatives for the plan area. The preferred option is preservation of the properties and resources through public acquisition. The other two recommendations provide options for development of the area under urban densities. These recommendations focus on preserving significant portions of the plan area as permanent open space through the use of a transfer of development rights (TDR) program in that portion of the plan area located west of Kelly Lake Road East. Under a TDR program, approximately 201 acres of land would be dedicated as privately or publicly owned open space for the purpose of protecting and restoring Fennel Creek, adjacent wetlands, and other environmentally important areas. These two recommendations differ in whether the 201 acres of open space remain in private ownership or is dedicated to public ownership. All alternatives would only apply to the plan area west of Kelly Lake Road East (approximately 253 acres) while lands east of the road would be rezoned to Residential Conservation-5 (RC-5) which allows one unit per five acres.

In addition to the three recommended alternatives, this chapter also contains information regarding development under existing rural zoning, development under a typical Pierce County urban zoning scenario, and development under a typical City of Bonney Lake urban zoning. This information is provided for comparison purposes only and is not recommended by the Fennel Creek Corridor Advisory Committee. Please note that all site plans provided are intended for illustrative purposes only and do not portray actual development proposals.
2.2 Committee Recommendations

*Preferred Recommendation – Preservation through Public Acquisition*

The Fennel Creek Corridor Advisory Committee recommends Pierce County seek to publicly purchase all of the plan area west of Kelly Creek Road for conservation purposes using undetermined funding sources. Approximately 253 acres would be publicly acquired and set aside as permanent open space. Fennel Creek, wetlands, and tree cover would be restored over time through adherence to and implementation of restoration recommendations contained within the Fennel Creek Corridor Environmental Analysis prepared by Foster Wheeler Environmental Corporation. As the City of Bonney Lake continues to grow in the future, the area would form a natural "Central Park" in the center of the City. A series of trails would be developed in the area over time to facilitate passive recreational use, environmental education, and other similar activities. The Fennel Creek Corridor Advisory Committee recognizes the value and necessity of preserving and maintaining the many diverse natural resources of this area and recommends recreation opportunities that are in harmony with these resources.

The cost of acquisition would be assessed at the time of purchase and be based on fair market value of the properties. Potential sources of funding include, but are not limited to, Conservation Futures program, surface water management program, general obligation bonds, and private donations.

It is the expectation of the Fennel Creek Corridor Advisory Committee that the City, County, local neighborhood groups, and volunteer organizations would participate in the long-term stewardship of this property through donations of time, money, and ongoing interest.

Figure 8 illustrates this alternative.
Development Recommendations – Transfer of Development Rights (TDR)

The two recommended alternative land use concepts discussed below are intended to respond to a variety of environmental and community character goals identified by the Advisory Committee. These goals are:

<table>
<thead>
<tr>
<th>Goals of the Preferred Land Use Concept</th>
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<tbody>
<tr>
<td><strong>Environmental</strong></td>
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<tr>
<td>• Mitigate/reduce stormwater impacts to Fennel Creek</td>
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<tr>
<td>• Preserve/restore Fennel Creek</td>
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<td>• Preserve, restore, create critical and sensitive areas</td>
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<td>• Maintain/enhance tree cover</td>
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<td>• Promote low impact development</td>
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<td>• Maintain a functional wildlife corridor</td>
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<td>• Maintain water quality standards</td>
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<tr>
<td><strong>Land Use and Other Issues</strong></td>
</tr>
<tr>
<td>• Public (Civic) Uses – trails, parks, open space</td>
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<tr>
<td>• Quiet urban residential</td>
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<td>• Recreation</td>
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<td>• End product is visually attractive</td>
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<tr>
<td>• Protect scenic vistas</td>
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<tr>
<td>• Low-level lighting, low noise</td>
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<tr>
<td>• A livable community</td>
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<tr>
<td>• A partnership among City, County, landowners, and citizens</td>
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Figure 8
Preservation through Public Acquisition

1. Publicly acquired open space - approximately 245 acres. No development.
2. Critical area and buffer. No subdivision potential.
3. MSF or other residential zone. Limited infill development potential.
The Advisory Committee’s development proposals recognize that the plan area could potentially transition from rural to urban due to its proximity to the City of Bonney Lake, the UGA, and surrounding development activity. The opportunity to plan for this area in a manner which recognizes and preserves the natural functions and values of Fennel Creek will never be greater than it is now. The three recommended development alternatives presented on the following pages seek to seize this opportunity to ensure that present and future generations continue to experience the benefits the Fennel Creek corridor provides and to recognize the locational importance of the area to the City of Bonney Lake.

It is the expectation of the Fennel Creek Corridor Advisory Committee that the City, County, local neighborhood groups, and volunteer organizations would participate in the long-term stewardship of this property through donations of time, money, and ongoing interest over a period of years. It is also the expectation of the committee that any open space areas would be maintained and restored in accordance with the 1999 Fennel Creek Corridor Environmental Analysis prepared by Foster Wheeler Environmental Corporation for the City of Bonney Lake. The Foster Wheeler report is hereby incorporated by reference.

