

## Planning Commission Meeting

April 1, 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 February 4, 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.

- A. **AB26-23** - AB26-23 - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Regarding Accessory Dwelling Units, Amending Section 18.22.090.C Of The Bonney Lake Municipal Code To Provide Standards And Procedures For The Legalization Of Unpermitted Accessory Dwelling Units; Providing For Severability And Corrections; And Establishing An Effective Date.

#### VII. Old / Continuing Business

- A. **AB26-27** - Amended 2025-2026 Planning Commission Work Plan

**VIII. New Business**

- A. **Presentation:** Allan Yorke Park Boat Trailer Parking – Jillian Longley, Engineering Specialist
  
- B. **Automatic Fire Extinguisher System (Fire Sprinkler) Ordinance**

**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 Meeting**

**February 4, 2026**

**6:00 PM**

**Minutes**



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

**I. Call to Order**

Chair Sulham, called the meeting to order at 6:01 p.m.

**II. Planning Commission Roll Call**

**Planning Commissioners attending at the physical location were Chair Grant Sulham, Vice-Chair Bennion, Commissioner Doll, Commissioner Gilmer, and Commissioner Wilkins. Commissioner Strous Boyd attended virtually.**

**Doll moved to excuse Commissioner Hallstead. Bennion seconded the motion.**

**Staff members in attendance at the physical location were Public Services Director Jason Sullivan, Development Services Manager Lauren Balisky, and Planning Commission Clerk Kennedy Spietz. Doll moved to excuse Commissioner Hallstead. Bennion seconded the motion.**

**Motion approved 6 – 0.**

**III. Next Meeting Poll**

By Common Consent, Commissioners agreed to hold the next Planning Commission Meeting on March 03, 2026, with City Council.

**IV. Approval of Minutes**

**A. Planning Commission Meeting Minutes of January 7, 2026**

Minutes from the January 7, 2026, Planning Commission Meeting were approved.

**V. Public Comments**

None.

**VI. Public Hearings**

None.

**VII. Old / Continuing Business**

None.

## VIII. New Business

### A. **Accessory Dwelling Unit (ADU) Enforcement Ordinance**

Introduced by Development Services Manager Balisky, who gave an overview of the updates to the Accessory Dwelling Unit (ADU) Enforcement Ordinance. The Commission discussed and shared their concerns, including:

- Vice Chair Bennion had a clarifying question about the definition and use of an Accessory Dwelling Unit.
- The Commission agreed to have staff clarify the removal of a stove.

For efficient use of city resources, comments will be a short summary and not verbatim. An audio recording is available on the [state digital archives](#) and [public portal website](#) if you are needing a complete review of comments.

Jules had a question about whether you should remove the breaker or the outlet to the stove to gain compliance with Accessory Dwelling Unit Enforcement Ordinance.

### B. **Planning Commission Bylaw Amendments** Introduced by Development Services Manager Balisky who gave an overview of the Planning Commission Bylaw Amendments. The Commission discussed and shared their concerns, including:

- Vice Chair Bennion liked the amendments.
- Commissioner Doll would like the Vice-Chair to have more authority.

**Vice-Chair Bennion moved to adopt the proposed changes of the Planning Commission bylaws as presented. Commissioner Gilmer seconded the motion.**

**Motion approved 6 – 0.**

### 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. Introduced by Public Services Director Sullivan who gave an overview of the Resolution to rename Downtown Park to Veterans Memorial Park and direct staff to work with the Greater Bonney Lake Veterans Memorial Committee to update the 2012 Memorandum of Understanding. The Commission discussed and shared their concerns, including:

- Chair Sulham asked if there was a timeline for the project.
- Vice Chair Bennion likes the project.
- Commissioner Wilkins asked if the 410 and Main memorial is being replaced by this proposal.
- Commissioner Strous-Boyd suggested the Community Christmas tree should in the park as well.

**Vice-Chair Bennion moved to recommend AB26-18 to City Council. Commissioner Doll seconded the motion.**

**Motion 6 – 0.**

**IX. For the Good of the Order**

**A. Correspondence**

None.

**B. Staff Comments**

None.

**C. Commissioner Comments**

None.

**X. Adjournment**

**Commissioner Gilmer moved to adjourn the meeting. Commissioner Wilkins seconded the motion.**

**Motion approved 6 – 0.**

**PLANNING  
COMMISSION**

**January 7<sup>th</sup>, 2026  
6:00 P.M.**

**MINUTES**



[www.ci.bonney-lake.wa.us](http://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 4<sup>th</sup>, 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 197<sup>th</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup>, 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.

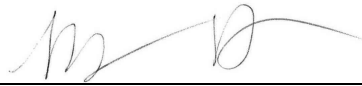
Audio starts at:  
00:27:20

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 7<sup>th</sup>, 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)**

<b>Agenda Bill Number:</b>	AB26-23 -
<b>Agenda Item Type:</b>	Ordinance
<b>Presenter:</b>	Jason Sullivan, Public Services Director, Lauren Balisky, Development Services Manager
<b>City Strategic Goal Category:</b>	Growth Vision
<b>Department/Division Submitting:</b>	Public Services Staff
<b>Impacted Departments That Received Notification:</b>	None

---

**Full Title/Motion:** AB26-23 - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Regarding Accessory Dwelling Units, Amending Section 18.22.090.C Of The Bonney Lake Municipal Code To Provide Standards And Procedures For The Legalization Of Unpermitted Accessory Dwelling Units; Providing For Severability And Corrections; And Establishing An Effective Date.

**Short Background Summary:**

**PURPOSE**

The purpose of this item is to hold a public hearing on proposed updates to the enforcement regulations for Accessory Dwelling Units (ADUs).

**ORDER OF PUBLIC HEARING**

1. Chair opens the public hearing.
2. Brief presentation by staff.
3. Public testimony.
4. Commissioner questions.
5. Chair closes or continues the public hearing.
6. Commission action.

**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.

At its discussion on February 4, 2026, the Planning Commission recommended clarifying which components associated with a gas or electrical range needed to be removed.

At its discussion on February 17, 2026, the Community Development Committee reviewed the draft ordinances and requested no changes.

#### **CITY ATTORNEY REVIEW**

Review of the draft ordinance by the City Attorney was completed on February 6, 2026.

#### **PUBLIC COMMENT**

The public was notified and invited to provide comment, either in writing or in person as part of the public hearing.

#### **DEPARTMENT OF COMMERCE COMMENTS**

The draft ordinance was routed to Commerce for review consistent with [Revised Code of Washington \(RCW\) 36.70A.106](#).

#### **STATE ENVIRONMENTAL POLICY ACT (SEPA) REVIEW**

The proposed amendment is categorically exempt from a SEPA threshold determination under [BLMC 16.08.030.R.2](#).

#### **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

**SUGGESTION MOTION**

*Adopt as presented:*

I recommend that the City Council adopt Ordinance D26-23, amending Section 18.22.090.C of the Bonney Lake Municipal Code to provide standards and procedures for the legalization of unpermitted Accessory Dwelling Units, as presented.

