

CITY COUNCIL WORKSHOP

November 18, 2025
6:00 P.M.

AGENDA



www.ci.bonney-lake.wa.us

Location: Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

The public is invited to attend Council Meetings and Workshops. Options for attending are provided below.

In-Person: Bonney Lake Justice & Municipal Center at 9002 Main Street East in Bonney Lake

By phone: 323-792-6234 (Meeting ID: 811 135 388#)

By internet: Chrome- [TEAMS Meeting Link](#) (Meeting ID: 246 449 477 548)

All public online cameras and microphones will be disabled. Only staff and presenters will be visible and unmuted.

The City Council may act on items listed on this agenda, or by consensus give direction for future action, also add and take action on other items not listed on this agenda.

I. CALL TO ORDER: Mayor Terry Carter

A. Pledge of Allegiance.

II. ROLL CALL: Mayor Terry Carter, Deputy Mayor Dan Swatman, Councilmember Angela Baldwin, Councilmember Aaron Davis, Councilmember Gwendolyn Fullerton, Councilmember Kerri Hubler, Councilmember J. Kelly McClimans, and Councilmember Brittany Rock.

III. AGENDA ITEMS:

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A. **Presentations:** Bonney Lake Bingo Shop Local Activity.

B. **Council Open Discussion:**

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C. **Review Of Council Minutes:** November 04, 2025, City Council Workshop.

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D. **Discussion/Action: AB25-17 – Ordinance D25-17 – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adopting The Mid-Biennial Budget Amendment For Budget Years 2025 And 2026.**

1. Discussion.

2. Public Comments.

3. Action.

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E. **Discussion/Action: AB25-44 – Ordinance D25-44 – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Setting The**

Amount Of The Annual Ad Valorem Tax Levy Necessary For The Fiscal Year 2026 For The Purposes Set Forth Below; Providing For Severability And Corrections; And Establishing An Effective Date.

1. Discussion.
2. Public Comments.
3. Action.

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- F. **Discussion: AB25-80 – Ordinance D25-80** - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Regarding Implementing Actions Associated With The 2024 Comprehensive Plan Periodic Update; Amending The Official Zoning District For Real Property Commonly Known As Parcel Numbers 2925000210 And 2925000220; Amending The Official Zoning Map; Amending The Bonney Lake Municipal Code For Consistency With The Comprehensive Plan And State Law; Providing For Severability And Corrections; And Establishing An Effective Date.

IV. EXECUTIVE/CLOSED SESSION: None.

V. ADJOURNMENT

Anything submitted at the Council Workshop will be added to the end of the packet the next day.

The City of Bonney Lake does not discriminate on the basis of disability, race, color, or national origin in its programs, services, or activities. If you need language assistance, translation, or an auxiliary aid, service, or policy modification to fully participate, please contact the City Clerk's Office at 253-862-8062 (TTY 711) or info@bonneylake.gov at least five (5) business days before the event; later requests will be honored when feasible.

Bonney Lake Holidays



PRESENTED BY

**COUNCILMEMBER GWENDOLYN FULLERTON &
CHAMBER COLLECTIVE PRESIDENT, ANDY FRICKEL**



November 28 - December 20
Play for a Chance to WIN a Raffle of
Local Prizes Valued at \$250+
Winners Drawn
December 8, 15, 22





Presented By

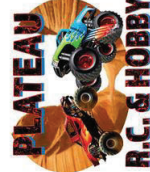


RULES & ENTRY REQUIREMENTS

- Pick up a bingo card from the Bonney Lake Library or download from the City's website.
- Participants must complete 5 squares either across, down, or diagonally.
- Use hashtag #BonneyLakeBingo when posting on social media.
- Participation must take place in the Bonney Lake area.
- Drop your completed bingo card at the Bonney Lake Library or email to harrisrl@bonneylake.gov. A weekly raffle winner will be announced on Monday, Dec. 8, 15, and 22.
- Have fun and celebrate our businesses!

Name: _____ Phone: _____
Email: _____

 Buy a drink at Coffee Vault and post a photo on social media	 Ask American Family Insurance for a free quote on any insurance	 Make a holiday treat & share on Facebook & tag Bam Bookkeeping	 Check out Cole's website, take a photo of a service, & share on Facebook	 Take selfie with something that makes you smile	 Post a photo to Facebook of you donating to the Salvation Army bell ringer, & tag Red Rover Marketing
 Donate to a charity, post a photo on Facebook & tag Campbell Tax & Accounting	 Visit a local shop you've never been to before	 Share on social media why you love shopping local & tag your favorite business	 Subscribe to the Chamber Collective Newsletter	 Follow the Chamber Collective on Facebook	 Post a photo to Facebook of you donating to the Salvation Army bell ringer, & tag Red Rover Marketing
 Follow the City of Bonney Lake on Facebook	 Make a holiday treat & share on Facebook & tag Bam Bookkeeping	 Share on social media why you love shopping local & tag your favorite business	 Check out Cole's website, take a photo of a service, & share on Facebook	 Take selfie with something that makes you smile	 Post a photo to Facebook of you donating to the Salvation Army bell ringer, & tag Red Rover Marketing
 Follow the City of Bonney Lake on Facebook	 Make a holiday treat & share on Facebook & tag Bam Bookkeeping	 Share on social media why you love shopping local & tag your favorite business	 Check out Cole's website, take a photo of a service, & share on Facebook	 Take selfie with something that makes you smile	 Post a photo to Facebook of you donating to the Salvation Army bell ringer, & tag Red Rover Marketing



Bingo Rules

- Pickup a bingo card or print one out at home
- Complete five in a row – up/down, left/right, or diagonally
- Post about your tasks on social media, tag the sponsor (if possible) & use **#BonneyLakeBingo**
- Return your completed Bingo card to the Bonney Lake Library or email harrisl@bonneylake.gov
- Winners drawn weekly on **December 8, 15, 22**

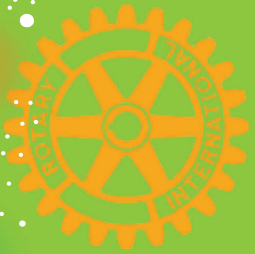




Tree Lighting Ceremony

**December 6th
from 6p-7p
Fire Station 111**





TIS THE SEASON TO SHOP
LOCAL



Thank You!

Next Chamber Collective Event:
Monthly Luncheon on Sports in
Community at Mazatlan on
November 20th at 11:30am

Register at www.thechambercollective.com

CITY COUNCIL WORKSHOP

**November 04, 2025
6:00 P.M.
DRAFT MINUTES**



www.ci.bonney-lake.wa.us

Location: The physical location of the Council Meeting was at the Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington. The public was also given the option to call in or attend virtually the Council Meeting

Audio starts at: 06:00 **I. CALL TO ORDER** – Mayor Terry Carter, called the workshop to order at 6:00 p.m.

A. Pledge of Allegiance

Audio starts at: 06:01 **II. ROLL CALL:** City Clerk Sadie Schaneman called the roll. In addition to Mayor Terry Carter, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Angela Baldwin, Councilmember Aaron Davis, Councilmember Gwendolyn Fullerton, Councilmember Kerri Hubler, Councilmember J. Kelly McClimans, and Councilmember Brittany Rock.

Staff members in attendance at the physical location were City Administrator John P. Vodopich, Chief Finance Officer Cherie Reiersen, Police Chief Mark Berry, Administrative Services Director Chuck McEwen, City Engineer Ken Gill, Development Services Manager Lauren Balisky, Judicial Branch Administrator Geri Resch, Assistant City Engineer Andrew Fonda, Judicial Specialist III Terry Terri, City Clerk Sadie Schaneman, Administrative Specialist II Debbie McDonald.

Staff member in virtual attendance were Public Services Director Jason Sullivan.

III. AGENDA ITEMS:

Audio starts at: 6:02 **A. Appointment:**

1. **AB25-87 – Motion M25-87** - A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Confirming The Mayors Appointment Of Anneke Berry As Municipal Court Judge.

Councilmember Baldwin moved to approve Motion M25-87. Deputy Mayor Swatman seconded the motion.

Mayor Carter, Deputy Mayor Swatman and Councilmembers all congratulated Judge Anneke Berry on her appointment.

Audio starts at:
6:03

B. Public Hearing:

Audio starts at:
6:03

1. **AB25-17– Ordinance D25-17** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending The Biennial Budget For Calendar Years 2025-2026.

Mayor Carter opened the public hearing at 6:03 p.m.

With no citizen comments, Mayor Carter closed the hearing at 6:04 p.m.

Audio starts at:
6:04

2. **AB25-44 – Ordinance D25-44** – An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Setting The Amount Of The Annual Ad Valorem Tax Levy Necessary For The Fiscal Year 2026 For The Purposes Set Forth Below; Providing For Severability And Corrections; And Establishing An Effective Date.

Mayor Carter opened the public hearing at 6:04 p.m.

With no citizen comments, Mayor Carter closed the hearing at 6:05 p.m.

Audio starts at:
6:05

C. Council Open Discussion:

Councilmember Fullerton:

Homeowner Unpermitted Accessory Dwelling Unit (ADU): Councilmember Fullerton stated she received a letter from citizen X about selling their house and receiving a code enforcement letter about an unpermitted ADU. With the code enforcement violation, the issue will have to be resolved before they can finish selling their house.

Council discussed and shared their concerns, including:

- Was staff looking for violations.
- Cost to homeowner.
- City should help citizens.
- Hearing Examiner.

Councilmember McClimans:

Homeowner Unpermitted ADU: Councilmember McClimans also received the letter from citizen X. When we change zoning, we effect citizens.

Councilmember Baldwin:

Veteran's Day Parade: Councilmember Baldwin reminded Council that the Auburn's 60th Veteran's Day parade takes place Saturday November 8th, 2025, from 11-2. Auburn Sr Center will have a breakfast that morning from 7-9.

Mayor Carter

Bonney Lake High School Veteran's Assembly: Mayor Carter mentioned that Bonney Lake High School will hold a Veteran's Day Assembly on November 10, 2025, at 9:45 a.m.

Councilmember Hubler:

Panther Pasta Party: Councilmember Hubler stated the Panter Pasta Party has been postponed until February 2026.

Audio starts at:
6:52

- D. **Review of Minutes:** - October 21, 2025, City Council Workshop, And October 28, 2025, City Council Meeting.

The draft minutes were forwarded with no corrections to the November 25, 2025, meeting for approval.

Audio starts at:
6:52

- E. **Discussion: AB25-80 – Ordinance D25-80** - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Regarding Implementing Actions Associated With The 2024 Comprehensive Plan Periodic Update; Amending The Official Zoning District For Real Property Commonly Known As Parcel Numbers 2925000210 And 2925000220; Amending The Official Zoning Map; Amending The Bonney Lake Municipal Code For Consistency With The Comprehensive Plan And State Law; Providing For Severability And Corrections; And Establishing An Effective Date.

Development Services Manager Balisky explained how this is part one of the ordinance being broken into three parts. Tonight's discussion is on land division.

Council discussed and shared their concerns, including:

- What happens if this doesn't pass.
- The option part of the code.
- Code being redundant.
- Subdividing unbuildable land.
- Legal ramifications.

There was Council consensus to strike out anything having to be passed by 2027 and anything on administrative or unit lots. They would go with option 2 proposed by staff.

Councilmembers are willing to wait for a lawsuit to be filed before changing the code.

Audio starts at:
8:20

- F. **Discussion: AB25-81 – Resolution R25-81** - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing An Interlocal Agreement With The Tacoma Pierce County Health Department To Perform Source Control Inspections In Bonney Lake.

Assistant City Engineer Fonda explained how the Tacoma Pierce County Health department would train a staff member from the City to take over the inspections. There is a grant to pay for most of the agreement.

Council discussed and shared their concerns, including:

- What happens if this doesn't pass.
- Project timeline.
- Lead to position being in house.
- City will enforce code.

There was Council consensus to move to Consent agenda for the next Council meeting.

Audio starts at:
8:39

IV. EXECUTIVE/CLOSED SESSION: None.

Audio starts at:
8:39

V. ADJOURNMENT:

At 8:39 p.m. the Meeting was adjourned by Mayor Carter with the common consent of the City Council.

Sadie A. Schaneman, MMC, City
Clerk

Terry Carter, Mayor

Items presented to Council at the November 4, 2025, Workshop: None

Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops are on file with the City Clerk. For detailed information on agenda items, please view the corresponding Agenda Packets, which are posted on the city website and on file with the City Clerk.

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

Agenda Item Type: Ordinance	Agenda Bill Number & Ordinance/Resolution/Motion Number: AB25-17 & D25-17	
Department/Division Submitting: Finance	Presenter: Cherie Reiersen, CPA	City Strategic Goal Category: Choose an item.

Agenda Subject: Biennial Budget Amendment 2025-2026.

Full Title/Motion: An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Adopting The Mid-Biennial Budget Amendment For Budget Years 2025 And 2026.

Administrative Recommendation: Approve

Short Background Summary (Use a memo to write a full history): Revised Code Of Washington (RCW) 35A.34 Provides Procedures For Adopting, Managing And Amending A Biennial Budget. Pursuant To This Guidance, Staff Finds It Necessary To Make Certain Revisions To The 2025-2026 Biennial Budget That Was Adopted Via Ordinance #1726 All Requests Are On Exhibit B With The Request And Explanation. Attached To The Ordinance Are Exhibits A & B. The Budget Was Previously Adopted At Fund Level To Include Fund Balances. It Is Anticipated That Expenditures For The General Fund Will Exceed Revenues By \$6,119,944 For The Biennium With The Adoption Of The Budget Amendment. The Original Budget Authorized \$5,570,700 From Ending Fund Balance. This Means That The Budget Amendment Will Authorize Spending An Additional \$549,244 From The General Fund Ending Balance. Most Of The Requests Were Previously Approved By Council And The Resolution Has Been Included. Not Previously Approved Are The Following General Fund Increases: Attorney Fees Due To Usage; Increase In Credit Cards Fees But Expense Is Offset By 3% Cc Charge Authorized By Council; SWAT Overtime Missed In Original Budget. The Remaining Funds Had Some Contract Carryovers That Were Not Accounted For In The Budget Process.

Attachments: Exhibit A, Exhibit B, FTE Chart, Ordinance, Amendment Back Up Documents.

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

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
Date: 10/28/2025 Name: Finance Committee	☐ Yes	☐ Yes	☐ Yes	☐ Yes
Date: Name:	☐ Yes	☐ Yes	☐ Yes	☐ Yes
Date: Name:	☐ Yes	☐ Yes	☐ Yes	☐ Yes
Hearing Examiner Review:				
Preparer sent affected Department Director(s) copy of AB	☒ Administrative Services ☒ Court ☒ Executive ☒ Finance ☒ Police ☒ Public Services			

COUNCIL ACTION	
Workshop Date(s): 11/18/25	Public Hearing Date(s): 11/04/2025
Meeting Date(s):	Tabled To:

APPROVALS		
Department Director: Cherie Reiersen, CPA	Mayor: Terry Carter	Date Reviewed By City Attorney (if applicable):

ORDINANCE NO. D25-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, ADOPTING THE MID-BIENNIAL BUDGET AMENDMENT FOR BUDGET YEARS 2025 AND 2026.

