

Planning Commission Meeting

February 4, 2026
6:00 PM



<http://www.bonneylake.gov/>

AGENDA

Location: Public Services Building, 21719 96th Street East, Buckley, WA 98321.

The public is invited to attend Planning Commission Meetings. Options for attending are provided below.

In-Person: Public Services Building, 21719 96th Street East, Buckley, WA 98321

By phone: 1-323-792-6234 (Meeting ID: 429 403 80#)

By internet: Chrome- [TEAMS Meeting Link](#) (Meeting ID: 247 573 653 546 49)

All public online cameras and microphones will be disabled except during citizen comments. Only staff and presenters will be visible and unmuted during the entire meeting.

I. Call to Order

II. Planning Commission Roll Call

Commissioner Grant Sulham, Commissioner Jessica Bennion, Commissioner Brad Doll, Commissioner Sara Hallstead, Commissioner Debbie Strous-Boyd, Commissioner Ernie Gilmer, and Commissioner Jeffery Wilkins.

III. Next Meeting Poll

IV. Approval of Minutes

A. Planning Commission Meeting Minutes of January 7, 2026

V. Public Comments

Public comments can be made in-person, by phone or virtually during this portion of the meeting. Comments are limited to 5 minutes. All who comment will be asked to state their name for the meeting record.

VI. Public Hearings

Limited to 5 minutes for each speaker.

VII. Old / Continuing Business

VIII. New Business

A. Accessory Dwelling Unit (ADU) Enforcement Ordinance

B. Planning Commission Bylaw Amendments

C. AB26-18 - A Resolution of the City Council of the City Of Bonney Lake, Pierce County, Washington, renaming Downtown Park to Veterans Memorial Park and directing staff to work with the Greater Bonney Lake Veterans Memorial Committee to update the 2012 Memorandum of Understanding.

IX. For the Good of the Order

- A. Correspondence
- B. Staff Comments
- C. Commissioner Comments

X. Adjournment

Anything submitted at the Meeting 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 [email the City Clerk's Office](#) or call at 253-862-8062 (TTY 711) at least 5 business days before the event; later requests will be honored when feasible.

**PLANNING
COMMISSION**

**January 7th, 2026
6:00 P.M.**

MINUTES



www.ci.bonney-lake.wa.us

The City of Bonney Lake's Mission is to protect the community's livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.

Location: Public Services Building, 21719 96th Street East, Buckley, Washington.

I. CALL TO ORDER: Commissioner Grant Sulham, Chair, called the Commission to order at 6:07 p.m.

II. ROLL CALL: Commissioner Grant Sulham, Commissioner Jessica Bennion, Commissioner Brad Doll, Commissioner Sara Hallstead, Commissioner Debbie Strous-Boyd, Commissioner Ernie Gilmer, and Commissioner Jeffery Wilkins. Commissioner Hallstead was not in attendance. Commissioner Wilkins was in virtual attendance.

Commissioner Doll moved to excuse the absence of Commissioner Strous-Boyd. Commissioner Bennion seconded the motion.

Motion approved 5-0.

Staff members in attendance at the physical location were Development Services Manager Lauren Balisky, City Clerk Sadie Schaneman, and Planning Commission Clerk Kennedy Spietz.

Audio starts at: **III. NEXT MEETING POLL:**
00:01:30

By Common Consent, Commissioners agreed to hold the next Planning Commission Meeting on February 4th, 2026.

Audio starts at: **IV. APPROVAL OF CORRECTED MINUTES:**
00:02:09

Minutes from the December 3rd, 2025, Planning Commission Meeting were approved.

Commissioner Doll moved to excuse the absence of Commissioner Strous-Boyd. Commissioner Bennion seconded the motion.

Motion approved 5-0.

Audio starts at: **V. PUBLIC COMMENTS AND CONCERNS:** *For efficient use of city resources, comments will be a short summary and not verbatim. An audio recording to the state digital archives if needing a complete review of comments.*
00:02:35

Dan Swatman, 6027 197th Ave E, He thanked the Planning Commission for their meaningful work on the Comprehensive Plan. Additionally, he let the Planning Commission know that he is always willing to hear their ideas for the City.

Audio starts at:
00:05:54

VI. PUBLIC HEARING: None.

Chair Sulham moved to add the Election of the Officers to the Agenda. Commissioner Doll seconded the motion.

Motion approved 5-0.

VII. ELECTION OF THE OFFICERS:

Commissioner Doll moved to nominate Commissioner Sulham as Chair. Commissioner Gilmer seconded the motion.

Motion approved 5-0.

Commissioner Doll moved to nominate Commissioner Bennion as Vice-Chair. Commissioner Gilmer seconded the motion.

Motion approved 5-0.

Audio starts at:
00:08:00

VIII. OLD / CONTINUING BUSINESS: None.

IX. NEW BUSINESS:

Audio starts at:
00:08:25

A. CivicPlus Portal Training – By Sadie Schaneman, City Clerk

City Clerk Schaneman gave an overview of the CivicPlus Portal Training.

X. FOR THE GOOD OF THE ORDER:

A. Correspondence: None

B. Staff Comments:

Audio starts at:
00:19:59

1. Regularly Scheduled Meeting Change – By Development Services Manager Balisky

Development Services Manager Balisky discussed that the Commission may look to change the regularly scheduled meetings. Commission discussed and shared their concerns, including:

- Chair Sulham reminded that there is the Special Meetings also that need to be accounted for.

Audio starts at:
00:23:45

2. March 3rd Tentative for Joint Meeting – By Development Services Manager Balisky

Development Services Manager Balisky discussed that the Joint Meeting with City Council is tentatively scheduled for March 3rd, 2026.

C. Commissioner Comments:

Audio starts at:
00:24:18

1. Build the Hill Spaghetti Dinner – By Commissioner Gilmer

Commissioner Gilmer invited the Commissioners to the Build the Hill Spaghetti Dinner.

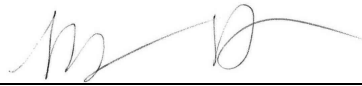
Audio starts at:
00:27:20

2. Planning Commission Communication – By Commissioner Doll

Commissioner Doll was concerned about the communications for the Planning Commission meeting.

XI. ADJOURNMENT

At [Time] p.m. the Meeting was adjourned by Commissioner Grant Sulham, Chair with the common consent of the Commission.



Kennedy Spietz, Assistant Planner

Commissioner Grant Sulham, Chair

Items presented to Commission at the January 7th, 2025, Meeting for the record:

1. *None.*

Note: Unless otherwise indicated, all documents submitted at Planning Commission meetings are added to the back of the packet the next day. 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
Planning Commission Agenda Bill (AB)

Agenda Bill Number:

Agenda Item Type:

Ordinance

Presenter:

Lauren Balisky, Development Services
Manager

City Strategic Goal Category:

Department/Division Submitting:

Public Services Staff

**Impacted Departments That Received
Notification:**

Full Title/Motion: Accessory Dwelling Unit (ADU) Enforcement Ordinance

Short Background Summary:

PURPOSE

The purpose of this item is to brief the Planning Commission on proposed updates to the enforcement regulations for Accessory Dwelling Units (ADUs). City staff is requesting review and comment on the draft Ordinance.

DISCUSSION

City Council requested staff to bring forward an amendment to Bonney Lake Municipal Code (BLMC) 18.22.090 to provide alternative options for ADU enforcement, including allowing for residents to retain spaces that meet the definition of an ADU but who do not wish to complete the ADU permit process. This update:

- **BLMC 18.22.090.12.a:** Adds information on what is considered a legal, conforming ADU that is not subject to enforcement, based on the effective date of Ordinance 747, which is the original ordinance that adopted ADU regulations;
 - **BLMC 18.22.090.12.b:** Expands the options to:
 - Permitting the ADU, with construction permits for any unpermitted work;
 - Record a restrictive covenant that the space is not an ADU, with construction permits for any unpermitted work;
 - Removing the ADU, with a restrictive covenant, construction permits for any unpermitted work, and either:
 - Removing the range in the kitchen; OR
 - Removing the sink in the kitchen; OR
 - Removing the plumbing in the bathroom.
 - **BLMC 18.22.090.12.c:** Adds language limiting the use of a covenant to one use per lot and process for releasing the restrictive covenant.
-

- **BLMC 18.22.090.12.d:** Renumbered from BLMC 18.22.090.12.c.
- **BLMC 18.22.090.13:** Added language to allow for a restrictive covenant when the property owner proposes a space that meets the definition of an ADU and the owner does not desire to permit the space as an ADU.
- **BLMC 18.22.090.14:** Added language around how documents are recorded, consistent with other recording provisions associated with ADUs in BLMC 18.22.090 and in the water and sewer utility codes.