**ALTERNATIVE MOTIONS**

*Adopt with amendments:*

I recommend that the City Council adopt Ordinance D26-23, amending Section 18.22.090.C of the Bonney Lake Municipal Code to provide standards and procedures for the legalization of unpermitted Accessory Dwelling Units, with the following amendment(s): [*list amendments*].

*Adopt as presented:*

I recommend that the City Council does not adopt Ordinance D26-23, and instead leave the existing regulations for legalization of unpermitted Accessory Dwelling Units in effect.

**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 ACCESSORY DWELLING UNITS, AMENDING SECTION 18.22.090.C OF THE BONNEY LAKE MUNICIPAL CODE TO PROVIDE STANDARDS AND PROCEDURES FOR THE 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 April 1, 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

**WHEREAS**, the Commerce review period has elapsed and the Ordinance is ready for passage;

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

**Section 1. Findings of Facts and Conclusions.** The findings of fact and conclusions attached as Attachment A are adopted in full by the City Council in support of its decision. The recitals listed above in this Ordinance are further adopted as legislative findings.

**Section 2. Amendment.** Subsection 18.22.090.C of the Bonney Lake Municipal Code is hereby amended to read as follows:

**18.22.090 Accessory Dwelling Units**

... C. The creation of an ADU shall be subject to the following requirements, which shall not be subject to waiver or variance:

... 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 as set forth in i – iii below:

i. a. ~~Legalize Permit the unit ADU.~~ To permit the 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:

A. Record ~~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 ~~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~~ either cap the gas service or remove the electrical system associated with the range by removing the plug and associated outlet box within the kitchen and circuit breakers at the electrical panel ~~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.~~

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 to issue permits for or to allow 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.

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.

**Section 3. 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 4. Publication.** This Ordinance shall be published by an approved summary consisting of the title.

**Section 5. 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 6. 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)

## **FINDINGS OF FACT AND CONCLUSIONS**

Having considered in detail both the oral and documentary evidence received concerning the update to the City of Bonney Lake Municipal Code (BLMC) , the Bonney Lake City Council now makes and adopts the following Findings of Fact and Conclusions:

### **FINDINGS OF FACT**

#### **Public Participation**

- 1) The Bonney Lake Planning Commission held a public meeting to discuss the amendments on February 4, 2026.
- 2) The Bonney Lake Planning Commission held a public hearing April 1, 2026, and recommended that the City Council adopted the proposed amendments.
- 3) The City issued an official notice of the public hearing on March 18, 2026, which is 15 days prior to the hearing.
- 4) The notice of public hearing provided a comment period, which concluded on April 1, 2026.
- 5) Notice of the hearing was also published in the newspaper on March 18 and March 25, 2026, as required by BLMC 14.140.040(D).

#### **State Environmental Policy Act**

- 6) The amendments to the City’s Development Code are considered a non-project action as defined in WAC 197-11-704(2)(b) under the State Environmental Policy Act (SEPA).
- 7) Pursuant to WAC 197-11-926, the City of Bonney Lake was designated as the lead agency for the SEPA review of the proposed amendments contained in this ordinance.
- 8) The Public Services Director acting as the SEPA Responsible Official determined that the proposed amendment is categorically exempt from threshold determination pursuant to BLMC 16.08.030.R.2.

#### **State Agency Review**

- 9) Development regulations are defined as the controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, critical areas ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto pursuant to RCW 36.70A.030.

- 10) The City submitted the required notice of intent to adopt the proposed ordinance to the Department of Commerce as required by RCW 36.70A.106 on February 23, 2026.

### **Comprehensive Plan Policies**

- 11) The City's comprehensive plan, *Envision Bonney Lake*, includes the following goals and policies in the Community Development Element:
- a. Goal CD-H-1.1 establishes the goal to "Provide a variety of housing options that will meet the needs of all Bonney Lake's current and future residents and are affordable to all economic segments of Bonney Lake."
  - b. Policy CD-H-1.2 states that the City should "Update the City's development regulations to permit a range of housing types that is consistent with the City's growth strategy. This may include attached and detached single-unit dwellings, cottages, townhomes, accessory dwelling units, apartments, mixed-use, permanent supportive housing, income-restricted housing, and emergency shelters."
  - c. Goal CD-H-6 establishes the goal to "Encourage the development of a wide variety of high-quality housing types to accommodate the diverse needs of Bonney Lake's community members through changes in age, household size, income, mobility, and housing preferences."
  - d. Policy CD-H-6.1 states that the City should "Allow a variety of residential densities and housing types to enable the development of housing to meet the needs of people of all incomes throughout their lifetime."
  - e. Policy CD-H-6.2 states that the City should "Allow additional housing types, such as cottages, attached single-unit dwellings, townhouses, and accessory dwelling units (ADUs), in low-density residential zones."
  - f. Policy CD-H-6.3 states that the City should "Allow ADUs within new and existing low-density developments and explore opportunities to promote ADU construction in existing homes."
  - g. Policy CD-H-10.5 states that the City should "Support the development of ADUs through streamlined permitting, education and resources, and regular monitoring of the ADU regulations, as required by State law."
  - h. Goal CD-LU-3 establishes the goal to "Provide healthy, livable, well maintained, walkable, and safe residential neighborhoods that provide opportunities for social interaction in a manner that harmoniously blends the natural and built environments."

- i. Policy CD-LU-3.1 states that “Planning and land use decisions should recognize residents as the foundation of the community, by promoting compatibility between existing and new housing units, protecting residential uses from adverse impacts and uses, and maintaining a range of residential zones to support the identified housing needs.”
- j. Goal CD-LU-6 establishes the goal to “Guide growth and development to ensure that it is orderly and efficient; leverage public investment to address the needs of the underserved areas; ensure the continued availability of infrastructure and public services; reduce adverse impacts on adjacent properties; and to protect the natural environment.”
- k. Policy CD-LU-6.2 states that the City should “Adopt and routinely update development regulations to direct growth, ensure sufficient opportunities for new development, maintain and improve Bonney Lake's quality of life, preserve and rehabilitate existing housing stock, mitigate nuisances, achieve compatibility between adjacent properties and uses, and protect the health, safety and welfare of residents, workers, and visitors.”

### **Washington State Law**

- 12) The amendments to the City’s Development Code and utility regulations comply with Washington state law, as follows:
  - a. The amendments allow for the continued application of public health, safety, building code, and environmental permitting requirements applicable to primary dwelling units, and protection of critical areas, consistent with Chapter 36.70A RCW.
  - b. The amendments to BLMC 18.22.090 allow for the continued use of legal nonconforming accessory dwelling units, constructed prior to the initial adoption of accessory dwelling unit regulations or prior to annexation.
  - c. The amendments to BLMC 18.22.090 allow for enforcement of unpermitted accessory dwelling units and the accessory dwelling unit regulations, as authorized by and consistent with RCW 35A.11.020.