WHEREAS, the City Council approved Ordinance No. 1726 which adopted a biennial budget for fiscal years 2025-2026; and

WHEREAS, Ch. 35A.34 RCW provides procedures for adopting, managing, and amending a biennial budget.

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

Section 1. The biennial budget for the City of Bonney Lake for the period January 1, 2025 through December 31, 2026 as contained in the adopted 2025-2026 Biennial Budget for total revenues/sources and expenditures/uses as approved by the City Council, is hereby amended to include Total Revenues and Expenditures for each fund as shown on the attached Exhibit “A” 2023-2024 Biennium Budget Total including Fund Balance.

Section 2. The changes to biennial expenditures as shown on the attached Exhibit “B” are hereby adopted.

Section 3. The City Clerk is directed to transmit a certified copy of the City of Bonney Lake adopted 2025-2026 Mid-Biennial Budget Amendment (Ordinance No. 25-17 and Exhibits “A”, and “B”) to the Office of the State Auditor and to the Association of Washington Cities.

Section 4. This Ordinance shall be effective five (5) days after its 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 18th day of November 2025.

APPROVED by the Mayor this 18th day of November 2025.

AUTHENTICATED:

Terry Carter, Mayor

Sadie A. Schaneman, MMC, City Clerk

AB_____
Passed:
Valid:
Published:
Effective Date:
This Ordinance totals _____ page(s)

EXHIBIT "A"

2025- 2026 BUDGET AMENDMENT

FUND	TITLE	REVENUES	EXPENDITURES
001	General Fund	72,225,054	72,225,054
120	Drug Investigation Fund	79,460	79,460
121	Fed Drug Inv Fund	184,254	184,254
125	Cumulative Res. Fund	5,473,695	5,473,695
126	Contingency Fund	1,477,621	1,477,621
130	Affordable Housing Fund	305,058	305,058
131	ARPA Fund	2,021,349	2,021,349
202	Debt Service	5,123,839	5,123,839
301	Street CIP	12,300,996	12,300,996
302	Parks CIP	6,827,354	6,827,354
320	General Govt CIP Fund	4,938,819	4,938,819
401	Water Fund	54,588,823	54,588,823
402	Sewer Fund	46,360,274	46,360,274
415	Stormwater Fund	11,544,699	11,544,699
501	ERR Fund	12,794,666	12,794,666
	TOTAL	\$ 236,245,961	\$ 236,245,961

EXHIBIT B	2025	2026	2025/2026 Additional	Original	Budgeted	Total
GENERAL FUND (001)	Budget	Budget	request	25-26 Budget	Ending Fund	Request
LEGISLATIVE	151,175	138,175		289,350		289,350
MUNICIPAL COURT/ PROB.	1,449,613	1,504,293	70,000	2,953,906		3,023,906
EXECUTIVE & LEGAL	1,124,142	1,129,551	100,000	2,253,693		2,353,693
EMERGENCY MANAGEMENT	289,349	269,231		558,580		558,580
FINANCE	1,934,661	1,991,138	290,000	3,925,799		4,215,799
PROSECUTOR	659,846	687,412		1,347,258		1,347,258
INFORMATION SYSTEMS	1,710,346	1,295,106	63,800	3,005,452		3,069,252
ADMINISTRATIVE SERVICES	641,141	659,485		1,300,626		1,300,626
HUMAN RESOURCES	406,717	449,578		856,295		856,295
POLICE	10,913,708	10,962,733	456,600	21,876,441		22,333,041
ENGINEER/PW ADMIN/STREET	1,692,741	1,762,334	161,494	3,455,075		3,616,569
SENIOR CENTER	667,022	684,946		1,351,968		1,351,968
COMMUNITY SERVICE	12,150	12,150		24,300		24,300
BEAUTIFICATION PROGRAM	21,715	21,715		43,430		43,430
COMMUNITY FOREST	75,421	76,432		151,853		151,853
COMMUNITY EVENTS	74,350	75,350		149,700		149,700
PLANNING & COMM. DEVELOP.	1,500,847	1,558,663		3,059,510		3,059,510
FACILITIES	1,192,358	1,169,902		2,362,260		2,362,260
RECREATION PROGRAM	828,655	848,883		1,677,538		1,677,538
PARK FACILITIES	794,290	771,983		1,566,273		1,566,273
NON DEPARTMENTAL	5,506,515	1,339,606		6,846,121		6,846,121
TOTAL GENERAL FUND	29,596,762	25,358,666	1,141,894		16,127,732	72,225,054
Budgeted Revenue	25,085,081	24,862,297				

Department	Additional request justification
Court	\$40K increase grant funding 2025; increase Judge from .85 to 1.00 FTE \$30K (offset by court rev)
Executive	\$50K increase in attorney fees 2025, 2026 total usage closer to \$350K/yr
Finance	\$145K additional credit card fees not budgeted 2025, 2026 (offset by revenue 08/2025)
Information Services	Res 3281 website \$41,200 2025, \$22600 2026
Police	Res 25-73 axon increase \$35.8K 25 & 26; Res 3276 radio replace \$375K; \$10K Swat OT 2026
Streets	Salt brine and production machine was approved as a 2024 expense and not budgeted into 2025.

	2025	2026		Original Budget	Budgeted	Total
FUND	Budget	Budget	Additional request	2025-2026	Ending Fund	Request
DRUG INV. FUND (120)	10,000	10,000		20,000	59,460	79,460
FED. DRUG INV FUND (121)	15,000	15,000			154,254	184,254
RESERVE FUND (125)	681,278	101,278	375,000		4,316,139	5,473,695
CONTINGENCY FUND (126)				-	1,477,621	1,477,621
AFFORD.HOUSING TAX(130)					305,058	305,058
ARPA FUND (131)	1,740,348	245,000		432,400	36,001	2,021,349
DEBT SERVICE FUND (202)	4,567,221	362,207		4,929,428	194,411	5,123,839
STREET CIP FUND (301)	2,867,500	2,275,000	127,500	5,142,500	7,030,996	12,300,996
PARKS CIP FUND (302)	4,740,000	915,000	201,660	5,655,000	970,694	6,827,354
GEN GOVT CIP FUND (320)	1,408,000	-	851,100	1,408,000	2,679,719	4,938,819
WATER FUND (401)	21,806,989	21,922,324		43,729,313	10,859,510	54,588,823
SEWER FUND (402)	18,547,155	18,703,140	117,825	37,250,295	8,992,154	46,360,274
STORM FUND (415)	3,885,725	3,562,421	289,800	7,448,146	3,806,753	11,544,699
EQUIP REPL FUND (501)	1,605,709	2,080,828	336,000	3,686,537	8,772,129	12,794,666

Fund	Additional request justification
Reserve Fund	Res 3276- \$375K PD radios repl 2025
Street CIP	Res 3235 Safety Action Plan \$77.5K 2025; Safety improvements \$50K 2026 (council discussion)
Park CIP	M25-29 AYP retainage \$170,360, Snack Shack replacements \$31,300- 2025 Mayor approval
Gen Govt CIP	2024 Demo Carryover \$101,100 PW bldg; \$750K Public Safety improvements
Sewer	Res 3261 Bubbler 2024 carryover \$117,825
Storm Fund	Res 3261 contract carryover 2024 \$151K; NPDES carryover 2024 \$21K; Res 3225 \$117.8K ARPA Carryover
ERR Fund	Res 3288 PD Car \$95K; Res 3269 PD Cars \$196K; Res 3290 Fleet software \$27.5K 2025, 17.5K 2026

***Note this is a biennial budget. As such some of the planned expenditures for 2025 may not happen until 2026 for some of the projects. All to be approved by City Administrator and Chief Financial Officer**

Year		2019	2020	2021	2022	2023	2024	2025	2026
		Adopted F.T.E.	Adopted F.T.E.	Adopted F.T.E.	Adopted F.T.E.	Adopted F.T.E.	Amended F.T.E.	Budget F.T.E.	Amended F.T.E.
City of Bonney Lake POSITION SUMMARY									
CITY COUNCIL									
	Councilmember (Part-Time)	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
TOTAL CITY COUNCIL		7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
EXECUTIVE									
	Mayor (Part-Time)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	City Administrator	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	Asst to the City Administrator (title change eff 2024; was Exec Asst)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	Administrative Specialist II								
	Facilities, Special Events, and Projects Manager	1.00	1.00	1.00					
	Recreation & Special Events Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
	Special Events Coordinator								1.00
	Recreation Supervisor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	*
	Recreation Coordinator	3.00	3.00	3.00	3.00	3.00	2.00	2.00	*
	Before/After School Site Director	6.80	7.65	6.80	6.80	6.80	6.80		
	Facilities Maintenance Worker II	1.00	1.00	1.00	*				
	Emergency Management Manager				1.00	1.00	1.00	1.00	1.00
TOTAL EXECUTIVE		16.80	17.65	16.80	15.80	15.80	14.80	8.00	5.00
*moved to Public Services									
LEGAL									
	Deputy City Attorney/Prosecutor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	*
	Prosecutor				1.00	1.00	1.00	1.00	*
	Limited Term Legal Specialist				1.00	1.00	1.00	1.00	1.00
	Legal Specialist I/II						1.00	1.00	1.00
	Administrative Specialist II/III	1.00	1.00	1.00	1.00	1.00			
TOTAL LEGAL		2.00	2.00	2.00	4.00	4.00	4.00	4.00	2.00
*Contract services out									
COURT									
	Municipal Judge	0.85	0.85	0.85	0.85	0.85	0.85	0.85	1.00
	Judicial Branch Manager (title change eff 2024; was Court Admin)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	Bailiff			0.65					
	Judicial Specialists I/II	4.00	4.00	4.00	4.50	4.50	4.50	4.00	4.00
	Judicial Specialists III	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	Limited Term Case Manager						1.00	1.00	1.00
	Court Svc Case Manager (title change eff 2024; was Probation Officer)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
TOTAL COURT		7.85	7.85	8.50	8.35	8.35	9.35	8.85	9.00
FINANCE									
	Chief Financial Officer	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	Senior Accountant	1.00	1.00	1.00					
	Payroll Accountant								1.00
	Finance and Operations Manager								1.00
	Finance and Payroll Accountant				1.00	1.00	1.00	1.00	
	Accountant	1.00	1.00						
	Accounting Specialist Cashier I/II	5.00	5.00	5.00	4.00	4.00	4.00	4.00	4.00
	Accounting Specialist III	1.00	1.00	1.00	2.00	2.00	1.00	1.00	1.00
	Accounting Specialist IV						1.00	1.00	1.00
	Customer Service Manager (Utility)				1.00	1.00	1.00	1.00	
	Financial Operations Supervisor	1.00	1.00	1.00					
TOTAL FINANCE		10.00	10.00	9.00	9.00	9.00	9.00	9.00	9.00

City of Bonney Lake POSITION SUMMARY	Year	2019	2020	2021	2022	2023	2024	2025	2026
		Adopted F.T.E.	Adopted F.T.E.	Adopted F.T.E.	Adopted F.T.E.	Adopted F.T.E.	Amended F.T.E.	Budget F.T.E.	Budget F.T.E.
CITY CLERK & ADMINISTRATIVE SERVICES									
Administrative Services Director/IS Manager		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
City Clerk					1.00	1.00	1.00	1.00	1.00
Deputy City Clerk		1.00	1.00	1.00					
Administrative Specialist I/II		2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Records and Disclosure Specialist						1.00	1.00	1.00	1.00
Human Resources Manager		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Human Resources Generalist		0.75	0.75	0.75	0.75	1.00	1.00	1.00	1.00
Information Services Manager		1.00	1.00	1.00	1.00				
PC/Network Technician		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Senior Center Manager		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Cook		0.80	0.80	0.80	0.80	0.80	0.80		
Kitchen Asst		0.70	0.70	0.70	0.70	0.70	0.70		
Kitchen Aide		0.30	0.30	0.30	0.30	0.30	0.30	1.22	1.22
Limited term (grant) Senior Aide				0.75	0.75	0.75	0.75	0.75	0.75
Dishwasher			0.38	0.38	0.38	0.38	0.38	0.60	0.60
Senior Center Aide/Van Driver		2.20	2.20	2.20	2.20	2.20	2.20	3.00	3.00
TOTAL CITY CLERK & ADMINISTRATIVE SERVICES		12.75	13.13	13.88	13.88	14.13	14.13	14.57	14.57
POLICE									
Police Chief		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Assistant Police Chief		2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Executive Asst to the Chief (title change 2024; was Admin. Assistant)		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Department Assistant									
Records Clerk		3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Police Sergeant		5.00	5.00	5.00	5.00	7.00	7.00	7.00	7.00
Patrol Officers		22.00	22.00	22.00	22.00	22.00	22.00	22.00	22.00
School Resource Officer			1.00	1.00	1.00	1.00	1.00	1.00	1.00
CJTC Officer				1.00					
Community Services Officer		2.50	2.50	2.50	3.00	3.00	3.00	3.00	3.00
Bailiff		0.45	0.45						
Child Passenger Safety Program Manager		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
TOTAL POLICE		37.95	38.95	39.50	39.00	41.00	41.00	41.00	41.00
PUBLIC SERVICES									
Department of Public Services Director		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Admin. Support Team									
Permit Center Lead									
Administrative Supervisor		1.0	1.0	1.0			1.0	1.0	1.0
Administrative Specialist III		1.0	1.0	1.0	1.0	1.0	2.0	2.0	3.0
GIS Assistant		1.0							
Contract Administrator		1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Recreation									
Recreation Supervisor									1.00
Recreation Coordinator									2.00
		5.00	4.00	4.00	3.00	3.00	5.00	5.00	9.00

City of Bonney Lake
POSITION SUMMARY

Year	2019	2020	2021	2022	2023	2024	2025	2026
	Adopted F.T.E.	Adopted F.T.E.	Adopted F.T.E.	Adopted F.T.E.	Adopted F.T.E.	Amended F.T.E.	Budget F.T.E.	Budget F.T.E.