Both of the recommended development alternatives offer incentives to the property owner in exchange for a public benefit. The first TDR option, the Basic TDR Alternative, provides for residential development (159 units) but “sends” the development into a 52-acre “receiving area” adjacent to Sumner-Buckley Highway. This receiving area contains soils appropriate for higher densities and thus preserves Fennel Creek from development impacts. The remainder of the property would be restored and held in privately owned open space. The second TDR option, Bonus TDR Alternative, allows for a higher amount of residential development (255 units) contained within the same 52-acre receiving area but the remainder of the property would be dedicated to Pierce County and/or the City of Bonney Lake for ownership. Restoration would occur with the City of Bonney Lake and Pierce County working together with local citizens, community groups, and the Cascade Land Conservancy.

Of the TDR options, the Fennel Creek Corridor Advisory Committee prefers the Bonus TDR Alternative as it offers greater public benefits and the opportunity for ongoing public partnerships and community-building through site restoration and stewardship in the future.
Both TDR options would designate the properties Moderate Density Single Family (MSF) with a Transfer of Development Rights Overlay and Residential Conservation 5 (RC-5) zoning. Both TDR options calculate density only on the receiving site, i.e., 52 acres.

Under any option, the development would be designed to an urban standard and would be served by public sewer. Provisions would be made for sidewalks, street lights, street trees, and recreational areas. Additionally, requirements for tree conservation, low impact development design components, and architectural design standards would apply. Section 3 of this document contains the land use controls and development standards required for each option.

**Basic Transfer of Development Rights Alternative**
The RC-5 zone would allow substantial bonus densities in exchange for the preservation of large portions of the plan area set aside as permanent natural open space. In order to utilize the bonus densities, new development would be required to be clustered on small lots in a 52-acre receiving area.

The Basic Transfer of Development Rights Alternative would allow four units per net acre, permitting approximately 159 residential dwelling units to be developed within the 52-acre receiving area. (Densities are calculated on the 52-acre receiving area, not the entire property.) The remaining 201 acres west of Kelly Lake Road would be set aside as permanent, privately-owned open space. A conservation easement and other appropriate title and deed restrictions would be placed on the 201-acre area to ensure the area remains as open space in perpetuity. Property east of Kelly Lake Road would not be eligible for bonus density due to severe environmental constraints.

**Bonus Transfer of Development Rights Alternative**
The RC-5 zone would allow substantial bonus densities in exchange for the preservation of large portions of the plan area set aside as permanent natural open space. In order to utilize the bonus densities, new development would be required to be clustered on small lots in the 52-acre receiving area. This receiving area is located in the unconstrained portion of the plan area - those lands underlain by the Everett and Indianola soil series.

The Bonus Transfer of Development Rights Alternative provides a higher density than the Basic TDR Alternative as an incentive for public dedication of land. Under this alternative, a maximum of 255 dwelling
units would be permitted within the 52-acre receiving area. This equates to a density of approximately 6.5 dwelling units per net acre within the receiving area. The remaining 201 acres west of Kelly Lake Road would be required to be dedicated to Pierce County, the City of Bonney Lake, or a land trust for conservation purposes. A conservation easement and other appropriate title and deed restrictions would be placed on the 201-acre area to ensure the area remains as open space in perpetuity. In addition, it is recommended that a monetary contribution be provided by the landowner that would be used toward the restoration efforts and the establishment of the conservation stewardship. Restoration efforts would be required to follow the recommendations contained within the 1999 Fennel Creek Corridor Environmental Analysis prepared by Foster Wheeler Environmental Corporation for the City of Bonney Lake. In addition to monetary contributions from the property owner, it is the expectation of the Fennel Creek Corridor Advisory Committee that the City, County, local neighborhood groups, and volunteer organizations would participate in the long-term stewardship of this property through donations of time, money, and ongoing interest.

Of the alternatives allowing urban development, the Bonus Transfer of Development Rights is the preferred by the Fennel Creek Corridor Advisory Committee as it offers greater public benefits and the opportunity for ongoing public partnerships and community-building through site restoration and stewardship in the future.

Figure 9 provides a general graphical representation of the Advisory Committee’s preferred alternative if the area would be developed.
2.3 Development Potential under Existing Zoning

This information is provided for purposes of comparison only and is intended to reflect development under the plan area’s current zoning. If the plan area remained as a rural designation, the implementing zones would continue to be Reserve 5 and Agriculture Resource Lands. Reserve 5 (Rsv5) zoning would apply to approximately 137 acres and ARL zoning would apply to approximately 196 acres.

The Rsv5 zone is intended as a holding zone which preserves land for future urban development. Lands zoned Reserve are planned for inclusion within the UGA once additional land capacity is needed. The Rsv5 zone limits residential density to one dwelling unit per five acres and limits lot size to 12,500 square feet. When subdividing in this zone, significant acreage is required to be set aside for future urban development. Commercial and industrial uses are generally not permitted.

The Agriculture Resource Land zone is resource oriented and is intended to promote the conservation of lands having long-term commercial agricultural significance. The ARL zone limits residential density to one dwelling unit per 10 acres with a minimum lot size of 10
acres. Commercial uses directly related to agricultural production are permitted such as sales of produce or nursery items. Industrial uses are generally not permitted.

Under a residential development scenario, it is anticipated that approximately 12 residential lots could be created within the Rsv5 zone west of Kelly Lake Road East. These lots would likely be located within a five-acre cluster in the southern portion of the plan area with the remaining area being set aside for future urban development. No lots would be created on the Rsv5 lands east of Kelly Lake Road East as the parcels in this area are too small to be subdivided further. Within the ARL zone, it is estimated that 9 to 11 ten-acre residential lots could be created.