### **CONCLUSIONS**

Based upon the above findings the City Council adopts the following conclusions:

- 1) Notice of the public hearing for this matter has been conducted in accordance with City of Bonney Lake rules and regulations governing such matters for both the Planning Commission and the City Council (FINDINGS 1 – 5).
- 2) The City complied with the requirements to the State Environment Policy Act (Chapter 43.21C) and the implementing regulations found in Chapter 197-11 WAC and Title 16, Division I BLMC (FINDINGS 6 – 8).
- 3) The City complied with the requirements of RCW 36.70A.106 to notify the Department of Commerce of the City's intent to adopt an amendment to the City's development regulations (FINDINGS 9 – 10).
- 4) The proposed amendments are consistent with meet the approval criterion for amendments to a development regulation established in BLMC 14.140.090.B, as the proposed amendments are consistent with the goals and policies of the City's adopted comprehensive plan, *Envision Bonney Lake*, and consistent with the laws of the State of Washington (FINDINGS 11 – 12).

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

**Agenda Bill Number:** AB26-27 -

**Agenda Item Type:** None

**Presenter:** Lauren Balisky, Development Services Manager

**City Strategic Goal Category:** Growth Vision  
Economic Development Vision  
Parks Rec & Green Space Vision  
Mobility Vision  
Community Engagement Vision

**Department/Division Submitting:** Public Services Staff

**Impacted Departments That Received Notification:** None

---

**Full Title/Motion:** Amended 2025-2026 Planning Commission Work Plan

**Short Background Summary:**

**PURPOSE**

On March 10, 2026, City Council amended the 2025-2026 Planning Commission Work Plan by motion. The purpose of this item is to provide the Planning Commission with the updated work plan.

**WORK ITEMS**

An abbreviated list of work items in priority order is below. For full descriptions as provided to City Council, please see **Attachment A**.

1. Chapter 15.16 BLMC – Residential Fire Sprinklers
  2. 15.04.082 BLMC – Remove Residential Sheetrock Requirement and 15.04.082 BLMC – Remove Accessory Structure Exemption Amendment
  3. Title 19 BLMC – Impact Fees Update (OVERDUE)
  4. 6-Year Capital Improvement Program (CIP) (REQUIRED)
  5. 15.04.082 BLMC – Exemption for Reroofing Residential Structures
  6. Chapter 16.50 BLMC – Allow Bulkhead Repair / Replacements in the Shoreline Jurisdiction to be Completed Under a Shoreline Exemption
  7. Chapter 15.04 BLMC – Construction Code Update (OVERDUE)
  8. Chapter 16.38 BLMC – Geological Hazard Areas
  9. Chapter 14.130 BLMC – Replace with Code Enforcement Title
-

**Budget Explanation:**

Development Services has a total of \$59,500 available for on-call services. A portion of this funding will be used for the requested code amendments.

---

**Committee, Board, Commission, & Hearing Examiner Review**

**Name Of Committee/Commission/Examiner Meeting:** Joint City Council-Planning Commission Meeting

**Date of Committee/Commission/Examiner Meeting:** 3/3/2026

**Date of Committee/Commission Public Hearing:**

**Committee/Commission/Examiner Meeting Decision:** Continue to March 10, 2026, City Council meeting for a final decision.

---

**Council Action**

Date of Council Workshop	Date of Council Meeting	Date of Council Public Hearing
	3/10/2026	

---



## Public Services Briefing Memorandum

**Meeting Date:** March 10, 2026

**Memo Date:** March 4, 2026

**Staff Contact:** Lauren Balisky – Development Services Manager

**Prepared By:** Lauren Balisky – Development Services Manager

**Action Type:** Discussion

**Agenda Title:** AB26-26 – Joint City Council and Planning Commission Meeting  
2025-2026 Planning Commission Work Plan Amendment Discussion

---

### PURPOSE

City Council has requested for a variety of ordinances to be completed. Many of these ordinances are for items reviewed by the Planning Commission. The purpose of this item is to make a motion to update the 2025-2026 Planning Commission Work Plan based on the discussion with Planning Commission on March 3, 2026. The current 2025-2026 Work Plan was adopted in January 2025 under Resolution 3263.

### PROCESS

Under Resolution 2089, the Planning Commission work plan can be amended by a motion of the City Council after the Planning Commission has had an opportunity to review and comment on proposed changes to the work plan. Resolution 2089 requires that City Council consider:

1. Planning-related projects or assignments contemplated by the Public Services Director or Mayor's Office;
2. Available planning staff or consultant work hours;
3. Any statutory planning updates required by law;
4. Priorities of the City Council; and
5. Desires of the Planning Commission.

### BACKGROUND

The City recognizes that the adoption of the City's Comprehensive Plan is the beginning of the planning process. Specific actions, such as updates to development regulations, must be completed to carry out the plan. In addition to these items, the City must consider changes in state and federal

law and that result in needed updates to its development regulations and permit processing procedures.

The Planning Commission Work Plan is developed in concert with the Bonney Lake Planning Commission and the City Council, but may change in response to other legislative requirements, community requests, Council priorities, budget, staff constraints, or other emergency situations.

## **ROLE OF THE PLANNING COMMISSION**

The Planning Commission was established as an advisory body to the City Council and is responsible for providing advice and recommendations for Bonney Lake’s future growth (see Bonney Lake Municipal Code (BLMC) Section 2.26.020) on:

1. Amendments to the comprehensive plan, subarea plans, and development regulations (Titles 15 – 19 BLMC);
2. Special planning studies assigned to the Planning Commission;
3. Area-wide zoning changes, including zoning related to annexations (BLMC 14.20.020.A);
4. Planning for city park, trail, and open space to include acquisition of land and development, design, and operation of these facilities and spaces; and
5. City regulations adopted for the use of city parks, trails, and open space by the public (Chapter 12.12 BLMC).

The Planning Commission can request the City Council to initiate action on:

1. Amendments to the comprehensive plan, subarea plans, and development regulations;
2. Special planning studies assigned to the Planning Commission;
3. Planning fees, policies, and procedures; and
4. Area-wide zoning changes, including zoning related to annexations.

City Council may refer any proposed ordinance, resolution or other proposal to Planning Commission for its recommendation.

## **WORK PLAN CONSIDERATIONS**

### Current Major Projects or Assignments

Current projects or assignments contemplated by the Public Services Director or Mayor’s office that impact planning staff include:

1. **Permit Review**

**Current Due Date:** Ongoing

**Description:** In 2025, Development Services processed approximately 1,560 permits. This includes intake, review, issuance, inspections, and closeout. Of these, planning staff had a role in approximately 580 permits, or 37% of permits.

**Estimated 2026 Staff Hours:** 3,500 (Planning Staff; does not include time for general customer inquiries prior to an application)

## 2. Records Management Project

**Current Due Date:** December 31, 2026

**Description:** In 2025, Development Services had most remaining paper files scanned. Approximately 3,850 files (115,000 pages) were returned at the beginning of 2026. Staff need to prepare the physical files for destruction and relocate all digital files to the correct digital address files. This work is critical for completing permit review, ensuring files are available for emergency responders, and for responding to records requests.