PUBLIC SERVICES

Infrastructure Development Team								
City Engineer	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Assistant City Engineer	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Development Review Engineer	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Engineering Assistant						1.0	1.0	1.0
GIS Analyst	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Project Manager								
Construction Inspector	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Development Services Team								
Development Services Manager						1.0	1.0	1.0
Planning and Building Supervisor	1.0	1.0	1.0	1.0	1.0			
Plans Examiner/BO	1.0	1.0	1.0					
Senior Building Inspector/Plans Examiner				1.0	1.0	1.0	1.0	1.0
Building Inspector I	1.0	2.0	2.0	1.0	1.0	1.0	1.0	1.0
Plans Examiner				1.0				
Permit Coordinator				1.0	1.0	1.0	1.0	1.0
Permit Technician I/II	1.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0
Associate/Assistant Planner	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Assistant/Senior Planner					1.0	1.0	1.0	1.0
Assistant Planner/Code Enforcement	1.0	1.0	1.0					
Code Enforcement				1.0	1.0	1.0	2.0	2.0
Public Works Team								
Superintendent of Public Works	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Administrative Supervisor	1.0	1.0	1.0	1.0	1.0			
Administrative Specialist IV								
Administrative Specialist I/II	2.0	2.0	2.0	1.0	1.0			
Administrative Specialist III				1.0	1.0			
Public Works Operations Engineer								
Assistant City Engineer	1.0	1.0	1.0	1.0	1.0			
Electrician	1.0	1.0	1.0	1.0	1.0			
Assistant Superintendent of Public Works	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lead Worker***	5.0	5.0	5.0	5.0	5.0	5.0	6.0	6.0
Facility Maintenance Worker III				1.0	1.0	1.0		
Maintenance Worker III*	5.0	7.0	7.0	7.0	8.0	8.0	8.0	8.0
Limited Term MW/II - Parks						2.0	2.0	2.0
Maintenance Worker I/II**	22.0	21.0	21.0	21.0	20.0	20.0	21.0	20.0
Meter Reader/ Meter Reader II	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Custodian					2.0	2.0	2.0	2.0
Fleet Manager						1.0	1.0	1.0
Mechanic I/II	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0
Total Public Services Department	61.0	62.0	63.0	64.0	66.0	67.0	68.0	71.0

TOTAL STAFFING (excludes Councilmembers)	148.35	151.58	152.68	154.03	158.28	159.28	153.42	151.57
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* MWIII breakdown Water-3, Sewer-2, Parks-1, Street/Storm-2

**MW I/II breakdown Water-8, Sewer-4, Streets/Storm-7, Facilities-1

***Lead breakdown Water-2, Sewer-1, Parks-1, Street/Storm-1, Facilities-1

Summary of Interfund Transfers

2025

Transfer Out: General Fund \$4,567,000

Transfer In: Debt Service Fund \$4,567,000

For general obligation debt including paying off 2015 bond issuance of \$4.2M

Transfer Out: General Fund \$71,000

Transfer In: Cumulative Reserve Fund \$71,000

Current year savings for computer replacement (\$26,000) and police laptop replacement (\$45,000)

Transfer Out: Cumulative Reserve Fund \$101,278

Transfer In: General Fund \$101,278

Radio replacement over the next five years (2025-2029); \$506,394 saved in Cumulative Reserve Fund

Transfer Out: Cumulative Reserve Fund \$280,000

Transfer In: General Fund \$280,000

Laptop replacement (PD/City) saved in Cumulative Reserve Fund

Transfer Out: Cumulative Reserve Fund \$300,000

Transfer In: General Fund \$300,000

Eden software upgrade saved in Cumulative Reserve Fund

2025 AMENDED:

Transfer Out: Cumulative Reserve Fund \$375,000

Transfer In: General Fund \$375,000

Radio replacement all purchased in 2025; \$375,000 saved in Cumulative Reserve Fund

2026

Transfer Out: General Fund \$362,500

Transfer In: Debt Service Fund \$362,500

For general obligation debt

Transfer Out: General Fund \$71,000

Transfer In: Cumulative Reserve Fund \$71,000

Current year savings for computer repl (\$26,000) and police laptop repl (\$45,000)

~~Transfer Out: Cumulative Reserve Fund \$101,278~~

~~Transfer In: General Fund \$101,278~~

Radio replacement over the next four years (2026-2029); \$405,116 saved in Cumulative Reserve Fund

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

Agenda Item Type: Ordinance	Agenda Bill Number & Ordinance/Resolution/Motion Number: AB25-44/ Ord 25-44	
Department/Division Submitting: Finance	Presenter: Cherie Reiersen	City Strategic Goal Category: None

Agenda Subject: 2026 Annual Ad Valorem Tax Levy.

Full Title/Motion: An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Setting The Amount Of The Annual Ad Valorem Tax Levy Necessary For The Fiscal Year 2026 For The Purposes Set Forth Below; Providing For Severability And Corrections; And Establishing An Effective Date.

Administrative Recommendation: Approve

Short Background Summary: Pursuant To Revised Code Of WA (RCW) 84.52.020 The Mayor Of The City Of Bonney Lake Must Certify To The Pierce County Assessor-Treasurer And The Pierce County Council That The Bonney Lake City Council Requests The Following Levy Amounts Be Collected In Year 2026. The Regular Levy Limit Is \$3,740,922 Which Consists Of The Lawful Regular Tax Levy Multiplied By The 1% Limit Factor Plus The Current Years Assessed Value Of New Construction And Improvements And Relevy And Refunds. The Following Are Key Details To The 2026 Proposed Levy: (A) The Tax Levy Rate For 2025 Per \$1,000 Property Value Was \$0.70732 (Rounded); The Proposed Rate For 2026 Is \$0.69415 (Rounded). (B) The Total City Assessed Value For 2026 Is \$5,383,835,660. (C) The Total Tax Levy In 2025 Was \$3,672,435; (D) The Total Increase To The Levy Is \$34,080.

Attachments: Ordinance D25-44

BUDGET INFORMATION

Budgeted Amount: **Current Balance:** **Expenditure Amount Needed:** **Budgeted Balance Difference:**

Budget Explanation: Adopt Annual Ad Valorem Property Tax To Be Collected In 2026.

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
Date: Name:	☐ Yes	☐ Yes	☐ Yes	☐ Yes
Date: Name:	☐ Yes	☐ Yes	☐ Yes	☐ Yes
Date: Name:	☐ Yes	☐ Yes	☐ Yes	☐ Yes
Hearing Examiner Review:				
Preparer sent affected Department Director(s) copy of AB		☐ Administrative Services ☐ Court ☐ Executive ☐ Finance ☐ Police ☐ Public Services		

COUNCIL ACTION

Workshop Date(s): 11/18/2025

Public Hearing Date(s): 11/04/2025

Meeting Date(s): 11/18/2025

Tabled To:

APPROVALS

Department Director:
Cherie Reiersen, CPA

Mayor:
Terry Carter

Date Reviewed By City Attorney (if applicable):

ORDINANCE NO. D25-44

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, SETTING THE AMOUNT OF THE ANNUAL AD VALOREM TAX LEVY NECESSARY FOR THE FISCAL YEAR 2026 FOR THE PURPOSES SET FORTH BELOW; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Bonney Lake is meeting and discussing the biennial budget for the fiscal years 2025 and 2026; and

WHEREAS, the City Council held a public hearing on November 4, 2025, to discuss the feasibility of an increase in property tax revenues for collection in year 2026; and

WHEREAS, the City Council of the City of Bonney Lake after hearing and after duly considering all relevant evidence and testimony presented, determined that the City of Bonney Lake requires a regular levy in the amount of \$3,740,922, which includes an increase in property tax revenue from the previous year, and amounts resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, in order to discharge the expected expenses and obligations of the City and in its best interest.

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

Section 1. The City Council of the City of Bonney Lake, Washington, does hereby resolve the city's actual levy amount from the previous year was \$3,672,435; and, the population is more than 10,000; and now therefore, that an increase in the regular property tax levy is authorized for the levy to be collected in the 2026 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be \$34,080.10 which is a percentage increase of 0.928% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Section 2. That the taxes to be collected from the levies hereby fixed and made, together with the estimated revenues from sources other than taxation, which constitutes the appropriation of the City of Bonney Lake for the fiscal year 2026, are hereby approved.

Section 3. A certified copy of this Ordinance and original Ad Valorem Levy Certification shall be transmitted on or before November 30th of the year preceding the

year in which the levy amounts are to be collected to the Pierce County Assessor-Treasurer (Attn: Levy Department; 2401 S. 35th St. Rm. 142; Tacoma, WA 98409); and, the Pierce County Council (Attn: Clerk, Rm. 1046; County City Building; 930 Tacoma Ave. S.; Tacoma, WA 98402); and, any other governmental office as provided by law.

Section 4. 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 5. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 6. 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.

Section 7. 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 18th day of November 2025.

APPROVED by the Mayor this 18th day of November 2025.

Terry Carter, Mayor

AUTHENTICATED:

Sadie A. Schaneman, MMC, City Clerk

AB _____
Passed:
Valid:
Published:
Effective Date:
This Ordinance totals _____ page(s)

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

Agenda Item Type: Ordinance	Agenda Bill Number & Ordinance/Resolution/Motion Number: AB25-80 – Ordinance D25-80	
Department/Division Submitting: Development Services	Presenter: Lauren Balisky, Development Services Manager	City Strategic Goal Category: Growth Vision

Agenda Subject: 2024 Development Code Periodic Update Amendments.

Full Title/Motion: An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Regarding Implementing Actions Associated With The 2024 Comprehensive Plan Periodic Update; Amending The Official Zoning District For Real Property Commonly Known As Parcel Numbers 2925000210 And 2925000220; Amending The Official Zoning Map; Amending The Bonney Lake Municipal Code For Consistency With The Comprehensive Plan And State Law; Providing For Severability And Corrections; And Establishing An Effective Date.

Administrative Recommendation: None.

Short Background Summary (Use A Memo To Write A Full History): The City Of Bonney Lake Is Required To Review And Update Its Comprehensive Plan And Development Regulations To Ensure Compliance With The Washington State Growth Management Act (GMA), Chapters 36.70A And 36.70B RCW. The GMA Does Not Exempt Any Portion Of The City's Comprehensive Plan Or Development Regulation From Being Subject To Review And Evaluation As Part Of The Required Period Update. Staff Has Completed Drafting The Amendments To The Zoning Map And Development Regulations Necessary To Implement *Envision Bonney Lake*. Review By The City Attorney Is Reflected In This Draft. Review By The Finance Department, Planning Commission, And Commerce Are Also In Progress.

Attachments: Briefing Memorandum, Draft Ordinance D25-80 - 2024 Development Code Periodic Update Amendments (**Only Includes Sections Related To Housing**). Missing Or Partially Blank Pages Contained Information That Will Be Discussed At The December 2, 2025, City Council Workshop Or That Were Discussed At The November 4, 2025, City Council Workshop. This Document Does Not Include The Attachments To The Ordinance Itself).

BUDGET INFORMATION

Budgeted Amount: **Current Balance:** **Expenditure Amount Needed:** **Budgeted Balance Difference:**
Budget Explanation:

COMMITTEE, BOARD & COMMISSION REVIEW

Public Hearing Date: 11/19/2025 **Name Of Committee/Commission Public Hearing Was Done At:** Planning Commission

Date & Name Of Committee/ Commission Meeting	Return To Committee/ Commission/Board	Council Workshop Discussion	Consent Agenda	Council Full Issues
Date: 11/05/2025 Name: Planning Commission	☐ Yes	☐ Yes	☐ Yes	☐ Yes
Date: Name:	☐ Yes	☐ Yes	☐ Yes	☐ Yes

Hearing Examiner Review:

Preparer sent affected Department Director(s) copy of AB	☐ Administrative Services ☐ Court ☐ Executive ☒ Finance ☐ Police ☒ Public Services
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COUNCIL ACTION

Workshop Date(s): 10/21/2025, 11/04/2025, 11/18/2025	Public Hearing Date(s):
Meeting Date(s): 10/28/2025	Tabled To:

APPROVALS

Department Director: Jason Sullivan	Mayor: Terry Carter	Date Reviewed By City Attorney (if applicable):
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Public Services Briefing Memorandum

Meeting Date: November 18, 2025

Memo Date: November 10, 2025

Staff Contact: Lauren Balisky – Development Services Manager

Prepared By: Lauren Balisky – Development Services Manager

Action Type: Discussion

Agenda Title: AB25-80 – Ordinance D25-80 2024 – Development Code Periodic Update Amendments

PURPOSE:

The purpose of this item is to brief the City Council on the draft updates to the Bonney Lake Municipal Code required as part of the 2024 Comprehensive Plan Periodic Update process. **This workshop is specific to amendments related to housing. All other sections of the draft ordinance have been removed for review at workshops on November 4 (land divisions) and December 2 (SB 5290 permit processing procedures and other clarifications).**

EXECUTIVE SUMMARY:

The City of Bonney Lake is required to review and update its comprehensive plan and development regulations to ensure compliance with the Washington State Growth Management Act (GMA), Chapters 36.70A and 36.70B RCW. Staff has completed drafting the amendments to the development regulations necessary to implement *Envision Bonney Lake*.

DISCUSSION:

Background

Washington's Growth Management Act (GMA) adopted as Chapter 36.70A RCW mandates that the City adopt and regularly update a comprehensive plan. The City's comprehensive plan is intended to serve as the policy framework to effectively manage growth and development within the City, protect the property rights of the City's residents, facilitate economic development, and guide land use decisions and infrastructure investments.

As part of the major periodic update to the comprehensive plan, the city must also ensure that the zoning map and development regulations implement and are consistent with the comprehensive plan (RCW 36.70A.040(3), WAC 365-196-800 and WAC 365-196-810). The GMA does not

exempt any portion of the City's comprehensive plan or development regulation from being subject to review and evaluation as part of the required period update.

Staff has completed drafting the amendments to the development regulations necessary to implement the final draft version of *Envision Bonney Lake*, consistent with Preferred Growth Alternative 2 – Bend the Trend (City Council Motion M24-33, passed April 23, 2024).

Amendments Related to Housing

In 2021, the Washington State Legislature passed Engrossed Second Substitute House Bill 1220 (ESSHB 1220), Laws of 2021, related to supporting emergency shelters and housing through local development regulations. ESSHB amended the GMA to introduce new requirements for the Housing Element of each jurisdiction's comprehensive plan, and required that jurisdictions plan for the number of housing units as provided by the Washington State Department of Commerce, including the number of housing units needed by moderate, low, very low, and extremely low-income households and emergency housing, emergency shelters, and permanent supportive housing.

To demonstrate compliance with this change to the GMA, concurrent amendments are needed to both the Comprehensive Plan and the development regulations. The housing amendments can be grouped into three broad categories: density, anti-displacement, and emergency housing. Staff are proposing changes to the development regulations to achieve assigned housing targets through smaller-scale development with sufficient land capacity for each of the housing categories.

Together, these amendments demonstrate actual accommodation of each economic segment of the community, consistent with the GMA, recent legislation, and recent litigation (see also *Futurewise et. al. v. City of Mercer Island*, [GMHB Case No. 25-3-0003](#)). A summary of the changes are provided below:

- Density minimums and maximums are clarified for each applicable zoning district, consistent with the preferred growth alternative.
- Added a density bonus in the R-3 zoning district to encourage construction of housing affordable to very low and extremely low-income households, consistent with ESSHB 1220 and the preferred growth alternative.
- Added anti-displacement measures for mobile / manufactured / recreational vehicle parks to help preserve housing affordable to very low and extremely low-income households, consistent with the Bonney Lake-Sumner Housing Action Plan, the Housing Equity Report (Appendix A to *Envision Bonney Lake*), the draft Community Development Element of *Envision Bonney Lake*, and the preferred growth alternative.
- Addressed legislation that requires cities to allow co-living housing.
- Addressed legislation that requires cities to allow conversion of existing buildings for housing.
- Added provisions for permanent emergency shelters, consistent with ESSHB 1220 and the preferred growth alternative.