Under this scenario, the initial 21 to 23 lots would be developed to a rural standard and would not be served by public sewer. Under a rural standard, no provisions are required to be made for sidewalks, street lights, street trees, or recreational areas. These amenities would be required if the area were located within a UGA.

Figure 10 provides a general representation of a conceptual Reserve 5/Agriculture development pattern.
2.4 Development Potential under MSF and RR Zoning

This information is provided for comparison purposes only and is intended to reflect a typical development pattern under Pierce County’s existing urban residential zone classifications. A land use designation of Moderate Density Single Family would be applied and the Moderate Density Single Family (MSF) and Residential Resource (RR) zones would implement the land use designation. These zones would be applied based upon soils and other environmental features, with the areas most suited to higher density development being zoned MSF.

The MSF is an urban residential zone which provides for a density of four to six dwelling units per net acre. Minimum average lot size for the zone is 5,000 square feet. Commercial and industrial uses are generally not permitted. Approximately 97 acres would be zoned MSF. This acreage could accommodate 200 to 300 dwelling units.

The RR is a low density urban zone intended to provide for additional protection of environmentally sensitive areas. Allowed density is one to three dwelling units per net acre. There is no minimum lot size for this zone. Commercial and industrial uses are generally not permitted. Approximately 236 acres would be zoned RR. This acreage could accommodate 90 to 270 dwelling units.

Under this scenario, the development would be designed to an urban standard and would be served by public sewer. Provisions would be made for sidewalks, street lights, street trees, and recreational areas.

Figure 11 provides a general representation of what development might occur if designated and zoned MSF/RR.
2.5 Development Potential under RC-5 Zoning

This information is provided for comparison purposes only and is intended to reflect a typical development pattern under the City of Bonney Lake’s existing urban residential zone classifications. A land use designation of Conservation/Open Space would be applied and a Residential Conservation – 5 (RC-5) zone would implement the land use designation.

The RC-5 is an urban residential zone which provides for a density of one unit per five acres. Commercial and industrial uses are generally not permitted. It is estimated that the RC-5 zone would permit approximately 29 dwelling units to be developed at basic density. The primary land use type allowed within the RC-5 zone would be single-family residential and passive recreation. Commercial and industrial uses would not be allowed.

Under this scenario, the development would be designed to an urban standard and would be served by public sewer. Provisions would be made for sidewalks, street lights, street trees, and recreational areas.
Section 3: Land Use Controls and Development Standards

The following land use controls and development standards are intended to ensure that each of the recommended alternatives comply with certain environmental, land use, and design objectives which are intended to preserve and restore the natural functions and values of the area, direct growth to occur in areas suited for development, and to ensure that any new development that occurs is of high quality site and architectural design. The general objectives applicable to all alternatives are set forth in 3.1 through 3.3. Specific development standards applicable to each alternative are set forth in 3.4.

3.1 Environmental

Objective 1: Reduce or eliminate development induced stormwater impacts to Fennel Creek.

Objective 2: Preserve Fennel Creek and restore its natural hydrologic functions and values. See the Foster Wheeler Fennel Creek Corridor Study.

Objective 3: Preserve wetlands and other critical areas within the plan area and restore those critical areas that have been damaged due to past land use activities.

Objective 4: Maintain and enhance tree cover within the plan area.

Objective 5: Establish the use of low impact development techniques within the plan area.

Objective 6: Maintain a functional wildlife corridor within the plan area.

3.2 Land Use

Objective 1: Provide for land uses and densities which are compatible with the plan area’s unique natural characteristics.
Objective 2: Provide incentives for the permanent preservation of open space, environmentally sensitive areas, and agricultural lands.

Objective 3: Evaluate the need for additional land capacity prior to expanding the UGA.

Objective 4: Establish a cooperative relationship between Pierce County, the City of Bonney Lake, landowners, and citizens regarding future land uses in the plan area.

3.3 Design

Objective 1: Encourage the use of high quality architecture and site design.

Objective 2: Minimize lighting and noise impacts.

Objective 3: Protect scenic vistas.

Objective 4: Ensure trees are planted and included into project design.

3.4 Development Standards

Each of the recommended alternatives is accompanied by a set of Development Standards that address the specific requirements for site planning, construction, and build-out.

Development Standards for Public Acquisition

The following standards are the minimum requirements to implement the Public Acquisition Alternative. This alternative would publicly acquire the entire 253 acres and set it aside as open space with passive recreation and environmental educational opportunities.
Environmental Standards

Site Planning

1. A complete site analysis shall be performed in accordance with Chapter 10 of the Pierce County Stormwater Management and Site Development Manual.
2. Site plans shall address, in writing and through graphic illustration, how proposed development responds to:
   (a) the location of on-site natural features, including, but not limited to soils, slopes, wooded areas and vegetation, hydrogeologic and geologically hazardous areas, wetlands, and watercourses;
   (b) surrounding land uses, zoning, and compatibility with existing uses; and
   (c) view corridors and scenic vistas.