TENTATIVE SCHEDULE

- ~~November 4, 2025 – City Council Open Council Discussion~~
- ~~November 18, 2025 – Community Development Committee (CDC) Discussion~~
- ~~November 18, 2025 – City Council Open Council Discussion~~
- February 4, 2026 - Planning Commission Discussion
- February 17, 2026 - CDC Discussion
- April 1, 2026 - Planning Commission Public Hearing
- April 14, 2026 - City Council Decision

Budget Explanation:

N/A

Committee, Board, Commission, & Hearing Examiner Review

Name Of Committee/Commission/Examiner Meeting: Community Development Committee

Date of Committee/Commission/Examiner Meeting: 11/18/2025

Date of Committee/Commission Public Hearing:

Committee/Commission/Examiner Meeting Decision:

Council Action

Date of Council Workshop

Date of Council Meeting

Date of Council Public Hearing

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, REGARDING LEGALIZATION OF UNPERMITTED ACCESSORY DWELLING UNITS; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Washington State Growth Management Act (GMA) codified as Chapter 36.70A of the Revised Code of Washington (RCW) requires that the City of Bonney Lake adopts a local comprehensive plan; and

WHEREAS, RCW 36.70A.070(2)(d)(iv) requires cities to consider the role of accessory dwelling units in meeting housing needs as part of its comprehensive plan; and

WHEREAS, RCW 36.70A.040(3) requires cities to adopt development regulations that implement the comprehensive plan; and

WHEREAS, the City wishes to clarify the enforcement procedures for unpermitted accessory dwelling units; and

WHEREAS, the Public Services Director acting as the State Environmental Policy Act (SEPA) Responsible Official determined that the proposed amendment is categorically exempt from threshold determination pursuant to BLMC 16.08.030.R.2; and

WHEREAS, the City provided public notice of the hearing as required by Bonney Lake Municipal Code (BLMC) 14.140.040; and

WHEREAS, the Planning Commission held a public hearing on **MONTH DAY**, 2026, as required by BLMC 14.140.080 and recommended that the City Council adopt the proposed amendments, with two minor modifications, as required by BLMC 14.140.100; and

WHEREAS, pursuant to RCW 36.70A.106, the City submitted this Ordinance to the Washington State Department of Commerce (Commerce); and

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

Section 1. Subsection 18.22.090.C of the Bonney Lake Municipal Code is hereby amended to read as follows:

18.22.090 Accessory Dwelling Units

... 12. Legalization of Nonconforming Unpermitted ADUs.

- a. Any space meeting the definition of an ADU that can be demonstrated to have obtained the required permit(s), as specified below, shall be considered a legal, conforming ADU, and is not required to comply with this subsection:
 - i. The space was constructed under a valid building permit from the City, where the building permit application was complete on or prior to November 4, 1997; or
 - ii. The space was constructed under a valid ADU permit from the City, where the permit application was complete on or after November 5, 1997; or
 - iii. If the space was constructed prior to annexation by the City, under a valid permit from Pierce County.
- b. Any space meeting the definition of an ADU that did not obtain the required permit(s), as specified above, is declared an unpermitted ADU. All owners of an illegal-unpermitted ADU shall be required to comply with one of the following options:
 - i. a. ~~Legalize~~ Permit the unit ADU. The owner must:
 - A. Submit an ~~An~~ application to legalize an existing ADU shall include an application for an ADU permit, showing changes made to the primary dwelling unit or detached accessory building to accommodate the ADU. Approval shall be consistent with the ADU regulations and process outlined in this section. The ADU shall be reviewed using the current editions of building codes in place at the time its owner brings the unit forward for permit; and
 - B. Obtain building or other permit(s) for any unpermitted work; or
 - ii. b. Record a restrictive covenant. This option shall only be used once per lot. The owner must:
 - A. Record a statement on the property title clarifying that the space within the primary dwelling unit or the detached accessory structure shall not be utilized as an ADU; and
 - B. Obtain building or other permit(s) for any unpermitted work; or
 - iii. Remove the illegal-unpermitted ADU. The owner must:

Commented [LB1]: Effective date of original ordinance requiring an ADU permit.

A. Record a statement on the property title clarifying the space within the primary dwelling unit or detached accessory structure shall not be utilized as an ADU; and

B. Obtain permits for any unpermitted work; and

C. Comply with one of the following requirements below so that the space no longer meets the definition of an ADU and is no longer considered an independent living space:

i-1. Remove the range and cap the plumbing associated electrical system within the kitchen so the ADU is not considered an independent living space.; or

2. Remove the sink and cap the plumbing within the kitchen; or

ii-3. Remove plumbing fixtures and cap the plumbing within the bathroom so the ADU is not considered an independent living space.

Commented [LB2]: Split range and sink options into two.

c. A maximum of one restrictive covenant clarifying that a space shall not be utilized as an ADU is permitted per lot. The restrictive covenant shall be released from property title concurrent with recording of the covenant required under BLMC 18.22.090.B.3 when:

i. The space identified under the restrictive covenant is permitted as an ADU under this section; or

ii. A second space meeting the definition of an ADU is proposed. In this case, both the original space and the second space must comply with all applicable requirements for two ADUs and obtain an ADU permit for each ADU under this section.

ed. Nothing in this section shall require that the city permit existing ADUs that are determined to be dangerous pursuant to Chapter 15.04 BLMC.

13. Nothing in this section shall prevent the city from requiring an owner to record a statement on the property title clarifying that a space within the primary dwelling unit or detached structure shall not be utilized as an ADU associated with new construction, remodels, or additions, where the work under the permit otherwise meets the definition of an ADU and the owner does not want to use any portion of the subject primary dwelling unit or detached structure for an ADU.

Commented [LB3]: Option for spaces that meet the definition of an ADU with new permit applications where the applicant does not want to fully permit the space as an ADU. Examples: Detached office with kitchenette and bathroom, downstairs kitchen with bathroom and bedroom(s).

14. Any covenant, agreement, or statement on the property title shall be recorded with the Pierce County auditor. The owner is responsible for recording the

document with the Pierce County auditor and providing a conformed copy to the city. The form of the statement shall be specified by the director.

Commented [LB4]: Clarification consistent with other recording provisions associated with ADUs.

Section 2. 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 3. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 4. Corrections. Upon the approval of the city attorney, the city clerk, and/or the code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto. Provided, however, that nothing in this section allows the city attorney, the city clerk, and/or the code publisher to change the intent of this Ordinance.

Section 5. 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 __ day of _____, 20__.

APPROVED by the Mayor this __ day of _____, 20__.

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
Planning Commission Agenda Bill (AB)

Agenda Bill Number:

Agenda Item Type: None

Presenter: Lauren Balisky, Development Services
Manager

City Strategic Goal Category:

Department/Division Submitting: Public Services Staff

**Impacted Departments That Received
Notification:**

Full Title/Motion: Planning Commission Bylaw Amendments

Short Background Summary:

PURPOSE

The purpose of this item is to discuss and, if desired, adopt the proposed changes to the Planning Commission bylaws.

DISCUSSION

The proposed amendments include several minor adjustments to the existing bylaws, including:

- Adding page numbers to the table of contents;
 - Correcting references to the Bonney Lake Municipal Code (BLMC) and updates for consistency with the same;
 - Updating references from the Planning and Building Supervisor to the Development Services Manager;
 - Updating "tapes" to "audio recordings";
 - Updating how agenda materials are provided to the Commission to be consistent with the new agenda portal;
 - Updating the Order of Business to be consistent with current practice;
 - Updating the public comment section to be consistent with current practice;
 - Updating the deliberation process after a public hearing to be consistent with current practice;
 - Updating the parliamentary procedure to be consistent with the parliamentary procedure used by City Council, as required by the policies and procedures of City Council;
 - Updating the responsibility of the Planning Commission to be associated with the development codes, which do not include Title 13 BLMC;
 - Updating Chair, Commissioner, and Commission to named terms throughout; and
 - Minor grammatical updates throughout for clarity and correction of errors (i.e. no
-

comma, extra periods, etc.).