- Added provisions for temporary emergency shelters and housing provided by religious organizations, consistent with legislation.

FORMATTING:

- The draft ordinance is presented in sequential order in the existing Bonney Lake Municipal Code (BLMC), with comments noting the reason for each change, and a link to applicable state legislation:

Section 24. Amendment. Section 14.10.070 of the Bonney Lake Municipal Code is amended to read as follows: <u>14.10.070 One-hundred-twenty-day time limit—Exceptions. Calculation of review time for permit applications.</u> The following time periods shall not count toward the maximum of 120 days which can expire between the determination of completeness and the notice of decision. The number of calendar days an application is in review shall be calculated from the day completeness is determined under BLMC 14.40.030 to the date a final decision is issued under 14.40.080 on the permit application. The	Lauren Balisky Updated to be consistent with the time periods in SSSB 5290, Laws of 2023, Section 7(1). Reply
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- Removed text within an existing section of the BLMC is shown with ~~strikethrough~~.
- Added text within an existing section of the BLMC is shown with underline.
- New sections are noted as new, and presented without strikethrough or underline formatting:

Section 8. New Section. Section 12.04.025 of the Bonney Lake Municipal Code is hereby added to read as follows:	
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- Repealed sections are noted as follows:

Section 104. Repealed. Chapter 18.16 of the Bonney Lake Municipal Code, R-2 Medium-Density Residential Districts, is hereby repealed in its entirety.	Lauren Balisky Amended to comply with ESSHB 1220, Laws of
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ADDITIONAL REVIEW:

Review by the City Attorney, Finance Department, Planning Commission, and the Washington State Department of Commerce are also in progress.

The public will be invited to participate as part of the public hearing process. Properties where a change to the zoning district is proposed will be mailed directly, in addition to the normal public notice procedures.

ANTICIPATED SCHEDULE:

Below is the anticipated schedule for review by Planning Commission and City Council:

- **November 18:** City Council Discussion on Implementing Development Regulations – Housing Amendments
- **November 19:** Planning Commission Public Hearing on full Comprehensive Plan and Development Regulations

- **December 2:** City Council Workshop on full Comprehensive Plan and Implementing Development Regulations – Permit Processing and Consistency Amendments
- **December 9:** City Council Decision on full Comprehensive Plan and Implementing Development Regulations

ATTACHMENTS:

- A. Draft Ordinance D25-80, with annotations, without attachments – **sections related housing only.**

Sections and pages have been intentionally removed to facilitate focused review by City Council. Topics will be discussed on the following dates:

November 4, 2025 - Review of draft land division amendments

November 18, 2025 - Review of draft housing amendments

December 2, 2025 - Review of draft permit processing and consistency amendments

Section 13. Amendment. Subsections “C” and “M” of Section 13.04.030 of the Bonney Lake Municipal Code are amended to read as follows:

13.04.030 Definitions.

...

C. “C”.

1. “City” means the city of Bonney Lake.
2. “Co-living housing” means “co-living housing” as defined in BLMC 18.04.030.
3. ~~2.~~ “Commodity charge” means the amount the customer must pay the city for water by volume (cost/100 cubic feet).
4. ~~3.~~ “Condominium” means a “condominium” as defined in BLMC 18.04.030.

Commented [LB12]: Added to be consistent with sewer connection fees, consistent with [ESHB 1998, Laws of 2024, Section 2\(8\)](#).

Section 14. Amendment. Subsections “D.2.d”, “D.2.e”, “D.2.f”, and “D.2.g” of Section 13.04.070 of the Bonney Lake Municipal Code are amended to read as follows:

13.04.070 Water service applications and connection charges.

...

D. ...

2. ...

- d. Co-living Units. Co-living units shall be charged 50 percent of the SDC applicable to a five-eighths-inch single-family connection for each co-living unit. There shall be only one water meter installed for each building housing multiple co-living units.
- e. Multifamily, Mobile Home Parks, and Recreational Vehicle Parks. Multifamily, mobile home parks, and recreational vehicle (RV) parks shall be charged 77 percent of the SDC applicable to a five-eighths-inch single-family connection for each living unit/space/stall. There shall be only one water meter installed for each building housing multiple residential units.

Commented [LB14]: Added to be consistent with sewer connection fees, consistent with [ESHB 1998, Laws of 2024, Section 2\(8\)](#).

f. e.—Alternative Assignment of Residential Equivalents (REs). To ensure that all new connections pay for an equitable share of system costs based on their demands and service characteristics, the city reserves the right to determine an alternative assignment of REs to connections that are one and one-half inches or larger. When applicable, this assignment shall be determined by converting the estimated water usage of the connection to REs.

g. f.—Property Owner's Responsibility. Property owners are responsible for all leaks or damage due to leaks from privately installed and owned water lines. The property owner shall install and maintain at his own expense all water service from the water meter to the place of use.

Section 15. Amendment. Subsection “C.1.b” of Section 13.04.100 of the Bonney Lake Municipal Code is amended to read as follows:

13.04.100 Water rates.

...

C. Multiple Dwelling Units

1. ...

- b. In the case of apartments/trailer courts/co-living units having one meter, each unit will be billed as though separately connected to the water main, occupied or not, based on five-eighths- or three-quarters-inch meter rates.

Commented [LB15]: Added to be consistent with how other single-meter buildings are billed, in relation to [ESHB 1998, Laws of 2024](#).

....

Section 16. Amendment. Subsections “C.2” – “C.7”, Subsection “L”, and Subsection “N” of Section 13.12.010 of the Bonney Lake Municipal Code are amended to read as follows:

13.12.010 Definitions.

...

C. “C”.

1. “City” means the city of Bonney Lake, Washington.
2. “Co-living housing” means “co-living housing” as defined in BLMC 18.04.030.
3. 2. “Collection system” means the system of public sewers to be operated by the city designed for the collection of sanitary sewerage.

Commented [LB16]: Added to comply with [ESHB 1998, Laws of 2024, Section 2\(8\)](#).

4. ~~3.~~ “Commercial user” means any premises used for commercial or business purposes which is not a residential user and not an industry as defined in this chapter. A commercial user is one who introduces primarily domestic wastes and wastes from sanitary conveniences into the sewer system.

5. ~~4.~~ “Condominium” means a “condominium” as defined in BLMC 18.04.030.

6. ~~5.~~ “Council” means the city council of the city of Bonney Lake.

7. ~~6.~~ “County”

Section 17. Amendment. Subsection “D.1” of Section 13.12.082 of the Bonney Lake Municipal Code is amended to read as follows:

13.12.082 Sewer charges.

...

D. Sewer Service Charges for Customers Other than Single-Family Residential.

1. Multifamily, duplex, townhouse, co-living, and accessory dwelling unit customers on a single water meter shall pay the single-family sewer availability charge (no grinder pump) for each unit. The volumetric charge shall be capped at eight CCF per unit per month for multifamily customers.

Commented [LB18]: Added to be consistent with how similar uses are billed, in relation to [ESHB 1998, Laws of 2024](#).

....

Section 18. Amendment. A new subsection “D.6” is hereby added to Section 13.12.100 of the Bonney Lake Municipal Code to read as follows:

13.12.100 Sewer service applications and connection charges.

...

D. Residential System Development Charges (SDC).

...

6. The SDC for each unit of co-living housing shall be 50 percent of the charge applicable to one residential equivalent (RE) unit, \$11,927 effective July 1, 2023.

Commented [LB19]: Added to comply with [ESHB 1998, Laws of 2024](#), Section 2(8).

....

Section 19. Amendment. Subsections “A”, “D.1”, and “D.3” of Section 13.12.130 of the Bonney Lake Municipal Code are amended to read as follows:

13.12.130 Sewer connections mandatory.

...

- A. Residential Development. A private wastewater disposal system may be installed in conjunction with the construction of an individual detached single-family dwelling unit, duplex, triplex, fourplex, co-living housing with up to four co-living units, or attached or detached accessory dwelling unit, when the following are met:

Commented [LB20]: Added to clarify when on-site wastewater disposal is available to co-living, consistent with a similar number of dwelling units and [ESHB 1998, Laws of 2024](#).

...

Section 47. New Section. A new Section 15.04.098 is hereby added to the Bonney Lake Municipal Code to read as follows:

15.04.098 Special provisions for certain housing units.

A. **New housing in existing buildings.**

1. In any building that received a certificate of occupancy at least three years prior to a complete permit application to add housing units, the building official shall:
 - a. Not require unchanged portions of an existing building that have been used for residential or previously permit-approved conditioned space purposes to meet the current energy code solely because of the addition of new dwelling units within the building. When any other existing building is converted to new dwelling units, changed portions of each of those new units must meet the requirements of the current Washington State Energy Code, except if:
 - i. The square footage of new dwelling units does not exceed 2,500 square feet or 50 percent of the total building square footage, whichever is greater;
 - ii. The building owner submits documentation, in a form acceptable to the city, showing the building's residential units' projected

Commented [LB75]: Added to comply with [ESHB 1042, Laws of 2023](#), Section 2, and [HB 1757, Laws of 2025](#), Section 1.

energy use intensity is less than or equal to the energy use intensity target in accordance with the clean buildings performance standard in RCW 19.27A.210; or

- iii. In all areas zoned for residential housing, an additional housing unit is created within an existing home;
 - b. Not deny a building permit application for the addition of housing units within an existing building due to nonconformity regarding parking, height, setbacks, elevator size for gurney transport, or modulation, unless the director makes written findings that the nonconformity is causing a significant detriment to the surrounding area.
- 2. For retrofits of existing buildings to be used for residential housing:
 - a. The portion of exterior wall assemblies that includes insulation must be allowed to project up to an additional eight inches into the setbacks of the underlying zoning district on all sides;
 - b. The building must be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation; and
 - c. Gross floor area must be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.
 - 3. For existing nonconforming buildings already projecting into setbacks, the portion of exterior wall assemblies that include insulation must be allowed to project up to an additional eight inches into the setbacks on all sides if the building is to be used for residential housing.
 - 4. Nothing in this section requires the city to approve a building permit application for the addition of housing units constructed entirely within an existing building envelope in a building located within a zone that permits multifamily housing in cases in which the building cannot satisfy life safety standards.
 - 5. Nothing in this section prohibits the city from applying the requirements of the building code, as adopted in this chapter.
- B. **New construction or the retrofit of existing buildings meeting passive house requirements.**

Commented [LB76]: Added to comply with [SSHB 1183, Laws of 2025](#), Section 2.

1. For the purpose of this subsection, “passive house requirements” means the criteria for certification as a passive house by Phius or the International Passive House Institute.
2. In any application for new construction or the retrofit of an existing building that meets passive house requirements, the building official shall:
 - a. Measure any required setback from the outside face of the foundation, and the portion of exterior wall assemblies that include insulation must be allowed to project up to eight inches into setbacks on all sides;
 - b. Allow the building to exceed the maximum allowable roof height by eight inches to accommodate additional insulation; and
 - c. Measure gross floor area from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans.

Section 48. Amendment. Section 15.08.020 of the Bonney Lake Municipal Code is amended to read as follows:

15.08.020 Permitted locations and age.

Manufactured homes shall be permitted in all zones allowing single-family residences. Manufactured homes requiring an installation permit under this chapter shall be new manufactured homes under RCW 35.63.160(2); provided, that manufactured homes moving into currently existing mobile/manufactured home/recreational vehicle parks shall not be required to be new homes, but shall otherwise comply with all other provisions of this chapter.

Section 49. Amendment. Section 15.08.125 of the Bonney Lake Municipal Code is amended to read as follows:

15.08.125 Manufactured homes in mobile/manufactured home/recreational vehicle parks.

Manufactured homes may be installed in mobile/manufactured home parks subject to the provisions of this chapter; provided, that if the existing physical layout of the park does not allow full compliance BLMC 15.08.010(E)(1), compliance with that subsection shall be excused as to sites that will not accommodate compliance with that subsection.

Commented [LB77]: Clarified in relation to anti-displacement regulations, to comply with [ESSHB 1220, Laws of 2021](#), Section 2(2)(h).

See also *Futurewise et. al. v. City of Mercer Island*, [GMHB Case No. 25-3-0003](#).

Commented [LB78]: Clarified in relation to anti-displacement regulations, to comply with [ESSHB 1220, Laws of 2021](#), Section 2(2)(h).

See also *Futurewise et. al. v. City of Mercer Island*, [GMHB Case No. 25-3-0003](#).

Section 51. Amendment. Subsection “C” of Section 15.14.020 of the Bonney Lake Municipal Code is amended to read as follows:

15.14.020 Definitions.

...

C. “C”.

1. “Co-living housing” means “co-living housing” as defined in BLMC 18.04.030.

Commented [LB80]: Added to be consistent with sewer connection fees, consistent with [ESHB 1998, Laws of 2024, Section 2\(8\)](#).

2. ~~1.~~ “Commercial/multi-family customer” means any public or private parcel owner or occupant of property with usage other than single-family residential with any type of building improvements or paved areas greater than 120 square feet within the city of Bonney Lake.

3. ~~2.~~ “Condominium” means a “condominium” as defined in BLMC 18.04.030.

Section 52. Amendment. A new Subsection “C” is added to Section 15.14.035 of the Bonney Lake Municipal Code to read as follows:

15.14.035 System development charges (SDC).

...

C. Each new co-living unit shall pay a stormwater SDC at the rate of 50% of the SDC in subsection A of this section.

Commented [LB81]: Added to be consistent with sewer connection fees, consistent with [ESHB 1998, Laws of 2024, Section 2\(8\)](#).

Section 85. Amendment. Two new definitions are hereby added to Section 18.04.010 of the Bonney Lake Municipal Code to read as follows:

18.04.010 "A".

... "Affordable housing" means, unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed 30 percent of the monthly income of a household whose income is:

- A. For rental housing, 60 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development; or

Commented [LB132]: Added to comply with [ESSHB 1923, Laws of 2019](#), Section 2(24).

B. For owner-occupied housing, 80 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development.

“Affordable housing development” means a proposed or existing structure in which one hundred percent of all single-family or multifamily residential dwelling units within the development are set aside for or are occupied by low-income households at a sales price or rent amount that may not exceed 30 percent of the income limit for the low-income housing unit

Commented [LB133]: Added to comply with [SHB 1377, Laws of 2019](#), Section 2(6)(a).

Section 86. Amendment. Three new definitions are hereby added to Section 18.04.030 of the Bonney Lake Municipal Code to read as follows:

18.04.030 “C”.

... “Co-living housing” means a residential development with lockable sleeping co-living units that are independently rented or owned and that provide living and sleeping space, with residents sharing kitchen facilities with other sleeping units in the building. Co-living housing also commonly known as congregate living facilities, single room occupancy, rooming house, boarding house, lodging house, or residential suites.

Commented [LB136]: Added to comply with [ESHB 1998, Laws of 2024](#), Section 2(11).

Section 87. Amendment. Five new definitions are hereby added to Section 18.04.050 of the Bonney Lake Municipal Code, and the definition for “Essential Public Facilities” in Section 18.04.050 to read as follows:

18.04.050 “E”.