**Estimated 2026 Staff Hours:** 1,000 (all Development Services Staff)

## 3. Forms and Checklist Updates for ADA Compliance

**Current Due Date:** March 31, 2027

**Description:** Development Services staff is actively working on updating all forms and checklists to be ADA-compliant in preparation for the permit system upgrade and US Department of Justice deadline. Any form that is not compliant after that date will be removed from the website and will be unavailable to customers until we can complete the update. Planning staff will have a primary or secondary role in updating approximately 45 of the remaining checklists and handouts.

**Estimated 2026 Staff Hours:** 675 (all Development Services Staff)

## 4. Eden Upgrade to Enterprise Permits & Licenses

**Current Due Date:** October 1, 2027

**Description:** Staff is currently working with IT to develop the work schedule for programming, testing, training, and implementing the new permit software system over the next 18 months. Tyler Technologies estimates that each permit type takes approximately 40 hours to program, not including. Planning staff will have a primary or secondary role in setting up approximately 70 permit types based on the existing permit schema. Some permit types may be able to be consolidated.

**Estimated 2026 Staff Hours:** 1,750 (Planning Staff)

## Available Planning Staff or Consultant Hours

Development regulation updates are typically tasked to senior-level planning staff. Approximately 50 total hours are available for long-range planning work each month, or a total of 250 staff hours remaining for 2026. Additionally, Development Services has \$59,500 available for on-call planning and other permit services. This funding is also used for third-party review, when an application requires expertise not available on staff, and for third-party inspections, when inspectors are unavailable due to training or other unforeseen circumstances. The estimated number of consulting hours available for 2026 is approximately 175.

**The total available planning staff and consultant hours is estimated at 425.**

## **DEFERRED AND REASSIGNED WORK ITEMS**

- Administrative Lot Splits ([ESSHB 1096, Laws of 2025](#)) – Due July 27, 2027
- Unit Lot Subdivisions ([ESSHB 5559, Laws of 2025](#)) – Due July 27, 2027
- Solicitation on City Property – Reassigned to Executive Department
- Administrative Variance Process – Deferred to 2027
- Comprehensive Plan Amendment Cycle – Deferred to 2027
- Street Naming and Addressing – Deferred to 2027

## **WORK ITEMS FOR AMENDED 2025-2026 WORK PLAN**

The items below are listed in priority order based on staff's understanding of the discussion on March 3, 2026:

### **1. Chapter 15.16 BLMC – Residential Fire Sprinklers**

- **Description:** Request by City Council to amend Chapter 15.16 BLMC to remove the requirement for residential fire sprinklers.
- **Source:** City Council, under AB25-80 – Ordinance 1745
- **Estimated Planning Work Hours: 40 (staff, initial draft to CDC on April 7, 2026)**

### **2. 15.04.082 BLMC – Remove Residential Sheetrock Requirement and 15.04.082 BLMC – Remove Accessory Structure Exemption Amendment**

- **Residential Sheetrock Description:** The City currently requires two layers of sheetrock in garages for new single-family homes. This is a local amendment and is not required in the Washington State version of the International Residential Code.
- **Accessory Structure Description:** The current building code allows accessory structures up to 200 square feet to be constructed without a building permit. The City's current code is more restrictive and requires a building permit for any

residential accessory structure over 120 square feet. All accessory structures associated with multifamily or commercial development are required to have a building permit. This amendment would update the list of exemptions for residential properties to revert to the standard permit exemption for accessory structures of 200 square feet.

- **Source:** Public Services Director
- **Estimated Planning Work Hours: 15 (staff)**

### **3. Title 19 BLMC – Impact Fees Update (OVERDUE)**

- **Description:** The City is required to update impact fees to be based on proportional impact of the development. Now that the capital improvement lists in the 2024 Comprehensive Plan are adopted, the City can now complete this work.
- **Source:** Statutory ([ESSSB 5258, Laws 2023](#)), in existing 2025-2026 Work Plan
- **Estimated Planning Work Hours: 60 (consultant assistance)**

### **4. 6-Year Capital Improvement Program (CIP) (REQUIRED)**

- **Description:** The 6-Year Capital Improvement Program (CIP) is updated at least once every two years to ensure the City is budgeting for planned capital expenditures as part of its biennial budget process. The City is required to make capital budget decisions consistent with its adopted comprehensive plan and CIP. The City must adopt a new six-year CIP by the end of the year.
- **Source:** Statutory ([RCW 36.70A.120](#))
- **Estimated Planning Work Hours: 60 (consultant assistance)**

### **5. 15.04.082 BLMC – Exemption for Reroofing Residential Structures**

- **Description:** Request by Councilmember Rock to no longer require a permit to reroof residential structures.
- **Source:** Councilmember Rock
- **Estimated Planning Work Hours: 20 (staff; requires State Building Code Council Approval)**

### **6. Chapter 16.50 BLMC – Allow Bulkhead Repair / Replacements in the Shoreline Jurisdiction to be Completed Under a Shoreline Exemption**

- **Description:** The current shoreline use and modification matrix in [BLMC 16.50.020](#) requires a Shoreline Conditional Use Permit for any work related to a bulkhead. This update would allow for existing bulkheads to be repaired or replaced in the same configuration and the same location under a shoreline exemption.
- **Source:** Mayor's Office
- **Estimated Planning Work Hours: 50 (consultant assistance, requires Department of Ecology approval)**

### **7. Chapter 15.04 BLMC – Construction Code Update (OVERDUE)**

- **Description:** The City is required to enforce the state building code and to adopt the local minimum design requirements. The City did not complete a cleanup update related to the 2021 construction code cycle, causing inconsistency between the BLMC and 2021 construction codes. Staff anticipate that the 2024 codes will go into effect either November 2026 or May 2027. This update is necessary to align the BLMC with the work for the EP&L system, particularly for building permit processing procedures and consistency across the construction codes.
- **Source:** Statutory ([Chapter 19.27 RCW](#)), in existing 2025-2026 Work Plan
- **Estimated Planning Work Hours: 100+ (staff)**

**8. Chapter 16.38 BLMC – Geological Hazard Areas**

- **Description:** Update the geological hazard areas to focus requirements and the need for review on the areas of the City with the most significant hazard, and eliminate the need to complete review for small, isolated hazards (as identified under the current BLMC).
- **Source:** Staff
- **Estimated Planning Work Hours: 80+ (consultant assistance)**

**9. Chapter 14.130 BLMC – Replace with Code Enforcement Title**

- **Description:** Develop a new code enforcement title that provide clear procedures for code enforcement that reflects the current direction of City Council and that complies with due process rights for investigation, inspection, and enforcement.
- **Source:** Staff and City Attorney
- **Estimated Planning Work Hours: 100+ (staff and city attorney; will complete as time allows or defer to 2027)**

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

**Agenda Bill Number:**  
**Agenda Item Type:** None  
**Presenter:** Jillian Longley, Engineering Specialist  
**City Strategic Goal Category:** Parks Rec & Green Space Vision  
**Department/Division Submitting:** Public Services Staff  
**Impacted Departments That Received Notification:** None

---

**Full Title/Motion: Presentation:** Allan Yorke Park Boat Trailer Parking – Jillian Longley, Engineering Specialist

**Short Background Summary:**

**PURPOSE**

The purpose of this item is to present the 90% design for the Boat Trailer Parking project at Allan Yorke Park, and get feedback from the Planning Commission prior to presenting the design to City Council.