SUGGESTED MOTION

I move to adopt the proposed changes to the Planning Commission bylaws, as presented.

ALTERNATIVE MOTIONS

Adopt with amendments:

I move to adopt the proposed changes to the Planning Commission bylaws, with the following amendment(s): [*list amendments*].

Do not adopt:

I move not to adopt the proposed changes to the Planning Commission bylaws.

Budget Explanation:

Committee, Board, Commission, & Hearing Examiner Review

Name Of Committee/Commission/Examiner Meeting:

Date of Committee/Commission/Examiner Meeting:

Date of Committee/Commission Public Hearing:

Committee/Commission/Examiner Meeting Decision:

Council Action

Date of Council Workshop

Date of Council Meeting

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**BYLAWS OF THE
BONNEY LAKE PLANNING COMMISSION**

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- ARTICLE XI: — AMENDMENTS

ARTICLE I – NAME

Section 1. Name: The official name of the Commission shall be “The City of Bonney Lake Planning Commission;” hereinafter, referred to as the “Commission”

ARTICLE II – OFFICIAL SEAT

Section 1. Official Seat: The official seat of the Commission shall be in the Bonney Lake Public Service Center located at 21719 96th Street East, Buckley, WA 98321, and meetings shall be held there, except on such occasions, and at such times, as the Commission may ~~by a majority vote~~ otherwise direct by a majority vote.

Section 2. Regularly Scheduled Meetings: Pursuant to Bonney Lake Municipal Code (BLMC) 2.26.~~020040~~, the Commission shall establish a fixed meeting date, time, and

location for its regular meetings and will meet at least monthly; provided, that meetings may be canceled for lack of business upon advance notice meet at least 12 times a year.

The regular meeting dates are established as the first Wednesday of every month at 6:00 p.m. at the Bonney Lake Public Service Center. If at any time any regular meeting falls on a holiday, such regular meeting will be held on the next Wednesday following the holiday at the same time and place. The time and place of meetings cannot be changed after notice has been sent unless notice of the change is also sent.

Section 3. Special Meetings: A special meeting may be called at any time by the Chair of the Commission or by a majority of the members of the Commission, ~~the~~.

The Planning Commission Clerk shall email notices of the special meeting to the Commissioners at their City emails. Special meeting notices shall also be posted at the City's official posting location not less than 24-hours before said meeting is scheduled. The notice shall specify the time and place of the special meeting and the business to be transacted. Final disposition shall not be taken on any item not scheduled on the agenda for the special meeting.

Section 4. Open Meetings: The meetings of the Commission shall be open to the public.

ARTICLE III – MISSION, OBJECTIVES, & POWERS

Section 1. Obligation: The members of the Commission accept the responsibility of the office and declare their intention to execute the duties defined in applicable portions of the Revised Code of Washington to the best of their ability, and to carry out those objectives and purposes as established by Chapter 2.26 of BLMC, as maybe subsequently amended by the City Council.

Section 2. Powers & Duties: The Commission shall exercise such powers and perform such duties as permitted by ~~BLMC 2.04.1040~~, Chapter 2.26 BLMC, and Chapters 35.63 and 35A.63 of the Revised Code of Washington (RCW).

ARTICLE IV – OFFICERS

Section 1. Election of Officers: The Commission, at its first regular meeting of each year, shall elect a Chair and Vice-Chair. The ~~Planning and Building Supervisor~~ Development Services Manager shall arrange for staff to attend Commission meetings and serve as Clerk to the Commission.

Section 2. Terms of Service: The officers shall serve for a period of one year commencing with the first meeting of each year, and serve until a successor has been elected. Any officer may, however, be removed at any time by vote of a majority of the Commission entered on record.

Section 3. Compensation: The members of the Commission, including the Chair and Vice-Chair, while acting as such, shall be compensated at the rate provided in BLMC 2.26.060 and in accordance with the adopted payroll policies and practices of the City.

Section 4. Duties and Powers of the Officers of the Commission: The duties and powers of the Officers of the Commission shall be as follows:

A. *Chair:*

1. Preside at all meetings of the Commission.
2. Call special meetings of the Commission in accordance with the bylaws.
3. Sign official documents of the Commission.
4. See that all actions of the Commission are properly taken.
5. Represent the Commission at Council meetings to give recommendations or reports to the Council. The Chair may also duly designate another representative, which designee may include the appropriate department head or assigned staff liaison to represent him or herself.
6. Shall be authorized to cancel a meeting. No staff member shall cancel a meeting without concurrence of the Chair or Vice-Chair, or in their absence, for any appropriate reason.
7. Shall receive and respond to Commissioners inquiries regarding the business of the Commission.
8. Shall be responsible as a liaison to the ~~Planning and Building Supervisor~~ Development Services Manager.

B. *Vice-Chair*

1. During the absence, disability or disqualification of the Chair at the Chair's discretion, the Vice-Chair shall exercise or perform all the duties and be subject to all the responsibilities of the Chair.
2. The Vice-Chair shall succeed the Chair, and complete the designated term of the Chair, if the Chair vacates his office prematurely. In the latter instance, a new Vice-Chair shall be elected at the next regular meeting.
3. The Chair and Vice-Chair, both being absent, the members present, if a quorum, may elect for the meeting a temporary chair who shall have full powers of the Chair during absence of the Chair and Vice-Chair.

C. *Recording Secretary-Clerk*

1. Keep written and audio-recorded minutes of all meetings of the Commission per City Council policy.
2. Give or serve all notices required by law or by the by-laws.
3. Prepare the agenda for all meetings of the Commission.
4. Be custodian of Commission records.
5. Inform the Commission of correspondence, relating to business of the Commission and attend to such correspondence.
6. Sign correspondence of the Commission with knowledge of Chair.
7. Will be a City staff member as identified by the Mayor or designee.

ARTICLE V – ATTENDANCE & QUORUMS

Section 1. Absence Reports: Each member of the Commission who has knowledge of the fact that they will not be able to attend a scheduled meeting of the Commission may notify the Secretary at the earliest possible opportunity, and in any event prior to 12:00 P.M. on the date of the meeting. The Secretary shall notify the Chair of the Commission in the event that the projected absences will produce a lack of quorum.

Section 2. Attendance at Meetings: Members are expected to attend all meetings. For the purposes of recording member attendance, meetings lasting an hour or more, if a Commissioner leaves a meeting before the first hour has passed, it will be considered an unexcused absence, unless excused by the Planning Commission. Any Commissioner may be removed pursuant to BLMC 2.26.010.C, as may be amended.

Section 3. Quorum: A majority of the members of the Commission, equivalent to four of seven positions anticipated by BLMC 2.26, shall constitute a quorum for the transaction of business. Any action taken by a majority of those present when those present constitute a quorum at any regular or special meeting of the Commission shall be deemed and taken as the action of the Commission.

ARTICLE VI – VOTING

Section 1. Requirements: A ~~commission~~ Commissioner must be present at a Commission meeting to vote on any issue; provided, that in extraordinary circumstances, a ~~commission~~ Commissioner shall be deemed present by appearing via telephone or other similar electronic means in order to establish a quorum for business. No ~~commission~~ Commissioner shall be allowed to vote by proxy.

Section 2. Ties: In case of a tie in votes on any motion, the motion shall be considered defeated.

Section 3. Roll Call Voting: The ~~chair~~ Chair or any ~~commission~~ Commissioner may request a verbal roll call vote.

Section 4. Votes on Motions: The Commission requires a majority vote of those ~~councilmembers~~ Commissioners present and voting for the passage of any motion or recommendation. Each ~~commission~~ Commissioner present may vote on all questions before the ~~commission~~ Commission, except on matters in which the ~~commission~~ Commissioner has been disqualified, or the ~~commission~~ Commissioner feels there may be a conflict of interest or a possible appearance of fairness issue perceived by the public.