... “Emergency housing” means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

Commented [LB137]: Added to comply with [ESSHB 1220, Laws of 2021](#), Section 6(9).

“Emergency indoor shelter” means type of emergency shelter that is temporary or permanent and indoors. Emergency indoor shelter facilities may include day and warming centers that do not provide overnight accommodation.

Commented [LB138]: Added to comply with [ESHB 1754, Laws of 2020](#)

“Emergency outdoor shelter” means type of emergency shelter that is temporary and outdoors, such as an outdoor encampment, small house community, or vehicle resident safe parking.

Commented [LB139]: Added to comply with [ESSHB 1754, Laws of 2020](#)

“Emergency shelter” means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement.

Commented [LB140]: Added to comply with [ESSHB 1220, Laws of 2021](#), Section 6(10).

... “Extremely low-income household” means a single person, family, or unrelated persons living together whose adjusted income is at or below 30 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

Commented [LB142]: Added to comply with [ESSHB 1923, Laws of 2019](#), Section 2(25).

Section 90. Amendment. One new definition is hereby added to Section 18.04.120 of the Bonney Lake Municipal Code to read as follows:

18.04.120 “L”.

... “Low-income household” means a single person, family, or unrelated persons living together whose adjusted income is at or below 80 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

Commented [LB145]: Added to comply with [ESSHB 1923, Laws of 2019](#), Section 2(26).

Section 91. Amendment. One new definition is hereby added to Section 18.04.130 of the Bonney Lake Municipal Code and the definition of “Mobile home park” is amended to read as follows:

18.04.130 “M”.

... “Mobile/manufactured home/recreational vehicle park” is a tract of land divided into lots or spaces, under the ownership or management of one person, firm or corporation, used or designated for the use of two or more mobile homes, manufactured homes, or recreational vehicles.

Commented [LB146]: Clarified in relation to anti-displacement regulations, to comply with [ESSHB 1220, Laws of 2021](#), Section 2(h).

“Moderate-income household” means a single person, family, or unrelated persons living together whose adjusted income is at or below 120 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

Commented [LB147]: Added to comply with [ESSHB 1220, Laws of 2021](#), Section 6(18).

Section 92. Amendment. One new definition is hereby added to Section 18.04.150 of the Bonney Lake Municipal Code to read as follows:

18.04.150 “O”.

... “Outdoor encampment” means any temporary tent or structure encampment, or both.

Commented [LB148]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(6)(b).

Section 93. Amendment. One new definition is hereby added to Section 18.04.160 of the Bonney Lake Municipal Code to read as follows:

18.04.160 “P”.

... “Permanent supportive housing” means “permanent supportive housing” as defined in RCW 36.70A.030.

Commented [LB149]: Added to comply with [ESSHB 1923, Laws of 2019](#), Section 2(27), and [SHB 2343, Laws of 2020, Section 4\(16\)](#).

Section 94. Amendment. Two new definitions are hereby added to Section 18.04.180 of the Bonney Lake Municipal Code to read as follows:

18.04.180 “R”.

... “Recreational vehicle” means a vehicular-type unit primarily designed for recreational camping or travel use that has its own motive power or is mounted on or towed by another vehicle. The units include travel trailers, fifth-wheel trailers, folding camping trailers, truck campers, and motor homes.

Commented [LB150]: Added in relation to anti-displacement regulations, to comply with [ESSHB 1220, Laws of 2021](#), Section 2(h).

... “Religious organization” means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property, registered as a religious organization with the Washington Secretary of State.

Commented [LB151]: Added to comply with [SHB 1377, Laws of 2019](#), Section 2(6)(b).

Section 95. Amendment. One new definition is hereby added to Section 18.04.190 of the Bonney Lake Municipal Code to read as follows:

18.04.190 “S”.

“Small house” means a type of temporary outdoor emergency shelter where a small structure provides all the necessary components of a dwelling unit, as defined by BLMC 18.04.040, which is not permanently affixed to the ground and is not permanently connected to utility services.

Commented [LB152]: Added to comply with [ESHB 1754, Laws of 2020](#).

Section 96. Amendment. Two new definitions are hereby added to Section 18.04.200 of the Bonney Lake Municipal Code to read as follows:

18.04.200 “T”.

“Temporary encampment” means a type of temporary emergency outdoor shelter in the form of an outdoor encampment where shelters are not affixed to the land permanently and are not using underground facilities.

Commented [LB153]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(6)(d).

“Temporary use” means a nonpermanent structure, use or activity involving minimal capital investment that does not result in the permanent alteration of the site and which is intended to exist or operate for a limited period of time.

Commented [LB154]: Added to clarify what temporary uses are generally, to support implementation of [ESHB 1754, Laws of 2020](#), and in relation to anti-displacement regulations, to comply with [ESSHB 1220, Laws of 2021](#), Section 2(h), as already permitted by [BLMC 10.16.020](#).

Section 97. Amendment. Two new definitions are hereby added to Section 18.04.220 of the Bonney Lake Municipal Code to read as follows:

18.04.220 “V”.

“Vehicle resident safe parking program” means a program for people who are experiencing homelessness and sleeping in their vehicles at night. Vehicle resident safe parking program can include locations open only for overnight use, or locations open during the daytime and overnight where persons experiencing homelessness reside in their vehicles on site.

Commented [LB155]: Added to comply with [ESHB 1754, Laws of 2020](#).

“Very low-income household” means a single person, family, or unrelated persons living together whose adjusted income is at or below 50 percent of the median household income adjusted for household size, for the county where the

Commented [LB156]: Added to comply with [ESSHB 1923, Laws of 2019](#), Section 2(28).

household is located, as reported by the United States department of housing and urban development.

Section 98. Amendment. A new Subsection “F” is added and Subsections “F” – “H” of Section 18.08.010 of the Bonney Lake Municipal Code are amended to read as follows:

18.08.010 Interpretation of land use matrix.

- ... F. If the letter “T” appears in the box at the intersection of the column and the row, the use may be permitted with a temporary use permit.
- G. If a footnote appears in the box at the intersection of the column and the row, the use may be permitted subject to the appropriate review process indicated above and the specific conditions indicated by the corresponding footnote.
- H. ~~G.~~ All applicable requirements shall govern a use whether or not they are cross-referenced in the matrix. To determine whether a particular use is allowed in a particular zoning district and location, all relevant regulations must also be consulted in addition to this matrix.
- I. ~~H.~~ If a use is not listed on the land use matrix that use is considered a prohibited use within the city of Bonney Lake.

Section 99. Amendment. Section 18.08.020 of the Bonney Lake Municipal Code is amended to read as follows:

18.08.020 Land use matrix.

Zone Use	2017 NAICS Code(s)	RC- 5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Residential Uses												
Accessory dwelling unit ^[1]		A	A	A		A						
Adult family home		P	P	P	P	P	P			P	P	
Multifamily				P	P	P	P ^[2]			P ^[3]	P	
<u>Co-living housing</u>					<u>P</u>		<u>P</u> ^[2]			<u>P</u>	<u>P</u>	
Duplexes				P	P	-						
Family day cares		A	A	A	A	A	A			A	A	
Home occupations ^[4]		A	A	A	A	A	<u>A</u>			A	A	
Mobile/manufactured homes ^[5]		P	P	P		-						
Mobile/manufactured home/ recreational vehicle parks ^{[6] [26]}				-	<u>P</u>	-	P					
<u>Multifamily</u>				-	<u>P</u>	-	<u>P</u> ^[2]			<u>P</u> ^[3]	<u>P</u>	
Private docks, mooring facilities and boathouses ^[7]		A	A	A	A	-						P

Commented [LB157]: Added to clarify what temporary uses are generally, to support implementation of [ESSHB 1754, Laws of 2020](#), and in relation to anti-displacement regulations, to comply with [ESSHB 1220, Laws of 2021](#), Section 2(h), as already permitted by [BLMC 10.16.020](#).

Commented [LB158]: Updated to clarify that the codes listed are from the 2017 NAICS.
<https://www.census.gov/naics/>

Commented [LB159]: Amended to comply with [ESSHB 1220, Laws of 2021](#), Section 1(4), consistent with the chosen growth alternative. Consolidation of the R-2 into the R-1 zone.

See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

Commented [LB160]: Amended to comply with [ESSHB 1220, Laws of 2021](#), Section 1(4), consistent with the chosen growth alternative. Consolidation of the C-1 into the R-3 zone.

See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

Commented [LB162]: Moved to alphabetical order.

Commented [LB161]: Added to comply with [ESSHB 1998, Laws of 2024](#), Section 2(1).

Commented [LB163]: Added to allow home occupations in all zones as an accessory use where dwelling units are permitted.

Commented [LB164]: Clarified in relation to anti-displacement regulations, to comply with [ESSHB 1220, Laws of 2021](#), Section 2(h).

See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

Zone Use	2017 NAICS Code(s)	RE- 5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Recreational vehicle ^[27]		T	T									
Residences in connection with a business establishment				-		P	C			P ^[3]	P	
Single-family residences		P	P	P		P						
Townhouses			P	P	P	C	C			P	P	
Educational Uses												
Dancing, music, art, drama and instructional schools	611610, 611620, 611630, 611691, 611692, and 611699	A ^[8]		-		P	P	P	P	P ^[3]	P	P
Elementary and secondary schools	611110		C	P	P	P	C					P
Business, technical, and trade schools	611410, 611420, 611430, 611511, 611512, 611513, and 611519		C	C	C	C	C		C	P	P	P
Cultural, Recreational, and Entertainment												
Adult entertainment facilities ^[9]	N/A			-		-		C				
Amphitheater	N/A			-		-	P					P
Arcade	713120			-		-			P			
Bars and taverns	722410			-		C	P		P	P	P	
Bed-and-breakfast inns ^[10]	721191	A	C	C	C	P						
Bowling alley	713950			-		-			P			
Campgrounds	712110			-		-						C
Caterers and mobile food service	722320 and 72233			-		-		P				
Cinema	512131			-		-	P		P			
Coffee shops and cafes	722515			-		P ^[11]	P	P	P	P ^[11]	P ^[11]	A ^[11]
Golf courses	713910	C		-		-						C
Fitness centers and recreational centers	713940			-		-	P	P	P			P
Libraries	519120			-	P	P	P			P	P	P
Museums	712110	C	C	-		P	P			P	P	P

Commented [LB158]: Updated to clarify that the codes listed are from the 2017 NAICS.
<https://www.census.gov/naics/>

Commented [LB159]: Amended to comply with [ESSHB 1220, Laws of 2021](#), Section 1(4), consistent with the chosen growth alternative. Consolidation of the R-2 into the R-1 zone.

See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

Commented [LB160]: Amended to comply with [ESSHB 1220, Laws of 2021](#), Section 1(4), consistent with the chosen growth alternative. Consolidation of the C-1 into the R-3 zone.

See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

Commented [LB165]: Clarified in relation to anti-displacement regulations, to comply with [ESSHB 1220, Laws of 2021](#), Section 2(2)(h), as already permitted by [BLMC 10.16.020](#).

See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

Commented [LB166]: Added to fulfill a recommendation in the adopted Housing Action Plan to allow townhouses in more zoning districts, and to comply with [ESSHB 1220, Laws of 2021](#), Section 1(4).

See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

Zone Use	2017 NAICS Code(s)	RE-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Parks, open space, and trails	712190	P	P	P	P	P	P			P	P	P
Public meeting halls	N/A		C	C	P	P	P	P	P			P
Recreation facilities	713990			-	-	-	P	P	P			P
Restaurants and eating establishments	722511, 722513, 722514, and 722515			-	A ^[11] _[12]	C ^[44]	P	P	P	P ^[11]	P ^[11]	A ^[11] _[13]
Theaters	711110, 711120, 711130, and 711190			-	-	-	P			P	P	
Public, Quasi-Public, and Social Service Facilities												
Adult day care centers and senior centers	624120			-	-	-	P		P			P
Executive, legislative, and other general government support	921130, 921140, and 921190		C ^[2]	C ^[2]	C ^[2]	P	P			P	P	P
Public safety facilities	922120, 922130, 922150, 922160, and 922190		C ^[2]	C ^[2]	C ^[2]	P	P			P	P	P
Administration of human resource programs	923110, 923120, 923130, and 923140		C ^[2]	C ^[2]	C ^[2]	P	P			P	P	P
Administration of environmental quality programs	924110 and 924120		C ^[2]	C ^[2]	C ^[2]	P	P			P	P	P
Administration of housing programs, urban planning, and community development	925110 and 925120		C ^[2]	C ^[2]	C ^[2]	P	P			P	P	P
Administration of economic programs	926110, 926130, 926140, and 926150		C ^[2]	C ^[2]	C ^[2]	P	P			P	P	P
Religious, philanthropic, and civic organizations	813110, 813211, 813212, 813219, and 813410		C	C	C	P	P	P	P	P	P	P

Commented [LB158]: Updated to clarify that the codes listed are from the 2017 NAICS.
<https://www.census.gov/naics/>

Commented [LB159]: Amended to comply with [ESSHB 1220, Laws of 2021](#), Section 1(4), consistent with the chosen growth alternative. Consolidation of the R-2 into the R-1 zone.

See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

Commented [LB160]: Amended to comply with [ESSHB 1220, Laws of 2021](#), Section 1(4), consistent with the chosen growth alternative. Consolidation of the C-1 into the R-3 zone.

See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

Commented [LB167]: Added to comply with [SHB 1377, Laws of 2019](#), Section 2(1).

Commented [LB168]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(1).

Zone Use	2017 NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Social advocacy, business, professional, labor, and political organizations	813311, 813312, 813319, 813910, 813920, 813930, 813940, and 813990			-		€	P	P	P	P	P	P
Manufacturing, Wholesale and Industrial												
Assembly or processing of previously prepared materials in a fully enclosed building	N/A			-		-		C ^[14]				
Bakeries	311811, 311812, 311813, 311821, 311824, and 311830			-		-		P				
Food manufacturing	311911, 311919, 311920, 311930, 311941, 311942, 311991, and 311999			-		-		P				
Breweries, wineries, and distilleries	312120, 312130, and 312140			-		€	P	P	P	P	P	
Cabinet and furniture shops	337110, 337121, 337122, 337124, 337125, 337127, 337211, 337212, and 337214			-		-		P				
Construction equipment and machinery sales	423810 and 423820			-		-		P				

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See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

Commented [LB160]: Amended to comply with [ESSHB 1220, Laws of 2021](#), Section 1(4), consistent with the chosen growth alternative. Consolidation of the C-1 into the R-3 zone.