**DISCUSSION**

The project is for the redevelopment of the Old Public Works building site into additional surface boat trailer parking lot dedicated to patrons of the Allan Yorke Park boat launch. This area is located north of Bonney Lake Blvd E, between the Senior Center and Ballfield 4. The existing boat trailer parking will remain.

The overall design proposes 48 trailer parking stalls protected by perimeter fencing and electric gate access, repaving the existing vehicle parking stalls in the Senior Center auxiliary parking area, and managing the stormwater on site with bioretention swales and planters.

Primary public access to the boat trailer parking lot will be off Bonney Lake Blvd E, near the intersection of 194th Ave E. Existing access from the Senior Center directly to the vehicular parking area will remain. Access from the boat trailer parking area to the Historical Society will be limited to City staff via an electric gate.

No changes to the existing Senior Center or Historical Society buildings are proposed as part of this project.

The project design is 90% complete with an estimated total cost of \$3,357,888.

**TENTATIVE SCHEDULE**

---

- May or June 2026 - City Council Review / Decision to Proceed
- Summer / Fall 2026 - Permit Review
- Spring / Summer 2027 - Construction

**Budget Explanation:**

The Parks Fund (302) currently has \$3,999,240 available for "Other Improvements" at Allan Yorke Park, including the Boat Trailer Parking project. The October 2025 estimate for this project is \$3,357,888, which would leave \$641,352 for planned and unplanned improvements at Allan Yorke Park.

**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

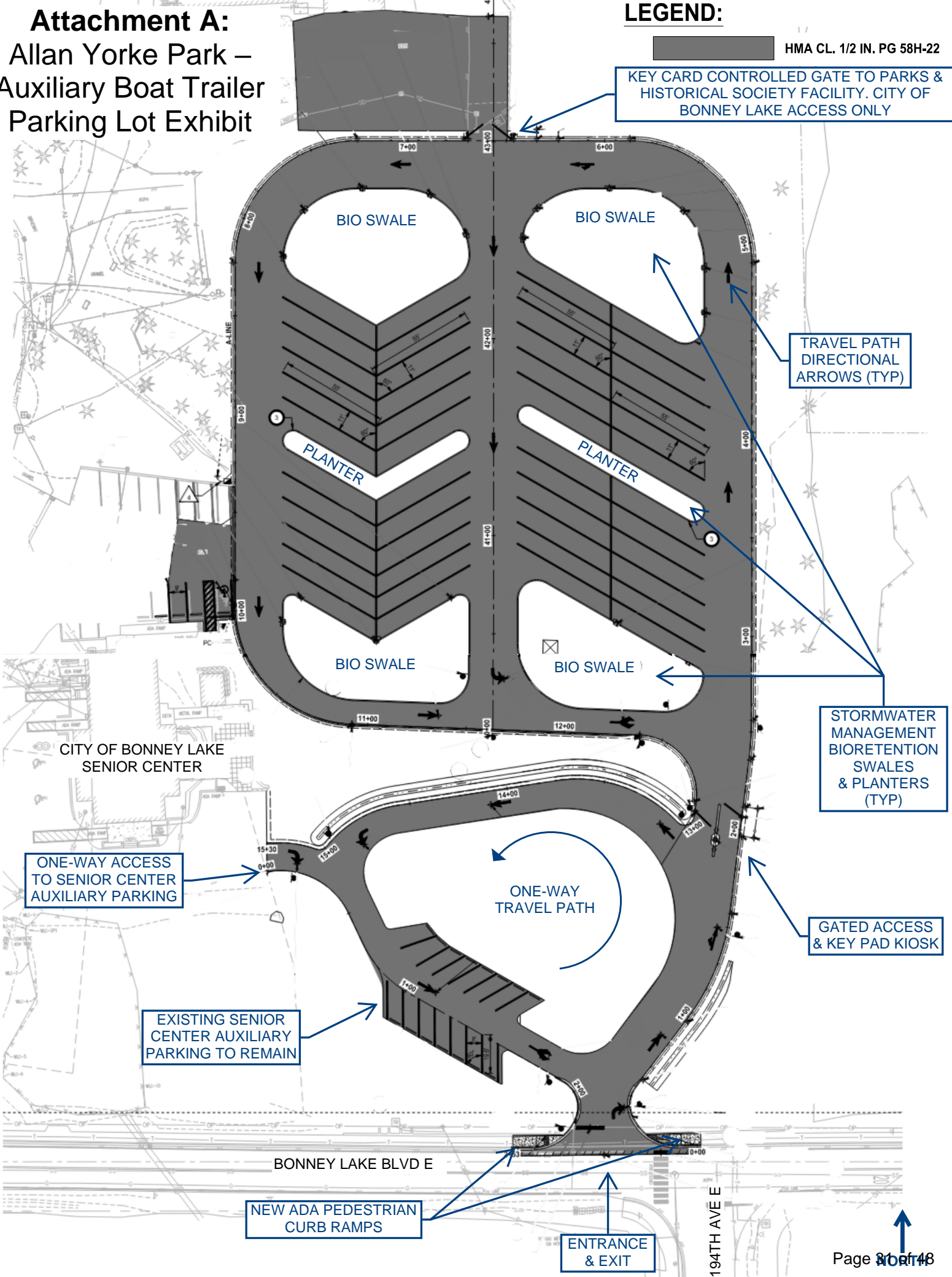
Date of Council Meeting

Date of Council Public Hearing

# Attachment A: Allan Yorke Park – Auxiliary Boat Trailer Parking Lot Exhibit

## LEGEND:

HMA CL. 1/2 IN. PG 58H-22  
KEY CARD CONTROLLED GATE TO PARKS & HISTORICAL SOCIETY FACILITY. CITY OF BONNEY LAKE ACCESS ONLY



TRAVEL PATH DIRECTIONAL ARROWS (TYP)

STORMWATER MANAGEMENT BIORETENTION SWALES & PLANTERS (TYP)