Section 5. Appearance of Fairness: A ~~commission~~ Commissioner shall disqualify himself or herself prior to any discussion of the matter and shall not attempt to influence the votes of the other ~~commission~~ Commissioners. When disqualification of a member or members results or would result in the inability of the Commission at a subsequent meeting to act on a matter which is required by law to take action, any ~~commission~~ Commissioner who was absent or who had been disqualified under the appearance of fairness doctrine may subsequently participate, provided, such ~~commission~~ Commissioner shall first have reviewed all materials and listened to all ~~tapes~~ audio recording(s) of the proceeding(s) in which the member did not participate.

Section 6. Failure to Vote on a Motion: Any ~~commission~~ Commissioner present who fails to state his or her vote without a valid disqualification shall be declared to have voted in the affirmative on the question, except that an abstaining ~~commission~~ Commissioner still creates a quorum. Commissioners have a right to abstain and cannot be compelled to vote. Any abstaining ~~commission~~ Commissioner shall state his or her reason for the abstention. Abstentions shall be counted as neutral.

Section 7. Explanation of Vote on a Motion: Any ~~commission~~ Commissioner desiring to explain his or her vote may do so by requesting the floor from the ~~chair~~ Chair and shall be allowed the opportunity to do so for the public and the official record. The question shall not be called for by any ~~commission~~ Commissioner until each ~~commission~~ Commissioner has had an opportunity to address or state his or her concerns.

Section 8. Consensus Votes: When a formal motion is not required on an action or opinion, a consensus voice vote may be taken. The ~~chair~~ Chair will state the action or opinion and each councilmember may vote by saying “aye” or “nay.”

Section 9. Reconsideration: Any action of the Commission shall be subject to a motion to reconsider, except any action previously reconsidered, motions to adjourn, motions to suspend the rules, an affirmative vote to lay on the table or to take from the table, or a vote electing to office one who is present and does not decline. A motion to reconsider may only be made by a member of the prevailing side on the original action. A motion to reconsider may be made at the same meeting the initial vote is taken, but no later than the next succeeding regular Commission meeting. Debate is limited to the reason for reconsidering the motion and should not be used to repeat discussion regarding the main motion.

Section 10. Tabling Issues: If a ~~commission~~ Commissioner wishes to make a motion to table an issue, they may state their intentions to do so and inquire whether any ~~commission~~ Commissioner wishes to make statements or provide information prior to the motion being made and seconded.

ARTICLE VII – AGENDAS & ORDER OF BUSINESS

Section 1. Deadline for Agenda: The agenda with supporting materials shall be completed and ~~emailed with supporting materials provided electronically~~ to the Commission by the close of business the Friday before the regularly scheduled Commission Meeting. If the Friday prior to the Planning Commission falls on one of the holidays established in BLMC 2.32.010, the complete agenda shall be provided by the close of business on the regular working day prior to the holiday.-

Staff shall ensure that the ~~Council-Commission~~ is provided with, in a timely manner, copies of their agendas and minutes of all meetings. Copies of all ~~Council-Commission~~ agendas and minutes shall be provided to each ~~commission~~ Commissioner by the staff in a timely manner.

Section 2. Order of Business: At every regular meeting of the Commission, the Order of Business shall be as follows [i.e. items 1 through 10], provided: the Commission, by a majority vote, may choose to modify the order if necessary.

A. Call to Order

B. Roll Call

C. Next Meeting Poll

~~C~~.D. _____ Approval of Minutes

~~D~~.E. _____ Public ~~Concerns-Comments~~ [if not part of a scheduled public hearing]

~~E~~.F. _____ Public Hearings

~~F~~.G. _____ Old/Continuing Business

~~G~~.H. _____ New Business

~~H~~. ~~Correspondence~~

I. For the Good of the Order (~~Correspondence, Staff Comments, and Commissioner Comments's Concerns and Staff Concerns located under "For the Good of the Order"~~).

J. Next meeting date announced by the chair.

K. Adjournment. No meeting shall be permitted to continue beyond 8:30 PM without approval of ~~three-fourths~~ a majority of the ~~commission~~ Commissioners who are present and eligible to vote. A new time limit must be established before taking a Commission vote to extend the meeting.

In the event that a meeting has not been closed or continued by Commission vote prior to 8:30 PM, the items not acted on shall be deferred to the next regular Commission meeting as old business.

ARTICLE VIII – PUBLIC COMMENTS

Section 1. Citizen Comments: Citizens are encouraged to attend and participate at all Commission meetings. Any individuals who desire to comment will be provided an opportunity to provide oral comment at the meeting, either in person or virtually.

Under agenda item “Public ~~Concerns~~Comments,” citizens may address the Commission regarding any item of concern under the umbrella of the Commission’s jurisdiction, provided: ~~–,~~ if public concerns relate to a public hearing item, public comments to the Commission may be made solely during the verbal testimony portion of said hearing.

Citizens have five (5) minutes to address the Commission, unless granted further time by the ~~chair~~ Chair or a majority of the ~~commission~~ Commissioners present. Groups recognized by the ~~chair~~ Chair or a majority of the ~~commission~~ Commissioners present, who have a designated speaker, have a total of ten (10) minutes to speak. Following such comments, if action is required or has been requested, the ~~chair~~ Chair may refer the matter to staff for review or investigation and report at a future meeting.

Sign-up is required for this portion of the Commission’s meeting. Each citizen will be allowed to speak only once during the citizen comments portion in each Commission meeting. If you are disabled and require accommodation, please advise the nearest staff member.

Section 2. Conduct and Decorum: Any person addressing the Commission pursuant to shall comply with the following rules of conduct and decorum:

A. When recognized by the chair, each person addressing the Commission shall go to the podium, give his/her name and address in an audible tone of voice for the record, and shall limit their remarks to the time specified, unless granted further time by the ~~chair~~ Chair or requested by a majority of the ~~commission~~ Commissioners present. All remarks shall be addressed to the Commission as a body and not to any member thereof. This time is set aside for citizen comments on Commission business and not to allow individual conversations between citizens and ~~commission~~ Commissioners. No questions shall be asked of a ~~commission~~ Commissioners, except through the chair.

B. -All speakers are expected to deliver their comments in a courteous and efficient manner. Any person ~~using profanity, or making personal or impertinent or~~

~~slanderous remarks, or becoming boisterous, who is~~ unruly or disruptive while addressing the Commission may be requested to leave the meeting.

- C. Any speaker who fails to comply with these limits and rules for speaking at the Commission meetings, or otherwise acts in an unruly or disruptive manner, shall be subject to removal from the meeting.

Section 3. Written Communication: All material presented at Commission meetings shall also be presented to the Recording Secretary-Clerk to be entered as an exhibit. A copy of any written communications submitted to the Commission under ~~Public Concerns-Comments~~ or in reference to an agenda item shall be provided to the Recording Secretary-Clerk who shall note in the minutes that said communication was received and include the subject of the communication and the person or group submitting it.

Section 4. Public Hearing Procedures:

A. Speaker Sign-In. Prior to the start of a public hearing, all persons wishing to be heard are required to sign in with the Recording Secretary-Clerk, giving their name and address and whether they wish to speak as a proponent, opponent or from a neutral position. Any person who fails to sign in shall not be permitted to speak until all those who signed in have given their testimony. ~~Public hearing testimony sign-up forms shall be available to the meeting for use by those wishing to address the Commission.~~

Each speaker shall be given five ~~(5)~~ minutes, or when presenting the official position of any organization or group recognized by the ~~chair- Chair~~ or the majority of the ~~commission Commissioners~~ present, ~~ten (10)~~ minutes shall be allowed. As allowed by the ~~chair- Chair~~ or the majority of the ~~commission Commissioners~~, anyone who has signed in to speak at a public hearing may relinquish his or her allotted time to any person who is also signed in to speak.