See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

Zone Use	2017 NAICS Code(s)	RC- 5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Metal fabrication and product manufacturing	332114, 332119, 332215, 332216, 332311, 332312, 332313, 332321, 332322, 332323, 332510, 332613, 332618, 332710, 332721, 332722, 332811, 332812, 332813, and 332999			-	-		C	P				
Apparel manufacturing	315110, 315190, 315210, 315220, 315240, 315280, 315990, 316210, 316992, and 316998			-	-			P				
Computer and electronics manufacturing	334111, 334112, 334118, 334210, 334220, 334290, and 334310			-	-			P				
Sporting and athletic goods manufacturing	339920			-	-			P				
Sign manufacturing	339950			-	-			P				
Medical equipment and pharmaceutical manufacturing	325411, 325412, 325413, 325414, 339112, 339113, 339114, 339115, and 339116			-	-			P				

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See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

Zone Use	2017 NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Storage or distribution of sand, gravel, top soil, or bark	484220			-		-		P				
Couriers and messenger services	492110 and 492210			-		-		P				
Warehousing, distribution, and storage	484110, 484121, 484122, 493110, 493120, 493130, and 493190			-		-		P				
Construction and Resource												
Agriculture and orchards	N/A	P		-		-						
Construction contractors	237110, 237120, 237130, 237310, 237990, 238110, 238120, 238130, 238140, 238150, 238160, 238170, 238190, 238910, and 238990			-		-		P				
Building construction contractors	236115, 236116, 236117, 236118, 236210, 236220, 237210, 238210, 238220, 238290, 238310, 238320, 238330, and 238390			-		-	P ^[23]	P	P ^[23]			
Tree farms	N/A	P		-		-						
Raising of livestock, small animals and fowl	N/A	P ^[15]		-		-						
Communication and Utilities												

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See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

Zone Use	2017 NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Public utility facility	N/A	P ^[16]	P ^[16]	P ^[16]	P ^[16]	P	P	P	P	P	P	P
WCF microcell	N/A	P	P	P	P	P	P	P	P	P	P	P
WCF mini	N/A			-		P	P	P	P	P	P	P
WCF macro	N/A			-		P	P	P	P	P	P	P
WCF monopole I	N/A	C	C	C	C	C	C	C	C	C	C	C
WCF monopole II and lattice tower	N/A			-		-	C	C	C	C	C	C
WCF small cell	N/A	P	P	P	P	P	P	P	P	P	P	P
Retail and Personal Services												
Antique and used merchandise shops	453310			-		C	P		P	P	P	
Automobile dealer	441110 and 441120			-		-		P	C			
Automobile fueling stations	447110 and 447190			-		-	P	P	P			
Automotive parts and repair	441310, 441320, 811111, 811112, 811113, 811118, 811121, 811122, 811191, and 811198			-		-	P	P	P			
Baked goods store	445291			-		P	P	A	P	P	P	
Barber shops and beauty shops	812111 and 812112			-	A ^[12]	P	P		P	P	P	
Beer, wine, and liquor stores	445310			-		P	P		P	P	P	
Boat dealer	441222			-		-			C			
Bookstores	451211			-	A	P	P		P	P	P	
Car washes	811192			-		-	P		P			
Apparel, jewelry, luggage, and leather goods stores	448110, 448120, 448130, 448140, 448150, 448190, 448210, 448310, 448320			-		C	P		P	P	P	
Convenience stores	445120			-	A ^[12]	P	P	A	P	P	P	

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See also *Futurewise et. al. v. City of Mercer Island*, [GMHB Case No. 25-3-0003](#).

Zone Use	2017 NAICS Code(s)	RC- 5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Child day care centers and preschools	624410			-	€ P	P	P		P	P	P	P
Department store, warehouse clubs, and supercenters	452111, 452112, 452910, and 452990			-		-	P		P			
Dry cleaning	812320			-		P	P		P	P	P	
Electric vehicle charging stations – Level 1 and 2	N/A	P	P	P	P	P	P	P	P	P	P	P
Electric vehicle charging stations – Level 3	N/A	C	C	€	C	P	P	P	P	P	P	P
Florists	453110			-	A ^[12]	P	P		P	P	P	
Food markets, delicatessen and specialty food stores	445210, 445220, 445230, 445291, 445292, and 445299			-	A ^[12]	P	P	P	P	P	P	
Furniture and small household appliance repair	811412 and 811420			-		-	P	P	P			
Grocery stores	445110			-	A ^[12]	€	P		P	P	P	
Hardware stores	444120 and 444130			-		-	P		P	P	P	
Lawn and garden equipment and supplies	444210 and 444220			-		-	P ^[18]	P ^[18]	P ^[18]	P	P	
Linen and uniform suppliers	812331 and 812332			-		-		P				
Health and personal care stores	446110, 446120, 446130, 446191, and 446199			-		P	P		P	P	P	
Home centers, lumber yards, and building material stores	444110 and 444190			-		-	P ^[18]	P ^[18]	P ^[18]			
Home furnishing, electronic, and appliance stores	442110, 442210, 442291, 442299, 443141, and 443142			-		-	P		P	P	P	

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Commented [LB169]: Updated to allow as an outright permitted use in all zones except industrial consistent with [ESSB 5509, Laws of 2025](#), Section 2.

Zone Use	2017 NAICS Code(s)	RC- 5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Itinerant vendors	N/A	P	P	P	P	P	P	P	P	P	P	P
Kennels	812910	C		C	C	A	A		A			
Laundromats	812310			-		P	P		P			
Locksmiths and security alarm shops	561621 and 561622			-		P	P	P	P			
Massage therapy, day spas, nail salons, and tanning salons	812199			-		P	P		P	P	P	
Novelty, art, and souvenir stores	453220, 453920, and 453998			-		C	P		P	P	P	A ⁽¹³⁾
Office supply stores	453210			-		-	P		P	P	P	
Parking garages	812930			-		-	C	A	C	C		
Personal and household goods repair	811490			-		P	P	P	P	P	P	
Pet shop, grooming and supplies	453910 and 812910			-		P	P	P	P	P	P	
Photographic processing and supply	812921 and 812922			-		-	P	P	P	P	P	
Rental stores	532210, 532220, 532230, 532291, 532292, 532299, and 532310			-		-	P	P	P			
Recreational vehicle, motorcycle, ATV, and trailer dealers	441210 and 441228			-		-		P	C			
Shoe repair	811430			-		P	P		P	P	P	
Skating rink				-		-	P		P			
Sporting, hobby, music and game stores	451110, 451120, 451130, and 451140			-		C	P		P	P	P	
Stables and riding schools		P		-		-						P
Tobacco store	453991			-		P	P		P	P	P	
Vehicle rental	532111, 532112, and 532120			-		-			P			
Vending machine operators	454210			-		-		P				

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See also *Futurewise et. al. v. City of Mercer Island*, [GMHB Case No. 25-3-0003](#).

Zone Use	2017 NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Health Care												
Ambulance service	621910			-	-		C	P	C			
Hospitals	622110 and 622310			-	-		P		P			C
Offices of physicians	621111 and 621112			-	A ^[12]	P	P		P	P	P	
Offices of dentists	621210			-	A ^[12]	P	P		P	P	P	
Offices of health practitioners	621310, 621320, 621330, 621340, 621391, and 621399			-	A ^[12]	P	P		P	P	P	
Other health care services	621991 and 621999			-	-		P	P	P			
Outpatient care centers	621410, 621491, 621492, 621493, and 621498			-	-		P		P			
Medical and diagnostic laboratories	621511 and 621512			-	-		P	P	P			
Nursing and residential care facilities	623110, 623311, and 623312			-	-		C		P	P	P	
Finance, Insurance, Real Estate, and Professional Services												
Accounting and bookkeeping services	541211, 541213, 541214, and 541219			-	-		P	A	P	P	P	
Architectural, engineering, and related services	541310, 541320, 541330, 541340, 541350, 541360, 541370, and 541380			-	-		P	P	P	P	P	
Brokerage and investment offices	523110, 523120, 523140, 523910, 523920, 523930, 523991, and 523999			-	-		P		P	P	P	

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Zone Use	2017 NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Building and ground services	561710, 561720, 561730, 561740, and 561790			-		-		P				
Computer services	541511, 541512, 541513, and 541519			-		-	P	P	P	P	P	
Design services	541410, 541420, 541430, and 541490			-		-	P	P	P	P	P	
Financial institutions	522110, 522120, and 522130			-	A ^[11] [12]	P ^[11]	P		P	P ^[11]	P ^[11]	
Insurance services	524210, 524291, 524292, and 524298			-		-	P		P	P	P	
Legal services	541110, 541120, 541191, and 541199			-		-	P		P	P	P	
Management and consulting services	541611, 541612, 541613, 541614, 541618, 541620, and 541690			-		-	P	P	P	P	P	
Mortgage and financial services	522220, 522291, 522292, 522293, 522310, and 522390			-		-	P		P	P	P	
Music studios	512210, 512220, 512230, 512240, and 512290			-		-	P		P	P	P	
Printing, copying and mailing services	561431, 561439, and 561910			-		-	P	P	P	P	P	
Photography studios	541921 and 541922			-		-	P		P	P	P	

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See also *Futurewise et. al. v. City of Mercer Island*, [GMHB Case No. 25-3-0003](#).

Zone Use	2017 NAICS Code(s)	RC- 5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Property management	531110, 531120, 531190, 531311, and 531312			-		-	P		P	P	P	
Real estate agents, brokers, and appraisers	531210, 531320, and 531390			-		-	P		P	P	P	
Veterinary clinics, animal hospitals ^[19]	541940			-		-	P		P	P	P	
Essential Public Facilities												
Airports	481111, 481112, 481211, 481212, and 481219			-		-		C				
Correctional institutions	922140			-		-		C				C
Emergency shelter, permanent indoor ^[29]	N/A							P				P
Group homes ^{[21] [24]}	N/A	P	P	P	P	-	P ^[2]			P ^[3]	P	
Psychiatric and substance abuse facilities	622210, 623220, and 621420			-		-		C	C			
Public colleges and universities	611210 and 611310			-		-	P	P		P	P	P
Secure community transition facilities ^[22]	N/A							C				
Solid waste handling facilities	562111, 562112, 562119, 562211, 562212, 562213, and 562219			-		-		C				
State transportation facilities ^[20]	N/A			-		-		P	P	P	P	P
Transit facilities	485111, 485112, 485113, 485119		C	C	P	P	P	P	P	P	P	P
Correctional institutions	922140			-		-		C				C

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Commented [LB159]: Amended to comply with [ESSHB 1220, Laws of 2021](#), Section 1(4), consistent with the chosen growth alternative. Consolidation of the R-2 into the R-1 zone.

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Commented [LB160]: Amended to comply with [ESSHB 1220, Laws of 2021](#), Section 1(4), consistent with the chosen growth alternative. Consolidation of the C-1 into the R-3 zone.

See also *Futurewise et. al. v. City of Mercer Island*, [GMHB Case No. 25-3-0003](#).

Commented [LB170]: Moved to alphabetical order.

Commented [LB171]: Added to implement [ESSHB 1220, Laws of 2021](#), Section 2(2)(a)(ii), consistent with the chosen growth alternative.

Commented [LB172]: Added as a permitted use in DC and DM zones to comply with [ESSHB 1923, Laws of 2019](#), Section 10, and [ESSHB 1220, Laws of 2021](#), Section 3.

Commented [LB173]: Complies with [ESSHB 1220, Laws of 2021](#), Section 2(2)(a)(ii), consistent with the chosen growth alternative.

Commented [LB174]: Moved to alphabetical order.

Commented [LB175]: Moved to alphabetical order.

Commented [LB176]: Moved to alphabetical order.

Zone Use	2017 NAICS Code(s)	RC- 5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Solid waste handling facilities	562111, 562112, 562119, 562211, 562212, 562213, and 562219			-		-		€				
Psychiatric and substance abuse facilities	622210, 622220, and 621420			-		-		€	€			
Group homes ^{[21],[24]}	N/A	P	P	P	P	-	P					
Secure community transition facilities ^[22]	N/A							€				

The paragraphs listed below contain specific limitations that correspond with the bracketed [] superscript note numbers from land use matrix:

[1] Subject to compliance with BLMC 18.22.090.

[2] Subject to compliance with Chapter 18.31 BLMC, Commercial Development Standards.

[3] ~~A conditional use permit is required if residential units are located~~ Residential dwelling units are prohibited on the first floor of the building. This requirement does not apply to townhouses.

[4] Subject to compliance with ~~BLMC 18.22.010~~ Chapter 5.08 BLMC.

[5] Subject to compliance with Chapter 15.08 BLMC, Manufactured Homes.

[6] Provided, that the park was in existence at the time of annexation into the city, subject to compliance with BLMC 18.08.060.

[7] Subject to compliance with BLMC Title 16, Division III, Shoreline Code.

[8] Limited to stables and riding schools in association with a single-family home.

[9] Subject to compliance with Chapter 18.32 BLMC, Adult Entertainment Facilities.

[10] Subject to compliance with BLMC 18.22.030.

[11] Drive-through facilities, services, or windows are prohibited.

[12] Subject to compliance with BLMC 18.31.040.

[13] Business can be open for no more than 150 days per year unless it is within the building with a permitted use.

[14] Subject to compliance with BLMC 18.29.040.

[15] Subject to compliance with BLMC 6.04.130.

[16] Subject to the requirements of BLMC 18.22.050.

[17] Subject to the provisions of Chapter 18.40 BLMC, Electric Vehicle Infrastructure.

[18] Outdoor storage and sale of building materials and nursery stock is allowed as an accessory use.

[19] Outdoor kennel space and/or dog runs are prohibited.

[20] State transportation facilities are defined in RCW 47.06.140.

[21] As required to comply with the Federal Fair Housing Act Amendments of 1988 (42 U.S.C. 3601 et seq.), ~~RCW 35A.21.430~~, and RCW 35A.63.240. Group homes also includes permanent supportive housing as defined in RCW 36.70A.030(19) and transitional housing as defined in RCW 84.36.043(2)(c).

[22] Secure community transition facilities are defined in RCW 71.09.020.

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See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

Commented [LB160]: Amended to comply with [ESSHB 1220, Laws of 2021](#), Section 1(4), consistent with the chosen growth alternative. Consolidation of the C-1 into the R-3 zone.

See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

Commented [LB177]: Removed requirement for time- and cost-intensive CUP process.

Commented [LB178]: Updated to reflect relocation of home occupation regulations in Ordinance No. 1739.

Commented [LB179]: Clarified in relation to anti-displacement regulations, to comply with [ESSHB 1220, Laws of 2021](#), Section 2(h).

See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

Commented [LB180]: Added to clarify compliance with [ESSHB 1220, Laws of 2021](#), Section 2(2)(a)(ii), consistent with the chosen growth alternative.

See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

The paragraphs listed below contain specific limitations that correspond with the bracketed [] superscript note numbers from land use matrix:

^[23] Exterior storage of materials or equipment is prohibited. All materials and equipment shall be stored in an enclosed building.

^[24] Permanent supportive housing and transitional housing shall comply with the standards of BLMC 18.08.040.

^[25] Housing on property owned by a religious organization shall comply with the standards of BLMC 18.08.050.

^[26] A recreational vehicle may be placed in any mobile/manufactured home/recreational vehicle park, subject to compliance with BLMC 18.08.060.

^[27] Subject to compliance with BLMC 10.16.020.

^[28] Temporary indoor and outdoor emergency shelters are permitted, as required to comply with RCW 35A.21.360 and 430. These uses are subject to compliance with BLMC 18.08.050.