Stormwater

1. There shall be no effective impervious surfaces within the Fennel Creek corridor. Chapter 10 of the Pierce County Stormwater Management and Site Development Manual provides a variety of methods that may be employed to achieve this goal. Chapter 10 is hereby incorporated by reference.
2. No stormwater ponds shall be located within the corridor. Any stormwater that is retained/detained shall be completed in accordance with Chapter 10 and may include bioretention facilities or rain gardens.
3. Construction shall occur between April and October to minimize soil erosion.
4. Silt fences shall be installed prior to any construction, shall be maintained, and remain in place until vegetation has been established on the site.

Site Restoration and Improvements

1. Creek and habitat restoration shall be the responsibility of the City of Bonney Lake or Pierce County.
2. Fennel Creek and associated buffers shall be restored in accordance with the recommendations in the Foster Wheeler Fennel Creek Corridor Study.
Vegetation/Tree Retention

1. Tree retention shall meet the Foster Wheeler Fennel Creek Corridor Study.
2. A 100-foot native vegetation or tree buffer shall be placed around the perimeter of the property abutting Sumner-Buckley Highway East where any parking areas or other developments might be located.

Standards to Implement Land Use Objectives

1. The property known as Fennel Creek Corridor shall be designated Moderate Density Single Family (MSF) and shall be zoned Residential Conservation 5 (RC-5). Residential uses shall not be allowed. The uses allowed within the corridor include passive recreation facilities, educational signposts, benches, playgrounds, or an environmental education center such as an Audubon center or habitat center. Any education center, playground, or parking area shall be located within the 52 acres of the Everett and Indianola soil series. The remaining 201 acres shall only allow passive recreation and may include natural dirt or wood recycled products trails, educational displays, footpaths, benches, bird blinds for viewing, and open space. Passive recreation does not include play fields, community facilities, tennis courts, etc.

Design Standards

1. In order to ensure high quality architecture, the following sections of Chapter 18J.17 Small Lot Design of Pierce County Code Title 18J Development Regulations – Design Standards and Guidelines shall be used as a guideline.
   (a) 18J.17.050 Architectural Features
   (b) 18J.17.070 Lighting
2. All utilities shall be placed underground.

Development Standards for the Basic TDR Alternative

The following standards are the minimum requirements to implement the Basic TDR Alternative. While the standards represent the minimum requirements, other standards or requirements may be included during the development review process. These standards
apply to the basic density transfer option of developing 52 acres at four single-family housing units per net acre in the upland portions of the site, i.e., where Everett gravelly sandy loam and Indianola loamy sand soils are located. Under this option, all land within the Fennel Creek corridor would remain under private ownership.

Environmental Standards

Site Planning

1. A complete site analysis shall be performed in accordance with Chapter 10 of the Pierce County Stormwater Management and Site Development Manual.
2. Site plans shall address, in writing and through graphic illustration, how proposed development responds to:
   (a) the location of on-site natural features, including, but not limited to soils, slopes, wooded areas and vegetation, hydrogeologic and geologically hazardous areas, wetlands, and watercourses;
   (b) surrounding land uses, zoning, and compatibility with existing uses; and
   (c) opportunities for view corridors and scenic vistas.

Stormwater

1. Effective impervious surfaces shall not exceed 5%. Chapter 10 of the Pierce County Stormwater Management and Site Development Manual provides a variety of methods that may be employed to achieve this goal. Chapter 10 is hereby incorporated by reference.
2. No stormwater ponds shall be located within the corridor. Any stormwater that is retained/detained shall be completed in accordance with Chapter 10 and may include bioretention facilities or rain gardens.
3. Homeowners covenants shall be enacted to ensure stormwater systems are properly maintained.
4. Construction of stormwater systems, roads, and utilities shall occur between April and October to minimize soil erosion. Home construction may occur throughout the year.
5. Silt fences shall be installed prior to construction, shall be maintained, and remain in place until vegetation has been established on the site.
Site Restoration and Improvements

1. Creek and habitat restoration shall be the responsibility of the property owner.
2. Fennel Creek and associated buffers shall be restored in accordance with the recommendations in the Foster Wheeler Fennel Creek Corridor Study.

Vegetation/Tree Retention

1. Tree retention must meet the provisions of Pierce County Code Title 18H Forest Practices and Tree Conservation and shall provide 30 tree units per acre throughout the Fennel Creek corridor outside of any restored buffer adjacent to the creek.
2. A 100-foot native vegetation or tree buffer shall be placed around the perimeter of the receiving area of the property abutting Sumner-Buckley Highway East and Church Lake Road East.

Standards to Implement Land Use Objectives

1. The property known as the Fennel Creek Corridor shall be designated Moderate Density Single Family (MSF) and shall be zoned Residential Conservation 5 (RC-5). Bonus densities shall be utilized and all development shall be clustered in the receiving area on the upland portions of the site containing the Everett and Indianola soil series (52 acres).
2. A Transfer of Development Rights Overlay shall be placed on the portion of the property west of Kelly Lake Road East. The Overlay shall limit the ability to develop the constrained portions of the property.
3. A density of four single-family residential dwelling units per net acre shall be allowed. Density shall be calculated based on the receiving area of 52 acres. The receiving area shall be defined as those areas underlain by the Everett and Indianola soil series as determined by a soil scientist.
4. A conservation easement shall be placed on the sending portions of the site to preserve into perpetuity. The conservation easement shall be in place at the time of plat application.
5. The receiving area shall be developed to Pierce County urban standards as listed in Title 18J.15 and shall include sewer connections, street lights, street trees, sidewalks, curbs, gutters, and recreational areas.