If there are numerous items for public hearings on any agenda, there will be a separate public hearing on each item. The ~~chair- Chair~~ may change the order of speakers so that testimony is heard in the most logical groupings (i.e., proponents, opponents, etc.). ~~Public hearing testimony sign-up forms shall be available to the meeting for use by those wishing to address the Commission.~~

A.B. Opening the Public Hearing. The ~~chair- Chair~~ introduces the agenda item, opens the public hearing, and provides a summary of the following Rules of Order and/or advises the public that they may have a copy of such rules, which shall be available with other agenda materials regularly made available to the public at each Commission meeting:

1. The Commission set the public hearing to receive public testimony on all issues required by law or of sufficient public interest as determined by the Commission. Discussions by Commission of public testimony shall ~~normally~~

~~be scheduled for the next regularly scheduled workshop~~be completed after the public hearing is closed. Final action by the Commission on all public hearings shall normally be scheduled for the next regularly scheduled Commission meeting; except where no public testimony was provided, tThe Commission may choose to take final action immediately following the public hearing or at the next regularly scheduled Commission meeting.

2. All comments by proponents, opponents or other members of the public shall be made from the podium; any individuals making comments shall state their name and address for the official record of the transcript of the public hearing.
3. No comments shall be made from any other location. Anyone making “out-of-order” comments shall be subject to removal from the meeting. If you are disabled and require accommodation, please advise the nearest staff member.
4. These rules are intended to promote an orderly system of holding a public hearing, to give every person an opportunity to be heard, and to ensure that no individual is embarrassed by exercising his/her right of free speech.

B.C. ***Presentation of Topic.*** After the public hearing has been opened, the ~~chair~~ Chair calls upon staff to present a brief report on the matter under consideration.

C.D. ***Public Testimony.*** Following staff presentation, the ~~chair~~ Chair calls upon proponents, opponents and all other individuals who have signed in to speak regarding the matter under consideration. After everyone that has signed in to speak has had their opportunity to do so, the ~~chair~~ Chair shall ask three (3) times if there is anyone else wishing to speak on this matter. Once the public testimony has concluded, the ~~chair~~ Chair inquires:

“At this time I will inquire of the staff as to whether there have been any misstatements of fact or whether the staff wishes to introduce any material as to subjects raised by the proponents or opponents or alter in any regard its initial recommendations.”

D.E. ***Commissioner Questions.*** The ~~chair~~ Chair inquires as to whether any ~~commission~~ Commissioner has questions for the proponents, opponents, speakers or staff. If any commissioner has questions for an individual, the person will be recalled to the podium by the chair.

E.F. ***Closing the Public Hearing.*** Following the response to questions raised by ~~commission~~ Commissioner(s), the ~~chair~~ Chair either continues the public hearing to a specific date and time, or closes the public hearing. The commission may choose to keep the public record open to a date and time set by the ~~commission~~ Commission to receive written testimony if the commissioners so desire.

G. Commission Action. After the public hearing is closed, the Commission may either make a motion to make a recommendation ~~that night~~ to City Council or make a motion to move the item to the next Commission meeting.

If moved to the next Commission meeting, ~~it~~ the item will be placed on the agenda as an old business item for action and/or discussion by the Commission. At the next Commission meeting, the ~~chair~~ Chair inquires if there is a motion by any ~~commission~~ Commissioner. If a motion is made, it shall be in the form of an affirmative motion. Following the motion and its second, discussion occurs among Commissioners. If a motion is not made and seconded, no further discussion or action on the topic is taken by the Commission. Following the discussion, the ~~chair~~ Chair inquires if there are any final comments or recommendations from administration and then inquires of the Commissioners as to whether they are ready for the question.

ARTICLE IX – PARLIAMENTARY PROCEDURE

Section 1. Parliamentary Procedure: ~~The Standard Code of Parliamentary Procedure, Alice Sturgis, 4th edition~~ Robert's Rules of Order, current edition, is hereby adopted for the government of the Commission in all cases not otherwise provided for in these rules.

ARTICLE X – KNOWLEDGE OF PLANS, POLICES AND RULES

Section 1. Knowledge of Planning Documents: All members of the Commission shall be generally familiar with:

- A. The Bonney Lake Comprehensive Plan, including functional or sub-area elements thereof;
- B. Bonney Lake's ~~land use~~ development codes, including but not limited to those codified in BLMC, Titles ~~13-14~~ through 19;
- C. Applicable state, county, and/or regional land use legislation, policies, and regulations;
- D. The Planning Commission By-laws, as well as Chapters ~~2.06 and~~ 2.26 BLMC.

ARTICLE XI – AMENDMENTS

These Bylaws may be amended by a majority vote of those appointed to the Commission, when those present constitute a quorum, at any regular meeting; provided that the proposed amendments have been submitted in writing at a previous meeting.

~~Per BLMC 2.04.1040.B, t~~The Commission shall provide the City Council for the City of Bonney Lake with a copy of the bylaws and shall be responsible for providing updated copies as amended.

The by-laws were originally adopted on August 22, 2001, and amended per motion on January 5, 2005, March, 19, 2014, March 2, 2022, May 3, 2023, and [insert date].

City of Bonney Lake, Washington
Planning Commission Agenda Bill (AB)

Agenda Bill Number: AB26-18 -
Agenda Item Type: Resolution
Presenter: Jason Sullivan, Public Services Director
City Strategic Goal Category:
Department/Division Submitting: Public Services Director
Impacted Departments That Received Notification:

Full Title/Motion: A Resolution of the City Council of the City Of Bonney Lake, Pierce County, Washington, renaming Downtown Park to Veterans Memorial Park and directing staff to work with the Greater Bonney Lake Veterans Memorial Committee to update the 2012 Memorandum of Understanding.

Short Background Summary:

The City of Bonney Lake is committed to honoring the memory of those who served our Country and strengthening civic pride through the development of a Veterans Memorial in Downtown. In alignment with the City’s 2024 Parks, Trails, and Open Space Plan, which identifies the need for a Downtown park as a place for remembrance, reflection, and civic events, staff recommends renaming the planned “Downtown Park” to “Veterans Memorial Park”. This name change complies with Bonney Lake Municipal Code’s criteria for name parks and recreational facilities. The resolution directs staff to update all official documents, signage, and maps to reflect the new name and work. The resolution also directs staff to work with the Greater Bonney Lake Veterans Memorial Committee to update the 2012 Memorandum of Understanding to support the development of the Veterans Memorial within the park.

Budget Explanation:

There is no budgetary impact with the proposed name change.

Committee, Board, Commission, & Hearing Examiner Review

Name Of Committee/Commission/Examiner Meeting: Planning Commission

Date of Committee/Commission/Examiner Meeting: 2/4/2026

Date of Committee/Commission Public Hearing:

Committee/Commission/Examiner Meeting Decision:

Council Action

Date of Council Workshop

Date of Council Meeting

Date of Council Public Hearing

2/17/2026

3/3/2026

RESOLUTION NO. R26-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, RENAMING DOWNTOWN PARK TO VETERANS MEMORIAL PARK AND DIRECTING STAFF TO WORK WITH THE GREATER BONNEY LAKE VETERANS MEMORIAL COMMITTEE TO UPDATE THE 2012 MEMORANDUM OF UNDERSTANDING.

WHEREAS, the City of Bonney Lake seeks to strengthen civic pride and honor the memory of those who served our country; and

WHEREAS, the City of Bonney Lake and the Greater Bonney Lake Veterans Memorial Committee (hereinafter “Veterans Memorial Committee”) entered into a Memorandum of Understanding in 2012 (hereinafter 2012 MOU) for the development of a Veterans Memorial in Downtown; and

WHEREAS, the majority of the property identified in Exhibit B of the 2012 MOU did not belong to the City of Bonney Lake; and

WHEREAS, the City is still committed to working with and partnering with the Veterans Memorial Committee on the development of a Veterans Memorial in Downtown; and

WHEREAS, the City’s 2024 Parks, Trails, and Open Space (PTROS) Plan identify a need and City owned property for park space in the Downtown identified as “Downtown Park”; and

WHEREAS, The PTROS Plan envisioned that a Veterans Memorial would be constructed within the Downtown Park; and

WHEREAS, the PTROS Plan envisions the Downtown park as a place for remembrance, reflection, and civic events; and

WHEREAS, Bonney Lake Municipal Code 12.10.020.B establishes criteria for naming of public parks and recreation facilities;

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

Section 1: Name Change. The park space referred to and identified in the PTROS Plan as “Downtown Park” is hereby renamed “Veterans Memorial Park.”