^[29] Permanent indoor emergency shelters in the E or PF zoning districts are not required to be on property owned or controlled by a religious organization; provided, the proposal otherwise complies with the requirements in BLMC 18.08.050.

Commented [LB181]: Added to comply with [SHB 1377, Laws of 2019](#), Section 2(1).

Commented [LB182]: Added to address displacement documented consistent with [ESSHB 1220, Laws of 2021](#), Section 2(2)(e)-(h), consistent with the Housing Equity Report.

See also *Futurewise et. al. v. City of Mercer Island*, [GMHB Case No. 25-3-0003](#).

Commented [LB183]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(1).

Commented [LB184]: Added to implement [ESSHB 1220, Laws of 2021](#), Section 2(2)(a)(ii), consistent with the chosen growth alternative.

Section 100. New Section. A new Section 18.08.050 is hereby added to the Bonney Lake Municipal Code to read as follows:

18.08.050 Housing and emergency shelters on property owned or controlled by a religious organization.

A. This section applies to property owned or controlled by a religious organization, as defined in BLMC 18.04.180. As part of a complete application, the religious organization must demonstrate ownership or control of the land for the purposes of this section in the form of:

1. A recorded deed with the religious organization as grantee; or
2. A long-term lease with the religious organization as grantee that extends through the proposed term of the proposed housing or emergency shelter.

B. Affordable housing.

1. This subsection applies to the construction of a new affordable housing development or the rehabilitation of an existing affordable housing development for low-income households on property owned or controlled by a religious organization.
2. This subsection does not apply to affordable housing developments for very low-income or extremely low-income households.
3. The residential density permitted by the underlying zoning district may be increased by up to 25 percent, provided that:

- a. The affordable housing development is set aside for or occupied exclusively by low-income households;
- b. The affordable housing development is part of a lease or other binding obligation that requires the development to be used exclusively for affordable housing purposes for at least fifty years, even if the religious organization no longer owns the property;
- c. The affordable housing development does not discriminate against any person who qualifies as a member of a low-income household based on race, creed, color, national origin, sex, veteran or military status, sexual orientation, or mental or physical disability; or otherwise act in violation of the federal fair housing amendments act of 1988 (42 U.S.C. Sec. 3601 et seq.);
4. The religious organization developing the affordable housing development must pay all fees, mitigation costs, and other charges required through the development of the affordable housing development.
5. The maximum allowed number of new affordable housing units permitted by the city after January 1, 2026, whether for a religious organization or another entity, shall not exceed 213 units for low-income households.

Commented [LB185]: Added to comply with [SHB 1377, Laws of 2019](#), Section 2(1)(a).

Commented [LB186]: Added to comply with [SHB 1377, Laws of 2019](#), Section 2(1)(b).

Commented [LB187]: Added to comply with [SHB 1377, Laws of 2019](#), Section 2(1)(c).

Commented [LB188]: Added to comply with [SHB 1377, Laws of 2019](#), Section 2(3).

Commented [LB189]: Added to comply with [ESSHB 1220, Laws of 2021](#), Section 1(4), consistent with the chosen growth alternative.

C. Emergency housing and emergency shelters.

1. This subsection applies to:
 - a. All types of emergency housing and emergency shelters on property owned or controlled by a religious organization.
 - b. Permanent indoor emergency shelters located in the E or PF zoning districts.
2. Requirements applicable to all types of emergency housing and emergency shelters.
 - a. The maximum allowed number of emergency housing units and emergency shelter units on any given property shall not exceed the number of dwelling units that would be allowed under the zoning classification adopted for the property.
 - b. The total maximum allowed number of emergency housing units and emergency shelter units permitted by the city shall not exceed 89 units.

- c. There shall be a minimum of 1,000 feet of separation between any emergency housing or emergency shelter, as defined in BLMC 18.04.050, that are operating at the same time.
- d. All operators of emergency housing and emergency shelters shall utilize the Pierce County Homeless Information Management System. For the purposes of this subsection, “operator” means an organization such as a religious organization or other organized entity that has the capacity to organize and manage emergency housing or an emergency shelter. This provision does not apply to temporary overnight emergency shelter provided for the purpose of extreme weather shelter.
- e. All operators of emergency housing and emergency shelters should partner with regional homeless service providers to develop pathways to permanent housing.
- f. All operators of emergency housing and emergency shelters shall keep the property free from nuisances as defined in Chapter 8.20 BLMC, including adequate trash receptacles and trash service.
- g. If the emergency shelter is not connected to water or sewer utilities, the religious organization shall provide:
 - i. Adequate restrooms based on the number of units. If families with children will be housed, restrooms solely for families must also be provided.
 - ii. Adequate handwashing stations and potable running water, including accommodations for black water.
 - iii. Adequate facilities may be inside an existing structure or portable facilities on site, as long as those facilities are available at all times of day and night. For purposes of this section, the adequacy of the facilities shall be determined at the sole discretion of the city.
- h. A memorandum of understanding signed by the city, the property owner (if different), and the operator (if different) is required prior to construction or operation of any temporary or permanent emergency shelter. Memorandums of understanding shall be processed in accordance with this section. The city shall charge a \$1,000 fee to cover the review of the memorandum of understanding and the initial annual safety inspection.
- i. Any memorandum of understanding is in addition to any other permits normally required by the city to construct the proposed improvements.

Commented [LB190]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(2)(f).

Commented [LB191]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(5).

Commented [LB192]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(6)(a).

Commented [LB193]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(2)(i)(viii).

Commented [LB194]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(2)(g)(ii).

Commented [LB195]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(3)(b).

Commented [LB196]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(2)(c).

3. **Public** meeting required.

Commented [LB197]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(10).

- a. Prior to the opening of an temporary indoor overnight shelter, temporary encampment, temporary small house on site or temporary vehicle resident safe parking program, a religious organization hosting the homeless on property owned or controlled by the religious organization shall host a meeting open to the public for the purpose of providing a forum for discussion of related neighborhood concerns, unless the use is in response to a declared emergency by the city.
 - b. The religious organization shall contact the city at least seven calendar days prior to the date and time of the meeting and provide the meeting details to the city.
 - c. The city must provide community notice of the meeting, based on the notification provided to the city in subsection B of this section, by taking at least two of the following actions at any time prior to the time of the meeting:
 - i. Delivering to each local newspaper of general circulation and local radio or television station that has on file with the governing body a written request to be notified of special meetings;
 - ii. Posting notice on the city's website;
 - iii. Prominently displaying, on signage at least two feet in height and two feet in width, one or more meeting notices that can be placed on or adjacent to the main arterials in proximity to the location of the meeting; or
 - iv. Prominently displaying the notice at the meeting site.
4. Additional requirements for temporary indoor shelters. Temporary indoor shelters:
- a. May operate for up to six months (182 days), per location, per year.
 - b. **Facilities** shall have a minimum of two accessible exits to host an indoor overnight shelter.
 - c. **Religious** organizations seeking to use a facility for a temporary indoor overnight shelter that was not originally designed for housing, or that does not have an installed sprinkler system in rooms where people will be sleeping, shall either:

Commented [LB198]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(2)(h).

Commented [LB199]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(2)(h).

- b. The units must be a minimum of 120 gross square feet, and a maximum of 400 gross square feet, not including any lofts.
 - c. If more than one unit is on site, each unit needs to be set a minimum of six feet apart from any other units. Units must be set a minimum of six feet apart from any other structures or facilities at the site and are required to comply with the setback requirements for the zoning classification adopted for the property.
 - d. Any utilities provided to the temporary small houses shall be inspected by the city, or the utility provider. If space heaters are provided, they must be approved by the city.
 - e. Doors and windows of the temporary small house must be included and be lockable. The religious organization and the operator shall also possess keys to each unit.
 - f. Every unit shall have its own fire extinguisher. Said fire extinguishers shall be inspected per the manufacturer's instructions.
 - g. If more than one temporary small house is located at a site, the religious organization should consider placing at least one accessible temporary small house at the site.
6. **Additional** requirements for temporary encampments and temporary vehicle resident safe parking programs. A temporary encampment or temporary vehicle resident safe parking program:
- a. May operate for up to six months (182 days) in one location per calendar year.
 - b. **Religious** organizations using parking spaces shall continue to provide the minimum number of parking spaces required for the existing uses on site, as required by the zoning classification adopted for the property.
 - c. **If** recreational vehicles are hosted at the vehicle resident safe parking program site, provision must be made by the religious organization or managing agency for proper disposal of waste from the recreational vehicle.
 - d. **The** religious organization or operator shall inform vehicle residents how to comply with laws regarding the legal status of vehicles and drivers, and provide a written code of conduct consistent with area standards.

Commented [LB201]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(2)(g).

Commented [LB202]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(2)(g)(iii).

Commented [LB203]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(2)(g)(ii).

Commented [LB204]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(4).

7. Additional requirements for permanent indoor emergency shelters.
Permanent indoor emergency shelters:
- a. May be located on property owned or controlled by a religious organization, or on any property in the E or PF zoning districts.
 - b. May operate indefinitely with an approved memorandum of understanding.
 - c. Operators seeking to use a facility for permanent indoor overnight shelter that was not originally designed for housing, or that does not have an installed sprinkler system in rooms where people will be sleeping, shall install fire sprinklers as required by Chapter 15.16. BLMC.
8. **Memorandum** of understanding. Any religious organization that desires to operate a small house site for longer than six months or a permanent indoor emergency shelter shall enter into a memorandum of understanding with the city before beginning construction and/or operation. Said memorandum of understanding will address issues that will protect the public health and safety of both the residents of the temporary emergency housing facility and the residents of the city. At a minimum, the memorandum of understanding must include information regarding:
- a. The right of a resident of the facility to seek public health and safety assistance;
 - b. How the residents will be able to access social services on site;
 - c. Ensure the residents have the ability to directly interact with the organization or entity, including how residents can express concerns regarding the operator to the organization or entity (if applicable);
 - d. A written code of conduct agreed to by the operator (if applicable), the organization or entity, and all volunteers working with the residents of the facility;
 - e. If the operator is publicly funded, that the organization or entity has the ability to interact with residents of the facility using a release of information;
 - f. **An** agreement that the adult residents of the facility shall be subject to a sex offender check by local law enforcement, with an acknowledgement that the organization or entity retains the authority to allow such an offender to remain on the property;

Commented [LB205]: Added subsection to comply with [ESHB 1754, Laws of 2020](#), Section 4(3)(b).

Commented [LB206]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(4).

- g. If the facility is a vehicle resident safe parking program facility, a requirement that the host organization or entity or its operator shall inform vehicle residents of how to comply with laws regarding the legal status of vehicles and drivers, and provide relevant requirements in the code of conduct consistent with area standards;
- h. A requirement to work with the local agencies administering the homeless client management information system if the organization or entity works with a publicly funded operator, or, if the organization or entity does not work with a publicly funded operator, an encouragement to work with the local agencies administering the homeless client management information system. This is not a requirement or recommendation for temporary overnight extreme weather shelters operated out of organization or entity buildings;
- i. That the organization or entity and operator (if applicable) will not refuse to host any resident or prospective resident because of age, sex, marital status, sexual orientation, race, creed, color, national origin, honorably discharged veteran or military status, or the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability, as those terms are defined in RCW 49.60.040, if the organization or entity and/or operator receive funding from any government agency;
- j. A site plan of the temporary emergency housing facility, including, but not limited to, ingress and egress, emergency access, location of sanitary facilities and number of facilities, location of utilities, temporary fencing locations, and the layout of the locations of the individual housing units or parking spaces to be used, and any other temporary emergency housing facilities and services.

Commented [LB207]: Added to comply with [ESHB 1754, Laws of 2020](#), Section 4(9).

Section 101. New Section. A new Section 18.08.060 is hereby added to the Bonney Lake Municipal Code to read as follows:

18.08.060 Mobile/manufactured home/recreational vehicle park standards.

- A. This section shall apply to the placement of mobile homes, manufactured homes, and recreational vehicles in a mobile/manufactured home/recreational vehicle park.
- B. Development standards. The following standards shall be applicable to the development of mobile home parks, manufactured housing community, or manufactured/mobile home community:
 - 1. The maximum number of units at the mobile/manufactured home/recreational vehicle park shall be equal to what was in existence at the time of annexation into the city.

Commented [LB208]: Added to address displacement documented consistent with [ESSHB 1220, Laws of 2021](#), Section 2(2)(e)-(h), consistent with the Housing Equity Report.

See also *Futurewise et. al. v. City of Mercer Island*, [GMHB Case No. 25-3-0003](#).

2. Only one dwelling shall be permitted per designated residential space.
3. All dwellings and buildings shall be located at least 15 feet from the perimeter of the park.
4. All structures shall comply with the fire separation requirements of the International Residential Code, as adopted in Chapter 15.04 BLMC.
5. All street networks and improvements shall provide ready access for fire and other emergency vehicles and equipment and route of escape for inhabitants, in accordance with the provisions of the International Fire Code, as adopted in Chapter 15.04 BLMC.
6. Maximum lot coverage by impervious surfaces is 80 percent.
7. All mobile homes, manufactured homes, and recreational vehicles shall be placed on a foundation or a concrete pad in accordance with the applicable provisions of:
 - a. National Manufactured Housing Construction and Safety Standards Act of 1974 and rules and regulations adopted thereunder;
 - b. Regulations and interpretations of the Washington State Department of Labor and Industries adopted pursuant to United States Department of Housing and Urban Development rules; and
 - c. Information supplied by the manufacturer.
8. Manufactured homes must also comply with the requirements of Chapter 15.08 BLMC.
9. All manufactured and mobile homes not placed on a permanent foundation shall be attached to the ground and the space from the bottom of the home to the ground is enclosed with weather resistant skirting as specified by the manufacturer and approved by the city.
10. Use of recreational vehicles is permitted provided that all utility hookups meet the requirements in BLMC 10.16.020, the requirements of the applicable utility, and applicable state or federal health standards for recreational vehicle parks.
11. A recreational vehicle must contain at least one internal toilet and at least one internal shower. If the park owner or manager permits the use of recreational vehicles that do not have at least one internal toilet and

shower the park owner must provide adequate sewer utilities, including sinks, toilets and showers.