6. Only residential uses and associated recreation shall be allowed within the receiving area.

7. Recreation shall be provided at a minimum of 760 square feet of usable area per lot or unit.

8. Recreation areas shall be comprised of 50% passive recreation and 50% active recreation.

9. Passive recreation may be allowed within the sending area and may include natural dirt or wood recycled products trails, educational displays, footpaths, benches, bird blinds for viewing, and open space. Passive recreation does not include play fields, community facilities, playgrounds, tennis courts, etc.

10. Active recreation shall only be allowed in the upland portions of the site contained within the 52 acres of the Everett and Indianola soil series.

11. All actions on this site would be completed through a Planned Unit District (PUD). See Appendix A for provisions of the PUD.

12. The UGA amendment shall not be effective until the City of Bonney Lake adopts revisions to their comprehensive plan to include all of the provisions of this agreement including TDR Overlay, Development Standards, Small Lot Design Standards, and PUD provisions.

13. A Memorandum of Understanding (MOU) shall be prepared and signed by the City, County, and property owners west of Kelly Lake Road binding all parties to the provisions of this Master Plan. The UGA amendment shall not be effective until the MOU is signed and recorded with the Pierce County Auditor’s office.

14. Prior to the approval of the UGA amendment, a letter shall be submitted from the City of Sumner Treatment Plant verifying that the City of Bonney Lake has sufficient capacity to handle the planned growth from this area.

15. Homeowners shall be provided information on Best Management Practices (BMPs) for stormwater maintenance, water quality, and wildlife protection. This information should be included during the final platting process and be recorded as part of the title of each property.
Design Standards

1. In order to ensure high quality architecture, the following sections of Chapter 18J.17 Small Lot Design of Pierce County Code Title 18J Development Regulations – Design Standards and Guidelines shall be met. Paved roadways and sidewalks may be constructed of porous materials.
   (a) 18J.17.030 B Residential Connections and Circulation
   (b) 18J.17.030 C Sidewalks, Pathways, and Pedestrian Entry
   (c) 18J.17.040 A.1.a. (1)(a) No minimum lot size
   (d) 18J.17.040 B Building setbacks
   (e) 18J.17.040 D Garage
   (f) 18J.17.040 F Utility Placement
   (g) 18J.17.050 Architectural Features
   (h) 18J.17.070 Lighting

2. All utilities shall be placed underground.

Development Standards for the Bonus TDR Alternative

The following standards are the minimum requirements to implement the Bonus TDR Alternative. While the standards represent the minimum requirements, other standards or requirements may be included during the development review process. These standards apply to the bonus density transfer option of developing up to 255 dwelling units on 52 acres (approximately 6.5 dwelling units per net acre) in the upland portions of the site, i.e., where Everett gravelly sandy loam and Indianola loamy sand soils are located. Under this option, 52 acres would remain under private ownership while the remaining 201 acres would be dedicated to the public.

Environmental Standards

Site Planning

1. A complete site analysis shall be performed in accordance with Chapter 10 of the Pierce County Stormwater Management and Site Development Manual.
2. Site plans shall address, in writing and through graphic illustration, how proposed development responds to:
(a) the location of on-site natural features, including, but not limited to, soils, slopes, wooded areas and vegetation, hydrogeologic and geologically hazardous areas, wetlands, and watercourses;
(b) surrounding land uses, zoning, and compatibility with existing uses; and
(c) opportunities for view corridors and scenic vistas.

**Stormwater**

1. Effective impervious surfaces shall not exceed 10%. Chapter 10 of the Pierce County Stormwater Management and Site Development Manual provides a variety of methods that may be employed to achieve this goal. Chapter 10 is hereby incorporated by reference.
2. No stormwater ponds shall be located within the corridor. Any stormwater that is retained/detained shall be completed in accordance with Chapter 10 and may include bioretention facilities or rain gardens.
3. Homeowners covenants shall be enacted to ensure stormwater systems are properly maintained.
4. Construction of stormwater systems, roads, and utilities shall occur between April and October to minimize soil erosion. Home construction may occur throughout the year.
5. Silt fences shall be installed prior to construction, shall be maintained, and remain in place until vegetation has been established on the site.

**Site Restoration and Improvements**

1. The City of Bonney Lake and Pierce County will work together with local citizens, community groups and the Cascade Land Conservancy to restore Fennel Creek and associated habitats in accordance with the Foster Wheeler Fennel Creek Corridor Study.

**Vegetation/Tree Retention**

1. Tree retention must meet the requirements of Chapter 18J.17 Small Lot Design of Pierce County Code Title 18J Development Regulations – Design Standards and Guidelines,
and provide 25 tree units per acre throughout the receiving area.
2. A 50-foot native vegetation or tree buffer shall be placed around the perimeter of the receiving areas of the property that do not abut Sumner-Buckley Highway. The 50-foot buffer may be divided into a 25-foot buffer located along the adjacent edge of the sending area and a 25-foot buffer located along the receiving portion of the property.
3. A landscaped buffer shall be placed along that portion of the development that abuts Sumner-Buckley Highway East. The landscape buffer shall meet or exceed the requirements of Pierce County Code Title 18A.35.030, Landscape Level L2.