GATED ACCESS & KEY PAD KIOSK

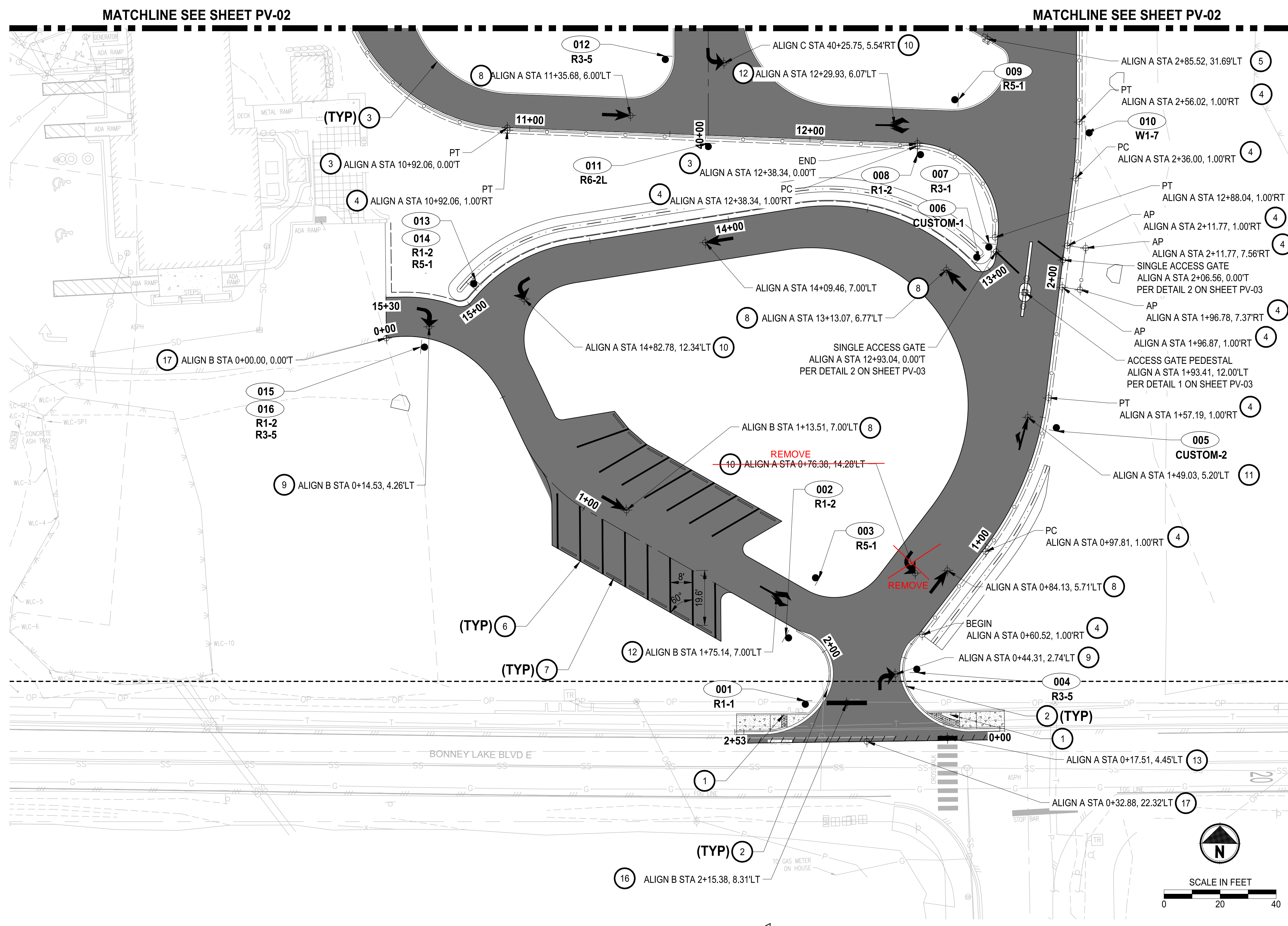
ONE-WAY ACCESS TO SENIOR CENTER AUXILIARY PARKING

EXISTING SENIOR CENTER AUXILIARY PARKING TO REMAIN

NEW ADA PEDESTRIAN CURB RAMPS

ENTRANCE & EXIT

LAYOUT: PAVEMENT PLAN PV-01  
 PATH: \\parametrix.com\pm\PS0\Projects\Clients\1611-124\_AYP-AuxBoatTrailerPark\995\cs\CADD\DWG\

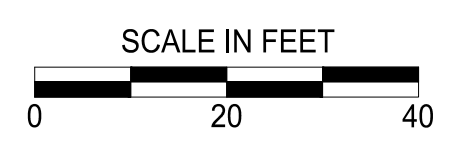


### LEGEND

- SIGN
- BMP T5.12 - SHEET FLOW DISPERSION AREA (SIZE PER PLAN)
- HMA CL 1/2 IN. PG 58H-22
- LANDSCAPING - SEE LS SHEETS

R1-1 18"X18"	R3-1 18"X18"	R6-2 18"X24"	CUSTOM-3 30"X30"
W1-7 48"X24"	R5-1 30"X30"	R3-5 30"X36"	R5-1A 36"X24"
CUSTOM-1 30"X30"	CUSTOM-2 30"X30"	R1-2 36"X36"X36"	

- ### CONSTRUCTION NOTES:
- 1 CEMENT CONC. CURB RAMP TYPE PARALLEL B PER WSDOT STD PLAN F-40.12-03
  - 2 CEMENT CONC. TRAFFIC CURB AND GUTTER PER WSDOT STD PLAN F-10.16-00
  - 3 CEMENT CONC. TRAFFIC CURB PER WSDOT STD PLAN F-10.12-04
  - 4 HIGH SECURITY MINI MESH CHAIN LINK FENCE WITH BARBED WIRE PER DETAIL 2 ON SHEET PV-04
  - 5 CEMENT CONC. DEPRESSED CURB INLET PER DETAIL 1 ON SHEET PV-04
  - 6 PARKING LOT PAINT MARKINGS PER WSDOT STD PLAN M-17.10-02
  - 7 WHEEL STOP PER DETAIL 3 ON SHEET PV-04
  - 8 TYPE 1S TRAFFIC ARROW PER WSDOT STD PLAN M-24.40-02
  - 9 TYPE 2SR TRAFFIC ARROW PER WSDOT STD PLAN M-24.40-02
  - 10 TYPE 2SL TRAFFIC ARROW PER WSDOT STD PLAN M-24.40-02
  - 11 TYPE 3SL TRAFFIC ARROW PER WSDOT STD PLAN M-24.40-02
  - 12 TYPE 4S TRAFFIC ARROW PER WSDOT STD PLAN M-24.40-02
  - 13 CROSSWALK STRIPING PER WSDOT STD PLAN M-15.10-02
  - 14 CEMENT CONC. SIDEWALK PER WSDOT STD PLAN F-30.10-04
  - 15 CEMENT CONC. PEDESTRIAN CURB PER WSDOT STD PLAN F-10.16-00
  - 16 18" WIDE PLASTIC STOP LINE PER WSDOT STD PLAN M-24.60-04
  - 17 HMA CL 1/2 IN. PG 58H-22
  - 18 ADA PARKING STALL CHANNELIZATION AND SIGNS PER WSDOT STD PLAN M-17.10-02