- C. Maintenance. It shall be the responsibility of the mobile/manufactured home/recreational vehicle park owner or manager to:
1. Assure that all required landscape and common areas are perpetually maintained.
 2. Keep the park free of debris such as brush, leaves, weeds, trash, and rubbish, which increase the fire hazard to manufactured homes and other improvements.
 3. Keep the park free from nuisances as defined in Chapter 8.20 BLMC.
 4. Assure that all private stormwater facilities are perpetually maintained.
- D. Notice of requested changes. All residents in mobile/manufactured home/recreational vehicle parks shall be given at least six months' notice by the park property owner in advance of requested or proposed zoning changes, changes to development standards, and/or to variances from development standards.
- E. Notice of sale. Residents, park homeowners' association and eligible organizations must be given an opportunity to purchase or lease the mobile/manufactured home/recreational vehicle park. Prior to any sale, lease, or transfer:
1. The park owner must provide written notice to all residents and any homeowners' association on or before the date the owner advertises or lists or otherwise proffers the park for sale, lease, or transfer, a notice of opportunity to purchase or lease.
 2. The notice of opportunity to purchase or lease must include a statement that residents, homeowners' association and eligible organizations have 45 days from the date on which the notice of opportunity to purchase was personally delivered or postmarked to provide the park owner with notice of intent to consider purchasing or leasing the manufactured/mobile home park. The notice must also provide the address where the notice of intent to consider purchase or lease must be delivered and the name of the person to whom it must be delivered.
 3. Resident(s), homeowners' association or eligible organization must provide the park owner written notice of intent to consider purchase (if for sale) or lease (if for lease) the park within 45 days of receipt of the owner's notice of opportunity to purchase or lease. "Eligible organizations" include

community land trusts, resident nonprofit cooperatives, local governments, local housing authorities, nonprofit community or neighborhood-based organizations, federally recognized Indian tribes in the state of Washington, and regional or statewide nonprofit housing assistance organizations.

4. If the park owner receives notice of intent to consider purchase or lease from a resident(s), homeowners' association or eligible organization, owner must negotiate in good faith to sell or lease the park to the resident(s), homeowners' association or eligible organization and park owner must not sell, lease, or transfer the property or accept an offer to lease or purchase from any other party for a period of 120 days after receipt of notice of intent to consider purchase or lease from the resident(s), homeowners' association or eligible organization.
5. The park owner is not required to wait 120 days to sell, lease, or transfer the property if all timely notice(s) of intent to consider purchase or lease is withdrawn in writing.
6. A notice of opportunity to purchase or lease is not required with respect to a sale, transfer, conveyance, or lease of the mobile/manufactured home/recreational vehicle park or the property on which it sits where the transaction is:
 - a. Due to foreclosure;
 - b. Incidental to financing the park;
 - c. Pursuant to a tax sale;
 - d. Between joint tenants or tenants in common;
 - e. Among the partners or shareholders who own the manufactured/mobile home community;
 - f. To a member of the owner's family or to a trust for the sole benefit of members of the owner's family; or
 - g. Pursuant to eminent domain; provided that if an eminent domain action by a federal, state, or local agency causes closure of a mobile/manufactured home/recreational vehicle park and the procedures set forth in the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, 42 U.S.C. 4601 et seq., and the regulations of 49 CFR Part 24 or the Relocation Assistance – Real Property Acquisition Policy Act of Chapter 8.26 RCW and the regulations of Chapter 468-100 WAC are followed, the requirements

of those acts and regulations will supersede the requirements of this section.

Section 104. Amendment. Section 18.14.060 of the Bonney Lake Municipal Code is amended to read as follows:

18.14.060 Setback and bulk regulations.

The following bulk regulations shall apply to the uses permitted in this district, subject to the provisions for yard projections included in BLMC 18.22.080 and BLMC 15.04.098:

~~A. Required density at the conclusion of any short plat or subdivision: Density shall be a minimum of four to and a maximum of five dwelling units per net acre. For example, the subdivision of a parcel of three net acres must result in between 12 and 15 dwelling units.~~

Section 105. Repealed. Chapter 18.16 of the Bonney Lake Municipal Code, ~~R-2 Medium-Density Residential Districts~~, is hereby repealed in its entirety.

Section 106. Amendment. Subsection “A” of Section 18.18.050 of the Bonney Lake Municipal Code is amended to read as follows:

18.18.050 Setback and bulk regulations.

The following bulk regulations shall apply to the uses permitted in the this district, subject to the provisions for yard projections included in BLMC 18.22.:

Commented [LB211]: Added to comply with [SSHB 1183, Laws of 2025](#), Section 1.

Commented [LB212]: Amended to comply with [ESSHB 1220, Laws of 2021](#), Section 1(4), consistent with the chosen growth alternative. Consolidation of the R-2 into the R-1 zone.

See also *Futurewise et. al. v. City of Mercer Island*, [GMHB Case No. 25-3-0003](#).

Commented [LB213]: Added to comply with [SSHB 1183, Laws of 2025](#), Section 1.

... A. Density shall be a minimum of 10 units and a maximum of 12 units per net acre ~~for residential uses, exclusive of public rights-of-way~~; provided that:

1. If new dwelling units are constructed entirely within a legally conforming or legally nonconforming existing building, the density may be increased by up to 50 percent. For the purpose of this subsection “existing building” means a building that received a valid certificate of occupancy at least three years prior to the permit application to add housing units. Any such dwelling unit shall also be subject to the provisions of BLMC 15.04.098.
2. Each co-living unit shall be treated as 0.25 dwelling units for the purpose of calculating density.
3. Density may be increased up to a maximum of 24 units per net acre when the following are met:
 - a. The first 12 units may be market rate.
 - b. For each additional unit after 12, one unit must be affordable to a very low-income household or an extremely low-income household and one may be market rate. For 24 units, this would result in a minimum of 6 affordable dwelling units and a maximum of 18 market rate dwelling units.
 - c. The applicant shall record a covenant or deed restriction that ensures the affordable housing unit(s) remain affordable to very low-income and/or extremely low-income households for a minimum period of 30 years, and to notify future owner(s) of the annual compliance review requirements.
 - d. Annual compliance review. Within 30 days after the first anniversary of the date of certificate of occupancy, the owner of each affordable unit shall file a notarized declaration sworn under penalty of perjury with the director indicating the following:
 - i. A statement of occupancy and vacancy of the affordable unit(s) during the previous year;
 - ii. A certification that the property has not changed use and it continues to be in compliance with the affordable housing requirements in this subsection;
 - iii. A description of any subsequent improvements or changes to the property and the affordable unit(s); and

Commented [LB214]: Added to comply with [HB 1757, Laws of 2025](#), Section 1(1)(a).

Commented [LB215]: Added to comply with [ESHB 1998, Laws of 2024](#), Section 2(7).

Commented [LB216]: Added to accommodate housing with the deficient economic segments, consistent with [ESSHB 1220, Laws of 2021](#), Section 1(4), and consistent with the chosen growth alternative.

See also *Futurewise et. al. v. City of Mercer Island*, [GMHB Case No. 25-3-0003](#).

- iv. The annual household income and household size for each of the affordable units;
- e. The maximum allowed number of new housing units affordable to a very low-income household or an extremely low-income household permitted by the city after January 1, 2026, whether for a religious organization or another entity, shall not exceed 456 units.

Section 108. Amendment. Subsection “A” of Section 18.20.050 of the Bonney Lake Municipal Code is amended to read as follows:

18.20.050 Setback and bulk regulations.

The following bulk regulations shall apply to the uses permitted in this district, subject to the provisions for yard projections included in BLMC 18.22.080:

...

- A. ~~Maximum density:~~ Density shall be a maximum of one residential unit per five acres; provided, lots may be clustered to preserve open space. Where lots designated for residential development are clustered and any lot is smaller than five acres, agricultural or open space tract(s) shall be recorded within the ~~subdivision~~ land division in acreage(s) sufficient to preserve the maximum overall residential density of one unit per five acres.

....

Commented [LB218]: Updated to add unit lot subdivisions ([ESSSB 5258, Laws of 2023](#)), Section 11(3), and administrative lot splits ([ESSHB 1096, Laws of 2025](#)) consistent with other land divisions.

Section 110. Amendment. A new Subsection “I” is hereby added to Section 18.22.080 of the Bonney Lake Municipal Code to read as follows:

18.22.080 Yard projections.

...

I. Any encroachment into a setback as authorized by BLMC 15.04.098.

Commented [LB220]: Added to comply with [SSHB 1183, Laws of 2025](#), Section 1.

Section 112. Amendment. The first sentence of Section 18.26.050 of the Bonney Lake Municipal Code is amended to read as follows:

18.26.050 Setback and bulk regulations.

The following bulk regulations shall apply to the uses permitted in this district, subject to the provisions for yard projections included in BLMC 15.04.098:

....

Section 113. Amendment. The first sentence of Section 18.27.030 of the Bonney Lake Municipal Code is amended to read as follows:

18.27.030 Setback and bulk regulations.

The following bulk regulations apply to the uses permitted in this district, subject to the provisions for yard projections included in BLMC 15.04.098:

....

Commented [LB222]: Added to comply with [SSHB 1183, Laws of 2025](#), Section 1.

Commented [LB223]: Added to comply with [SSHB 1183, Laws of 2025](#), Section 1.

Section 115. Amendment. A new Subsection “D” is hereby added to Section 18.29.050 of the Bonney Lake Municipal Code to read as follows:

18.29.050 Setback and bulk regulations.

... D. Maximum density.

1. Emergency shelters shall have a maximum density of 30 units or beds per net acre.
2. Emergency housing shall have a maximum density of 60 units or beds per net acre.

Commented [LB226]: Added to implement [ESSHB 1220, Laws of 2021](#), Section 2(2)(a)(ii), consistent with the chosen growth alternative.

Section 116. Amendment. Subsections “E” and “I” of Section 18.31.010 of the Bonney Lake Municipal Code are amended and a new Subsection “N” is hereby added to read as follows:

18.31.010 Parking requirements.

... E.

4. One visitor parking stall for every five residential units. Visitor parking: 1.0 stalls per 5 residential units. This requirement does not apply to co-living units.
5. When new dwelling units are constructed entirely within a legally conforming or legally nonconforming existing building, no additional parking shall be required than was legally required at the time of original construction or a prior addition, remodel, or tenant improvement. For the purpose of this subsection, “existing building” means a building that received a valid certificate of occupancy at least three years prior to the permit application to add housing units.

Commented [LB227]: Updated to make it easier for customers and staff to use.

Commented [LB228]: Added to comply with [ESHB 1998, Laws of 2024](#), Section 2(3)(ii).

Commented [LB229]: Added to comply with [ESHB 1042, Laws of 2023](#), Section 1(2)(b).

Section 118. Amendment. Subsection “G” of Section 18.34.050 of the Bonney Lake Municipal Code is amended to read as follows:

18.34.050 Setback and bulk regulations.

The following bulk regulations shall apply to the uses permitted in this district, subject to the provisions for yard projections included in BLMC 15.04.098:

Commented [LB233]: Added to comply with [SSHB 1183, Laws of 2025](#), Section 1.

...

G. All buildings and structures on the site shall have a floor area ratio of no more than 35 percent of the area of the site; except that:

1. Emergency shelters shall have a maximum density of 30 units or beds per net acre.
2. Emergency housing shall have a maximum density of 60 units or beds per net acre.

Commented [LB234]: Added to implement [ESSHB 1220, Laws of 2021](#), Section 2(2)(a)(ii), consistent with the chosen growth alternative.

Section 121. Amendment. A new first sentence is hereby added to Section 18.36.040 of the Bonney Lake Municipal Code to read as follows:

18.36.040 Setback and bulk regulations.

The following bulk regulations apply to the uses permitted in this district, subject to the provisions for yard projections included in BLMC 15.04.098:

Commented [LB237]: Added to comply with [SSHB 1183, Laws of 2025](#), Section 1.

A.

Section 122. Amendment. Subsections “A(4)” and “A(6)” of Section 18.37.020 of the Bonney Lake Municipal Code are amended to read as follows:

18.37.020 Permitted uses.

A. The following uses shall be allowed outright in all cases:

...

4. Apartments, condominiums, co-living units, and townhouses at any density;

Commented [LB238]: Added to comply with [ESHB 1998, Laws of 2024](#), Section 2(7).

...

6. Home occupations, provided the provisions of ~~BLMC 18.22.010~~ Chapter 5.08 BLMC are met;

Commented [LB239]: Updated to reflect relocation of home occupation regulations in Ordinance No. 1739.

....

Section 123. Amendment. A new first sentence is hereby added to Section 18.37.040 of the Bonney Lake Municipal Code and Subsection “B(3)” of Section 18.37.040 of the Bonney Lake Municipal Code is amended to read as follows:

18.37.040 Setback and bulk regulations.

The following bulk regulations apply to the uses permitted in this district, subject to the provisions for yard projections included in BLMC 15.04.098:

Commented [LB240]: Added to comply with [SSHB 1183, Laws of 2025](#), Section 1.

...

Section 128. Amendment. Subsection “G” of Section 19.04.060 of the Bonney Lake Municipal Code is amended to read as follows:

19.04.060 Calculation of impact fees.

...

G. As applies to residential development activity, the amount of the impact fee calculated pursuant to this section shall be charged:

1. ~~for~~ For each single-family residential unit, and for each dwelling unit included in a multifamily residential development (e.g., duplex, apartment, condominium, mobile home park), the rate shall be 100 percent of the fee for a single-family residential unit.
2. ~~The amount of the impact fee calculated pursuant to this section for~~ For each accessory dwelling unit, the rate shall be shall be 50 percent of the fee for a single-family residential unit.
3. For each dwelling unit affordable to a very low-income or extremely low-income household, as defined in Chapter 18.04 BLMC, the rate shall be 20 percent of the fee for a single-family residential unit, until such time that the affordable housing sales tax fund, adopted in Chapter 3.32 BLMC, is depleted. The remaining 80 percent shall be transferred from the affordable housing sales tax fund to the streets capital improvement fund, established in Chapter 3.30 BLMC.

Once the affordable housing sales tax fund is depleted, the rate for each dwelling unit affordable to a very low-income or extremely low-income household shall be 100 percent of the fee for a single-family residential unit.

....

Section 129. Amendment. Subsection “G” of Section 19.06.060 of the Bonney Lake Municipal Code is amended to read as follows:

19.06.060 Calculation of impact fees.

Commented [LB245]: Updated to encourage construction of housing affordable to very low and extremely low-income households, consistent with [ESSHB 1220, Laws of 2021](#), Section 2(2) and the chosen growth alternative.

See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

Commented [LB246]: Updated to encourage construction of housing affordable to very low and extremely low-income households, consistent with [ESSHB 1220, Laws of 2021](#), Section 2(2) and the chosen growth alternative.

See also Futurewise et. al. v. City of Mercer Island, [GMHB Case No. 25-3-0003](#).

... G. As applies to residential development activity, the amount of the impact fee calculated pursuant to this section shall be charged:

1. ~~for~~ For each single-family residential unit, and for each dwelling unit included in a multifamily residential development (e.g., duplex, apartment, condominium, mobile home park), the rate shall be 100 percent of the fee for a single-family residential unit.
2. ~~The amount of the impact fee calculated pursuant to this section for~~ For each accessory dwelling unit, the rate shall be shall be 50 percent of the fee for a single-family residential unit.
3. For each dwelling unit affordable to a very low-income or extremely low-income household, as defined in Chapter 18.04 BLMC, the rate shall be 20 percent of the fee for a single-family residential unit, until such time that the affordable housing sales tax fund, adopted in Chapter 3.32 BLMC, is depleted. The remaining 80 percent shall be transferred from the affordable housing sales tax fund to the parks capital improvement fund, established in Chapter 3.34 BLMC.

Once the affordable housing sales tax fund is depleted, the rate for each dwelling unit affordable to a very low-income or extremely low-income household shall be 100 percent of the fee for a single-family residential unit.

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