Standards to Implement Land Use Objectives

1. The property known as Fennel Creek Corridor shall be designated Moderate Density Single Family (MSF) and shall be zoned Residential Conservation 5 (RC-5). Bonus densities shall be utilized and all development shall be clustered in the receiving area on the upland portions of the site containing the Everett and Indianola soil series (52 acres).
2. A Transfer of Development Rights Overlay shall be placed on the portion of the property west of Kelly Lake Road East. The Overlay shall limit the ability to develop the constrained portions of the property.
3. A maximum of 255 dwelling units (approximately 6.5 dwelling units per net acre) shall be permitted. Density shall be calculated based on the receiving area of 52 acres. The receiving area shall be defined as those areas underlain by the Everett and Indianola soil series as determined by a soil scientist.
4. The remainder of the property, 201 acres, shall be dedicated to Pierce County or the City of Bonney Lake. A conservation easement shall be placed on the sending portions of the site to preserve into perpetuity. The conservation easement shall be in place at the time of plat application.
5. The receiving area shall be developed to Pierce County urban standards and shall include sewer connections, street lights, street trees, sidewalks, curbs, gutters, and recreational areas.
6. Only residential and recreation uses shall be allowed within the receiving area.
7. Active recreation shall only be allowed in the upland portions of the site contained within the receiving area. Lighting of active recreation areas shall not impact surrounding homes and shall meet the standards of Title 18J.17, Small Lot Design.

8. All actions on this site would be completed through a Planned Unit District (PUD).

9. The UGA amendment shall not be effective until the City of Bonney Lake adopts revisions to their comprehensive plan to include all of the provisions of this agreement including TDR Overlay, Development Standards, Small Lot Design Standards, and PUD provisions.

10. A Memorandum of Understanding (MOU) shall be prepared and signed by the City of Bonney Lake, Pierce County, and property owners west of Kelly Lake Road binding all parties to the provisions of this Master Plan. The UGA amendment shall not be effective until the MOU is signed and recorded with the Pierce County Auditor’s office.

11. Prior to the approval of the UGA amendment, a letter shall be submitted from the City of Sumner Treatment Plant verifying that the City of Bonney Lake has sufficient capacity to handle the planned growth from this area.

12. Homeowners shall be provided information on Best Management Practices (BMPs) for stormwater maintenance, water quality and wildlife protection. This information should be included during the final platting process and be recorded as part of the title of each property.

**Design Standards**

1. In order to ensure high quality architecture all provisions of Chapter 18J.17 Small Lot Design of Pierce County Code Title 18J Development Regulations – Design Standards and Guidelines shall be met. Paved roadways and sidewalks may be constructed of porous materials.

2. All utilities shall be placed underground.
Section 4: Other Recommendations and Considerations

Other Recommendations

The Fennel Creek Corridor Advisory Committee recommends other measures be instituted to restore the entirety of Fennel Creek and its associated habitat. Fennel Creek is a valuable resource offering educational opportunities, green space, recreation and fishing, and green belts through urban areas. The Fennel Creek corridor also has a significant role the history of Pierce County due to its location between Naches Pass and Fort Steilacoom. The rich heritage is valuable to the citizens of Pierce County and the City of Bonney Lake. The committee believes this is a valuable resource to be restored and recommends the following measures:

1. The County Council should consider restoring the entirety of Fennel Creek in accordance with the Foster Wheeler Fennel Creek Corridor Study.

2. Area I (the portion of the plan area east of Kelly Lake Road) should be restored at the same time as Area II (the portion of the plan area west of Kelly Lake Road) discussed in other portions of this report.

The Fennel Creek Corridor Advisory Committee also recommends the County Council consider designing a mechanism for allowing other creeks and watersheds within Pierce County to be restored based on a concentrated study effort such as the process utilized within this document.

Other Considerations

The following standard was discussed by the committee but no consensus was reached:

1. All development permits would be reviewed and given final approval through Pierce County Planning and Land Services. Only upon completion of construction would the area be allowed to transfer into the City of Bonney Lake.
APPENDIX A

Planned Unit Development Requirements

1. Transfer of Development Rights Overlay (TDR Overlay)
The Transfer of Development Rights Overlay represents a new classification of Planned Unit Development (PUD) and is intended to facilitate the use of density transfer and bonus density provisions for the purpose of conserving areas of significant environmental value.

Areas eligible for the Transfer of Development Rights Overlay shall be designated by Pierce County through an ordinance which shall specify the specific boundaries of the area and all development controls which apply. Developments proposed within a Transfer of Development Rights Overlay shall be processed in accordance with the provisions set forth in Pierce County Code Title 18A Development Regulations – Zoning, Section 18A.75.080, Planned Unit Developments and applicable master plan and development standards.

2. Transfer of Development Overlay – Fennel Creek
This Transfer of Development Rights Overlay applies to a 253-acre area located within the Fennel Creek corridor north of the City of Bonney Lake and west of Kelly Lake Road East. This overlay is intended to facilitate the use of density transfer and bonus density provisions which seek to conserve significant acreage of land along Fennel Creek as permanent open space.

Any PUD proposed within the Fennel Creek Transfer of Development Rights Overlay shall comply with the general PUD provisions set forth in 18A.75.080 with the following exceptions:

A. PUD Phasing. The applicant may request the Examiner to allow the development of a PUD to be accomplished or constructed in phases, provided that all required open space shall be dedicated as a component of the first phase.