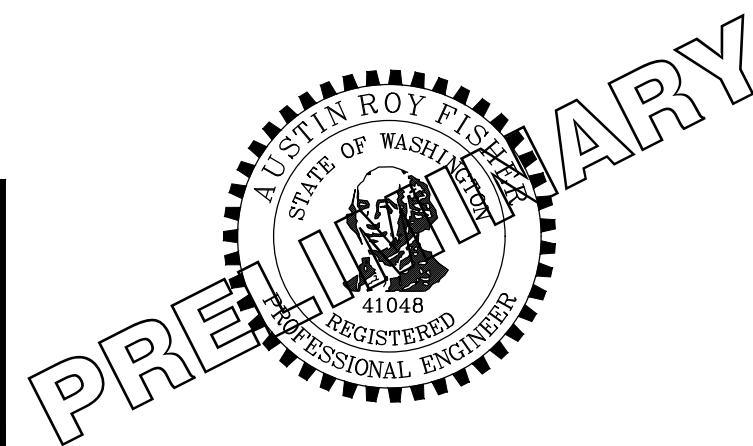
**NOTE:** SYMBOLS NOT TO SCALE

**90% REVIEW SUBMITTAL**  
NOT FOR CONSTRUCTION

REVISIONS	DATE	BY	DESIGNED
			J. CERALDE
			J. CERALDE
			CHECKED
			APPROVED

**ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY**

FILE NAME: 05-PS01611124C-PV  
 JOB No.: 594-1611-124  
 DATE: OCTOBER 2025



**Parametrix**  
 1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
 Ph: 253.604.6600

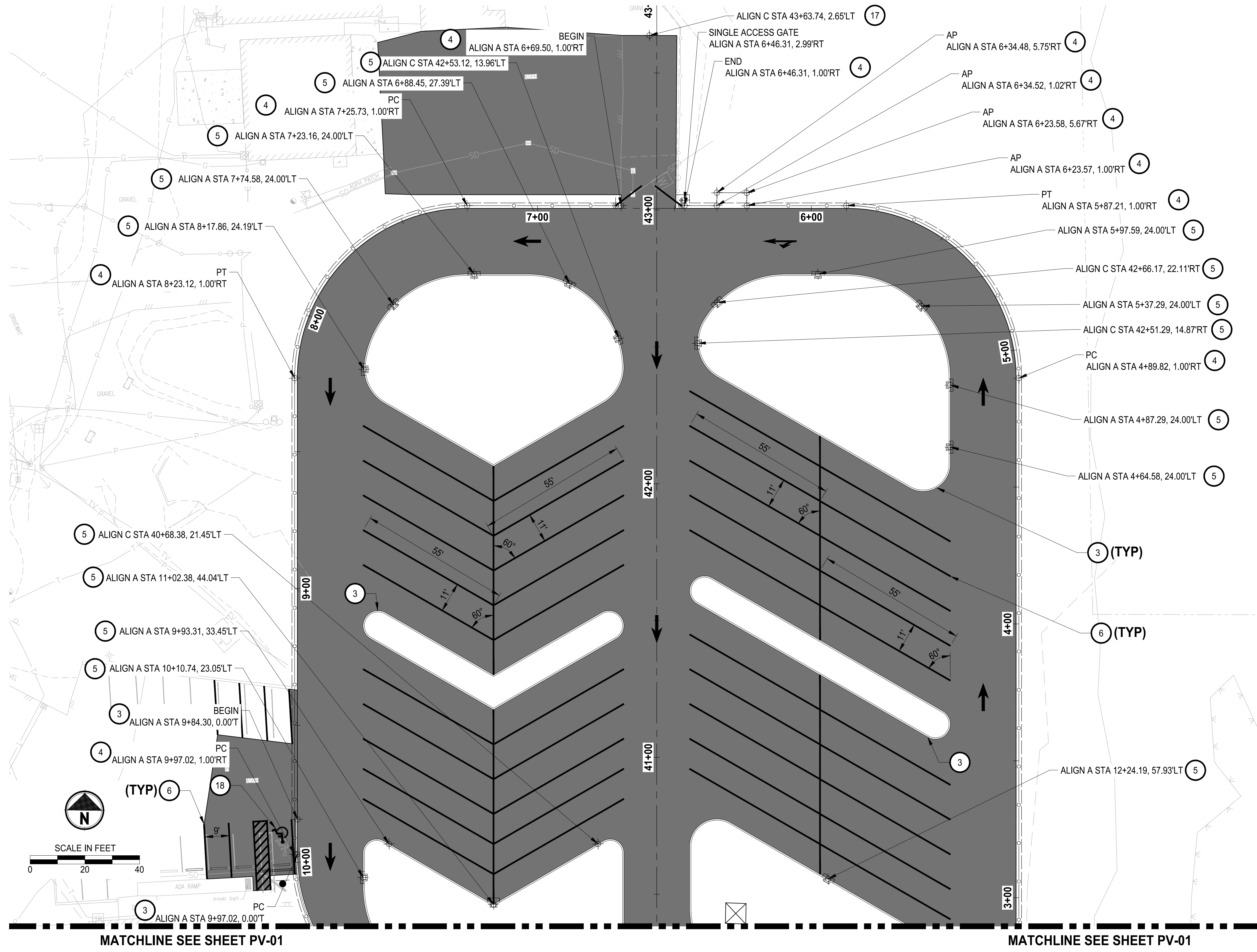
PROJECT NAME  
**CITY OF BONNEY LAKE  
 ALLAN YORKE PARK  
 AUXILIARY BOAT TRAILER PARKING LOT**  
 BONNEY LAKE, WASHINGTON

**PAVEMENT & SIGNING PLAN**

DRAWING NO.  
20 OF 31

**PV-01**

LAYOUT: PAVEMENT PLAN PV-02 PATH: \\parametrix.com\pmx\PS0\Projects\Clients\1611-CityOfBonneyLake\554-1611-124\_AYP-AuxBoatTrailerPark\95\res\CA\DWG\ PLOTTED BY: SmithNet DATE: Friday, October 31, 2025 12:28:38 PM



- LEGEND:**
- BMP T5.12 - SHEET FLOW DISPERSION AREA (SIZE PER PLAN)
  - HMA CL 1/2 IN. PG 58H-22
  - LANDSCAPING - SEE LS SHEETS