Section 2: Name Policy Consistency. The new name aligns with the following criteria from the requirements established in BLMC 12.10.020.B:

1. Historical / Local Cultural Significance: Honoring veterans reflects a cultural legacy of service within Bonney Lake and Pierce County.

2. Civic Group: Recognizing veterans as a civic group is consistent with the City's desire to strengthen civic pride and honor the memory of those who served our Country.

Section 3: Documentation Update. Staff is directed to update all official documents, signage, maps, and public-facing materials to reflect the new name Veterans Memorial Park.

Section 4: Memorandum of Understanding. Staff is directed to work with the Veterans Memorial Committee to update the 2012 Memorandum of Understanding to support the developing of a Veterans Memorial

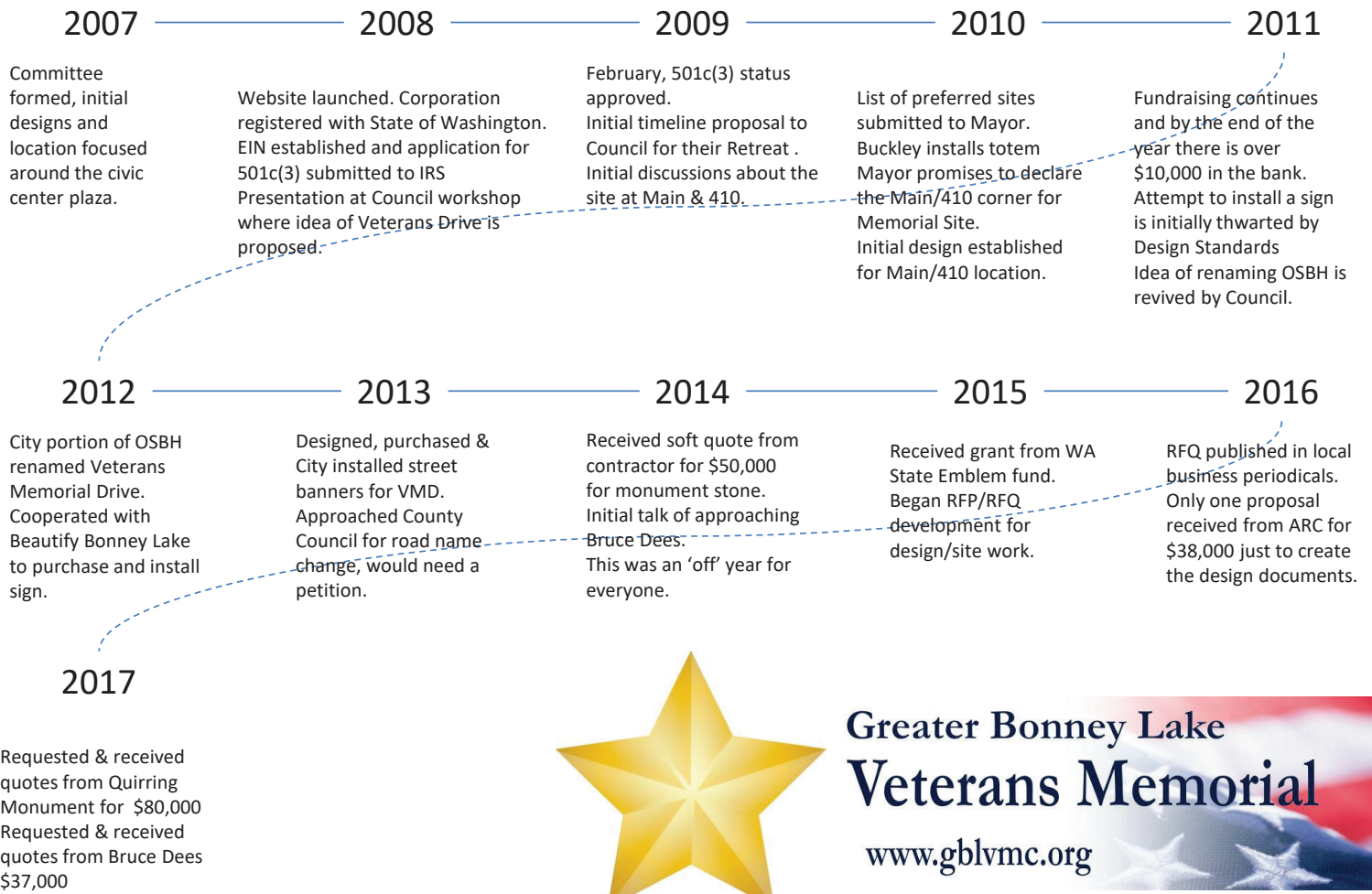
PASSED by the City Council this 3rd day of March 2026.

Terry Carter, Mayor

AUTHENTICATED:

Sadie A. Schaneman, MMC, City Clerk

Greater Bonney Lake Veterans Memorial Committee - Timeline



**Greater Bonney Lake
Veterans Memorial**

www.gblvmc.org



MEMORANDUM OF UNDERSTANDING

WHEREAS, the City of Bonney Lake and the Greater Bonney Lake Veterans Memorial Committee, recognize mutual and public benefit to be served by establishing a Veteran's Memorial in the Downtown; and

WHEREAS, the City of Bonney Lake is willing to dedicate city owned property to establish a Veteran's Memorial Park; and,

WHEREAS, the Greater Bonney Lake Veterans Memorial Committee was formed as a result of the Bonney Lake Park Board being interested in having a memorial to honor the veterans of this great nation; and;

WHEREAS, the Greater Bonney Lake Veterans Memorial Committee is an established 501(c)(3) Federal tax exempt public charity, and is accumulating funds to build the Veterans Memorial.

NOW THEREFORE, the undersigned enter into this non-binding Memorandum of Understanding for the purposes set forth below:

1. The City is willing to enter into an Agreement to reserve land for construction of the Bonney Lake Veterans Memorial in the Downtown area on the site shown by Appendix A.
2. The City is willing to build a retaining wall with fill material to prepare this site for construction of the Veteran's memorial while reconstructing the SR410 and Main Street intersection.
3. The City shall allow one sign to be erected on this site announcing future construction of the Veteran's Memorial that is consistent with sign details used for City construction contracts.
4. The Greater Bonney Lake Veterans Memorial Committee shall raise funds for construction of the memorial.
5. The Greater Bonney Lake Veterans Memorial Committee shall build the memorial complying with the Bonney Lake Municipal Code standards and Appendix B concept.
6. The City will maintain the site in perpetuity.

IN WITNESS WHEREOF, this Agreement has been entered into between the parties as of the 10th day of January, 2012.

CITY OF BONNEY LAKE

GREATER BONNEY LAKE MEMORIAL COMMITTEE



By: Neil Johnson, Jr., Mayor



By: David Colbeth
Its: President

**GREATER BONNEY LAKE VETERANS MEMORIAL COMMITTEE
VETERANS MEMORIAL
EXHIBIT 'B'
PROJECT LIMITS
MAY 4, 2017**

Site Map

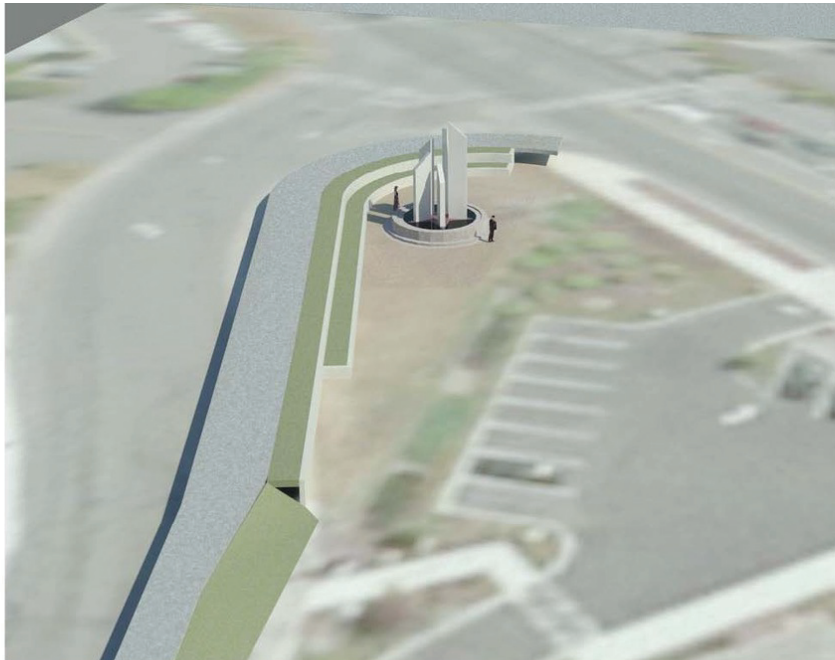


**GREATER BONNEY LAKE VETERANS MEMORIAL COMMITTEE
VETERANS MEMORIAL
EXHIBIT 'C'
EXISTING MONUMENT DESIGN
MAY 4, 2017**



GBLYMC - DRAFT 3D MODEL

13 MARCH 2014



GBLYMC - DRAFT 3D MODEL

13 MARCH 2014



Retail Quote

Presented by:

Quiring Monuments, Inc. - Seattle, WA



| Project: Bonney Lake Veterans Memorial | | | | | | | Date: 3/6/2026 | | Retail | |
|---|----------|--------|-----|------------------|---------------|-----------|-----------------------|------------|-----------|--|
| Item | Size (") | | | Unit Wt | Net Wt | Qty | Color | Unit Price | Net Price | |
| A | 62 1/8 | 20 | 3 | 410 | 4,918 | 12 | Gray | \$ 346 | \$ 4,152 | |
| B1 | 51 3/4 | 10 | 20 | 1,138 | 13,656 | 12 | Gray | \$ 1,063 | \$ 12,756 | |
| B2 | 46 5/8 | 10 | 16 | 820 | 9,843 | 12 | Gray | \$ 747 | \$ 8,964 | |
| C | 55 1/4 | 35 7/8 | 2 | 436 | 2,179 | 5 | Red | \$ 910 | \$ 4,550 | |
| D | 55 1/8 | 55 1/4 | 2 | 670 | 670 | 1 | Red | \$ 1,399 | \$ 1,399 | |
| E | 58 1/8 | 40 | 2 | 511 | 5,113 | 10 | Black | \$ 1,179 | \$ 11,790 | |
| F1 | 40 | 10 | 144 | 6,333 | 6,333 | 1 | Gray | \$ 4,989 | \$ 4,989 | |
| F2 | 40 | 10 | 126 | 5,542 | 5,542 | 1 | Gray | \$ 4,366 | \$ 4,366 | |
| F3 | 40 | 10 | 108 | 4,750 | 4,750 | 1 | Gray | \$ 3,742 | \$ 3,742 | |
| F4 | 40 | 10 | 90 | 3,958 | 3,958 | 1 | Gray | \$ 2,930 | \$ 2,930 | |
| F5 | 40 | 10 | 72 | 3,167 | 3,167 | 1 | Gray | \$ 2,268 | \$ 2,268 | |
| | | | | Total Lbs | 60,130 | 57 | | | | |

Granite Total Cost: \$ 61,906

Presented by:

Quiring Monuments, Inc.

9608 Aurora Avenue North
Seattle, WA 98103

Contact:

Maggie Reaber

MaggieR@Monuments.com

206-522-8400 ext 306

Delivery of Granite to site \$ 1,500

via 2 flat bed trucks

Installation Labor \$ 11,000

Total of 3 men for 5 days

Materials & Supplies \$ 1,500

Epoxy, caulking, rodding, shims, pins, etc.

Forklift Rental \$ 2,500

3 days

Crane Rental \$ 1,000

1 day, for installing large tablets

Total Cost: \$79,406

Comments:

This quote is for granite and installation of granite only

Does not include soil tests, permits or fees

Does not include water feature or water feature components

Does not include lighting or any electrical work

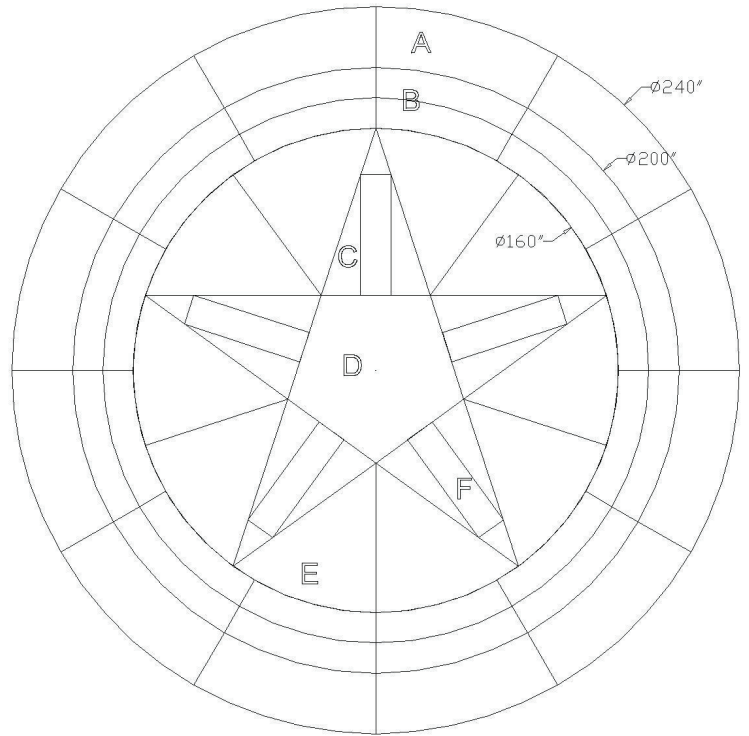
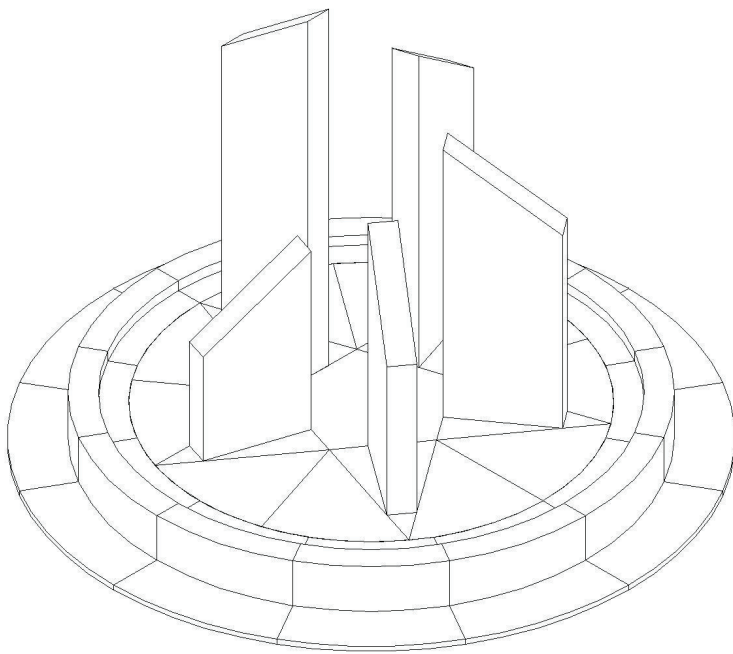
Does not include site prep, concrete foundations/footings or landscaping