B. Permitted Location of PUD. Refer to Fennel Creek Corridor Master Plan and Development Standards for boundaries of the Transfer of Development Rights Overlay and receiving and sending areas for density transfer and bonus densities.
C. Uses Permitted with PUD. Uses shall be limited to single-family residential, passive recreation, environmental education, and environmental restoration.

D. Minimum Area. The minimum PUD area shall be 253 acres.

E. Residential Density. The PUD allows for the transfer of density and the awarding of bonus density in exchange for dedication of land as private or public open space. A sending area and receiving area for this transfer and bonus density is designated within the Fennel Creek Corridor Master Plan and Development Standards. Residential densities shall be as follows:

(1) Minimum residential density within receiving area (private or public open space dedication) – 4 dwelling units per net acre;

(2) Maximum residential density within receiving area with private open space dedication – 4 dwelling units per net acre;

(3) Maximum residential density within receiving area with public open space dedication – 6.5 dwelling units per net acre; and

(4) Minimum/maximum residential density within sending area (public or private open space dedication) – No density is permitted as all of development potential is transferred to receiving area.

F. Development Standards. The PUD shall comply with all development standards set forth in the Fennel Creek Corridor Master Plan and Development Standards.

G. Open Space Dedication. Open space dedicated within the sending area shall be designated for preservation in perpetuity through deed restriction and title notification. Additionally, a conservation easement shall be recorded which limits use and assigns a conservation interest in the open space to a land trust or other appropriate entity. Public open space shall be dedicated to Pierce County, the City of Bonney Lake, or an appropriate land trust acceptable to both jurisdictions.
APPENDIX B

Standards to Implement Urban Zoning

The Transfer of Development Rights (TDR) options identified within the Fennel Creek Corridor Master Plan and Development Standards are voluntary. Accordingly, in the event that neither TDR option is pursued, it is necessary to establish basic zoning and design standards for any possibility of including the properties within an UGA. The following provisions reflect the minimum requirements to implement the stated objectives for the Fennel Creek corridor UGA Amendment when TDR options are not utilized. While the standards represent the minimum requirements, other standards or requirements may be included during the development review process.

Environmental Standards

Site Planning

1. A complete site analysis shall be performed in accordance with Chapter 10 of the Pierce County Stormwater Management and Site Development Manual.
2. Site plans shall address, in writing and through graphic illustration, how proposed development responds to:
   a. the location of on-site natural features, including, but not limited to, soils, slopes, wooded areas and vegetation, hydrogeologic and geologically hazardous areas, wetlands, and watercourses;
   b. surrounding land uses, zoning, and compatibility with existing uses;
   c. view corridors and scenic vistas.

Stormwater

1. There shall be no effective impervious surfaces within the Fennel Creek corridor. Chapter 10 of the Pierce County Stormwater Management and Site Development Manual provides a variety of methods that may be employed to achieve this goal. Chapter 10 is hereby incorporated by reference.
2. No stormwater ponds shall be located within the corridor. Any stormwater that is retained/detained shall be completed in accordance with Chapter 10 and may include bioretention facilities or rain gardens.
3. Homeowners covenants shall be enacted to ensure stormwater systems are properly maintained.
4. Construction of stormwater systems, roads, and utilities shall occur between April and October to minimize soil erosion. Home construction may occur throughout the year.
5. Silt fences shall be installed prior to construction, shall be maintained, and remain in place until vegetation has been established on the site.

Site Restoration and Improvements

1. Creek and habitat restoration shall be the responsibility of the property owner.
2. Fennel Creek and associated buffers shall be restored in accordance with the recommendations in the Foster Wheeler Fennel Creek Corridor Study.

Vegetation/Tree Retention

1. Tree retention must meet the provisions of Pierce County Code Title 18H Forest Practices and Tree Conservation and shall provide 40 tree units per acre throughout the Fennel Creek corridor outside of any restored buffer adjacent to the creek.
2. A 100-foot native vegetation or tree buffer shall be placed around the perimeter of the property abutting Sumner-Buckley Highway East and Church Lake Road East.

Standards to Implement Land Use Objectives

1. The property shall be developed to Pierce County urban standards as listed in Chapter 18J.15 of Title 18J Pierce County Development Regulations - Design Standards and Guidelines and shall include sewer connections, street lights, street trees, sidewalks, curbs, gutters, and recreational areas.
2. Only residential uses shall be allowed within the corridor.
3. The UGA amendment shall not be effective until the City of Bonney Lake adopts revisions to their comprehensive plan to include all of the provisions of this agreement including TDR.
Overlay, Development Standards, Small Lot Design Standards, and PUD provisions.

4. A Memorandum of Understanding (MOU) shall be prepared and signed by the City, County, and property owners west of Kelly Lake Road binding all parties to the provisions of this Master Plan. The UGA amendment shall not be effective until the MOU is signed and recorded with the Pierce County Auditor’s office.

5. Prior to the approval of the UGA amendment, a letter shall be submitted from the City of Sumner Treatment Plant verifying that the City of Bonney Lake has sufficient capacity to handle the planned growth from this area.

6. Homeowners shall be provided information on Best Management Practices (BMPs) for stormwater maintenance, water quality and wildlife protection. This information should be included during the final platting process and be recorded as part of the title of each property.

**Design Standards**

1. In order to ensure high quality architecture, the following sections of Chapter 18J.17 Small Lot Design Standards of Pierce County Code Title 18J Development Regulations – Design Standards and Guidelines shall be met.
   (a) 18J.17.050 Architectural Features
   (b) 18J.17.070 Lighting

2. All utilities shall be placed underground.
APPENDIX C

Sequencing of Required Actions Under the Master Plan

The Fennel Creek Corridor Master Plan identifies numerous actions that need to occur prior to the affected area being included within the Urban Growth Area and prior or concurrent with the exercise of either of the two Transfer of Development Rights (TDR) options identified within Master Plan. In order to ensure predictability and accountability of these actions, the following events, in the specified sequence, are required to occur.

1. Actions to Occur Prior to Approval of the UGA Amendment
The following actions shall occur prior to approval of the proposed UGA amendment by the Pierce County Council:

A. Verification of Water and Sewer Service. Letters from the City of Sumner and the City of Bonney Lake shall be provided to Pierce County verifying that sufficient water and sewer utility capacity exists to service the Master Plan area based upon the maximum population that could be accommodated under the plan. Verification of water availability shall be provided by the City of Bonney Lake and verification of sewer treatment capacity shall be provided by the City of Sumner.

B. Interlocal Agreement. An interlocal agreement shall be developed between Pierce County and the City of Bonney Lake. This interlocal agreement shall specify the purpose of the agreement, the benefits to be derived by both jurisdictions from adherence to the agreement, acceptance of the Master Plan and accompanying development standards, permitting responsibilities related to the exercise of development options under the Master Plan, timing of future annexations affecting the Master Plan area, and the consequences of any failure to adhere to the requirements of the Master Plan, accompanying development regulations, and the interlocal agreement.

C. Property Owner Memorandum of Agreement. A Memorandum of Agreement (MOA) shall be developed which recognizes acceptance of the Master Plan and accompanying development regulations by the owners of the properties located in the sending and receiving areas for Transfer of Development Rights (those lands within the
plan area west of Kelly Lake Road East). The parties to the MOA shall be Pierce County, the City of Bonney Lake, and the property owner of record for each property located within the designated sending and receiving areas for transfer of development rights.

2. Actions to Occur Prior to Implementation of the UGA Amendment
The implementation of the UGA amendment shall be delayed for a period of not less than 180 days from adoption in order to allow the following actions to occur:

A. Modification of Bonney Lake Comprehensive Plan and Zoning Code. The City of Bonney Lake Comprehensive Plan and Zoning Code shall be amended to become consistent with the Fennel Creek Corridor Master Plan and accompanying development regulations.

B. Modification of Pierce County Zoning Atlas and Development Regulations. Pierce County shall modify its zoning atlas to implement the zone classifications and transfer of development rights overlay. Additionally, the Pierce County Development Regulations shall be amended as set forth in the Master Plan.

C. Finalize Interlocal Agreement. The interlocal agreement identified in 1.B. above shall be adopted by the Pierce County Council and the Bonney Lake City Council.

D. Finalize Property Owner Memorandum of Agreement. The Memorandum of Agreement identified in 1.C. above shall be finalized and recorded with the Pierce County Auditor.

Failure to complete the actions identified above within 180 days can be cause for the Pierce County Council to revoke the UGA amendment.

3. Actions to Occur Prior to Development Permit Approval
The Master Plan provides development opportunities that could provide substantial benefits to the property owner in the form of significantly increased residential densities and lot yield and reduced per unit cost of providing utilities and other infrastructure. These benefits are provided in exchange for voluntary dedication of open space and adherence to design standards by the property owner(s) which in turn provide substantial benefits to the public. In order to ensure that
these public benefits are realized prior to, or concurrent with, development permit approval, the following actions shall occur:

A. Forest Practices Development Moratorium Expiration or Removal. All forest practice development moratoria shall have expired or been removed by the Pierce County Hearing Examiner pursuant to Title 18H, Pierce County Code, prior to submittal of any applications for development approvals within those properties affected by moratorium.

B. Conservation Easement. Prior to, or concurrent with, any development approvals seeking to utilize Transfer of Development Rights, a conservation easement shall be recorded. This easement shall be in a form acceptable to Pierce County and the City of Bonney Lake, and shall specify those properties to be left in an undeveloped state, the development rights being transferred, allowable activities within the easement area, and responsibilities related to stewardship of the easement. In general, this easement shall provide for the conservation of the approximately 202 acres identified as the sending area for development rights under the Master Plan. Pierce County and the City of Bonney Lake may consult with a land trust having expertise in such easements to ensure the easement adequately protects the area in questions and provides for appropriate long-term stewardship.

C. Covenants and Education Materials. As a condition of final plat approval, covenants shall be enacted to ensure that stormwater systems are properly maintained and that all critical area and open space areas are adequately protected and maintained. The developer shall also be required to develop and distribute information regarding Best Management Practices (BMPs) for stormwater system maintenance, water quality protection, wildlife protection, and protection of critical areas.
APPENDIX D

Lower Fennel Creek Corridor: Habitat Restoration Cost Estimate

Based Upon the Foster Wheeler Environmental Corporation
Fennel Creek Corridor Report

Prepared by Cascade Land Conservancy