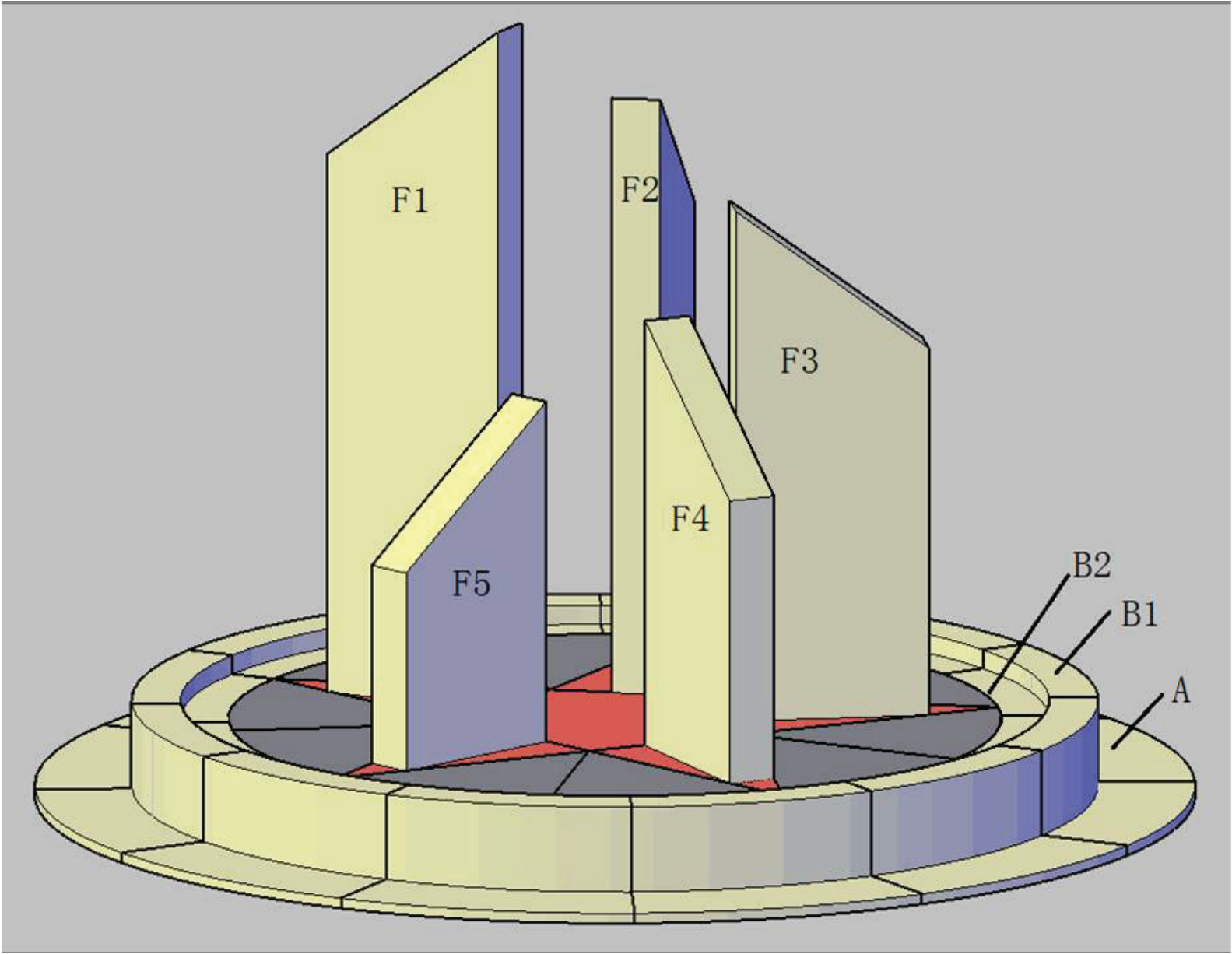
Does not include drilling for electrical or water

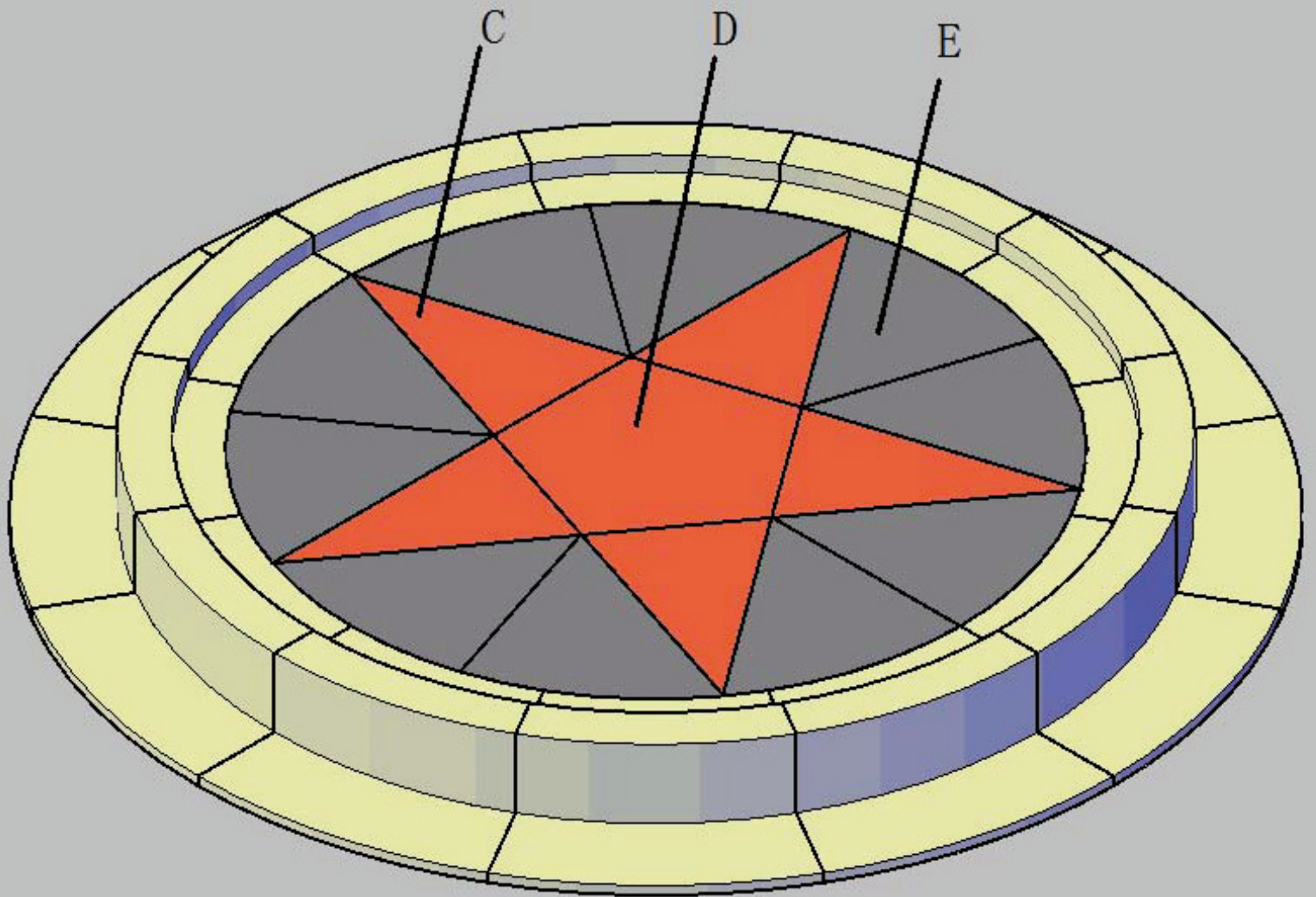
Does not include engraving

M78-25-1/1

BONNEY LAKE







DOWNTOWN PARK

Site Improvement Options

Downtown Park will be located within a collection of City-owned parcels immediately north of the Justice & Municipal Center that is located at 90th St E. This central location makes the park highly accessible for residents, linking existing and new community resources to create a critical mass of supported activities that will result in an especially dynamic civic space.

The site is bordered by Main St E to the west and 186th Ave E to the east, with current developments carving out smaller planes within a generally perched topographic condition. These existing developments hold mature trees, many of which have been integrated into the new park design. A community garden at the site's center is to be retained, while the current "Lions4Kids" facility is intended to remain operational until it can be relocated to a new building. The target program of facilities and site elements includes: a new community/senior center; playground; spray park and restrooms; central plaza; dog park; relocated veterans memorial; surface parking; existing community garden; and mix of other green park spaces.

Extending 88th St E along the northern edge of the site allows Downtown Park to have a pedestrian core that is uninterrupted by vehicular traffic. Locating the community/senior center at the west helpfully bookends the site, creating a welcome edge to the central plaza while also allowing the building to have frontage on Main St E. An improved crossing at the south creates a safe link to the adjacent Justice & Municipal Center, while the spray park, plaza, restrooms, playground, and veterans memorial all are located within the core of the site.



spray park playground main plaza lawn mounds quiet green area dog park