- CONSTRUCTION NOTES:**
- 1 CEMENT CONC. CURB RAMP TYPE PARALLEL B PER WSDOT STD PLAN F-40.12-03
  - 2 CEMENT CONC. TRAFFIC CURB AND GUTTER PER WSDOT STD PLAN F-10.16-00
  - 3 CEMENT CONC. TRAFFIC CURB PER WSDOT STD PLAN F-10.12-04
  - 4 HIGH SECURITY MINI MESH CHAIN LINK FENCE WITH BARBED WIRE PER DETAIL 2 ON SHEET PV-04
  - 5 CEMENT CONC. DEPRESSED CURB INLET PER DETAIL 1 ON SHEET PV-04
  - 6 PARKING LOT PAINT MARKINGS PER WSDOT STD PLAN M-17.10-02
  - 7 WHEEL STOP PER DETAIL 3 ON SHEET PV-04
  - 8 TYPE 1S TRAFFIC ARROW PER WSDOT STD PLAN M-24.40-02
  - 9 TYPE 2SR TRAFFIC ARROW PER WSDOT STD PLAN M-24.40-02
  - 10 TYPE 2SL TRAFFIC ARROW PER WSDOT STD PLAN M-24.40-02
  - 11 TYPE 3SL TRAFFIC ARROW PER WSDOT STD PLAN M-24.40-02
  - 12 TYPE 4S TRAFFIC ARROW PER WSDOT STD PLAN M-24.40-02
  - 13 CROSSWALK STRIPING PER WSDOT STD PLAN M-15.10-02
  - 14 CEMENT CONC SIDEWALK PER WSDOT STD PLAN F-30.10-04
  - 15 CEMENT CONC. PEDESTRIAN CURB PER WSDOT STD PLAN F-10.16-00
  - 16 18" WIDE PLASTIC STOP LINE PER WSDOT STD PLAN M-24.60-04
  - 17 HMA CL 1/2 IN. PG 58H-22
  - 18 ADA PARKING STALL CHANNELIZATION AND SIGNS PER WSDOT STD PLAN M-17.10-02



SCALE IN FEET  
0 20 40

MATCHLINE SEE SHEET PV-01

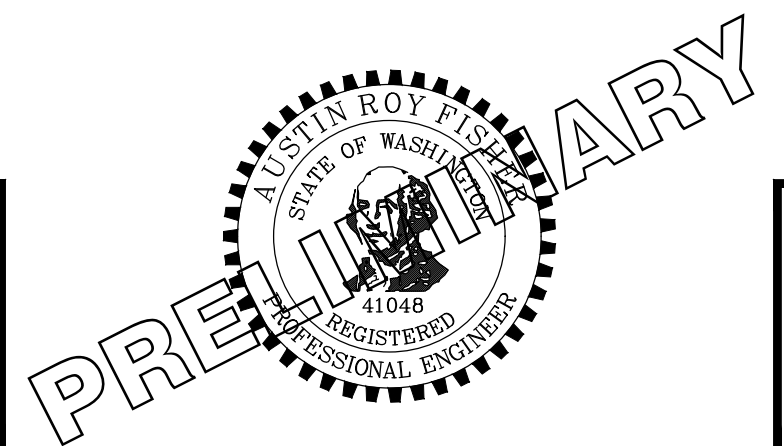
MATCHLINE SEE SHEET PV-01



**NOTE:** SYMBOLS NOT TO SCALE **90% REVIEW SUBMITTAL NOT FOR CONSTRUCTION**

REVISIONS	DATE	BY	DESIGNED
			J. CERALDE
			J. CERALDE
			CHECKED
			APPROVED

**ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY.**  
 FILE NAME: 05-PS01611124C-PV  
 JOB No: 554-1611-124  
 DATE: OCTOBER 2025



**Parametrix**  
 1019 39th Avenue SE, Suite 100 • Puyallup, WA 98374  
 Ph: 253.604.6600

PROJECT NAME  
**CITY OF BONNEY LAKE  
 ALLAN YORKE PARK  
 AUXILIARY BOAT TRAILER PARKING LOT**  
 BONNEY LAKE, WASHINGTON

**PAVEMENT & SIGNING PLAN**

DRAWING NO.  
 21 OF 31  
**PV-02**

# Attachment C: Project Cost Estimate

## 90% Level Opinion (Estimate) of Probable Cost

Project No. 2141611124		Date October 31, 2025	
Project Name Allan Yorke Park Boat Trailer Parking - 48 spaces   15 passenger spaces			
Owner City of Bonney Lake			

ITEM NO.	SPEC SECTION	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
<b>SCHEDULE A - Parking Lot Improvements</b>						
1	1-04	Minor Change	1	FA	\$25,000	\$25,000
2	1-05	Record Drawings (Min. Bid \$500)	1	LS	\$1,500	\$1,500
3	1-05	Contractor Survey	1	LS	\$50,000	\$50,000
4	1-07	SPCC Plan	1	LS	\$2,500	\$2,500
5	1-09	Mobilization (6%)	1	LS	\$159,054	\$159,054
6	1-10	Project Temporary Traffic Control	1	LS	\$15,000	\$15,000
7	3-01 SP	Clearing and Grubbing	1	LS	\$64,000	\$64,000
8	3-02 SP	Removal of Structures and Obstructions	1	LS	\$50,000	\$50,000
9	3-02 GSP	Removing Cement Conc. Pavement	354	SY	\$60	\$21,240
10	3-02 SP	Removing Cement Conc. Sidewalk	185	SY	\$60	\$11,113
11	3-02 GSP	Removing Asphalt Conc. Pavement	4,278	SY	\$60	\$256,660
12	3-03 SP	Unclassified Excavation Incl. Haul	10,086	CY	\$18	\$181,542
13	3-03	Unsuitable Foundation Excavation Incl. Haul	2,017	CY	\$75	\$151,285
14	3-03	Gravel Borrow Incl. Haul	9,610	Ton	\$30	\$288,294
15	3-03	Embankment Compaction	5,194	CY	\$5	\$25,972
16	3-09 SP	Shoring or Extra Excavation Class B	1	LS	\$15,000	\$15,000
17	4-04	Crushed Surfacing Base Course	2,788	Ton	\$45	\$125,468
18	4-04	Crushed Surfacing Top Course	19	Ton	\$45	\$870
19	5-04 GSP	HMA CL 1/2 In. PG 58H-22	1,359	Ton	\$210	\$285,410
20	7-04 SP	Corrugated Polyethylene Culv. Pipe 8 In. Diam Incl. Trench	246	LF	\$100	\$24,600
21	7-04 SP	Corrugated Polyethylene Culv. Sewer Pipe 12 In. Diam Incl. Trench	435	LF	\$125	\$54,375
22	7-05 SP	Catch Basin Type Ditch Inlet	6	Each	\$3,000	\$18,000
23	7-05	Catch Basin Type 2 48 In. Diam	5	Each	\$6,500	\$32,500
24	8-01 SP	Erosion Control and Water Pollution Prevention	1	LS	\$60,000	\$60,000
25	8-02 GSP	Seeding, Fertilizing, and Mulching	770	SY	\$6	\$4,621
26	8-02	Topsoil Type B	3,206	SY	\$8	\$25,646
27	8-02	PSIPE Vine Maple, 1.5-In-Cal, B&B / Cont.	6	EA	\$650	\$3,900
28	8-02	PSIPE Western Serviceberry, 1.5-In-Cal, B&B / Cont.	6	EA	\$650	\$3,900
29	8-02	PSIPE Eddie's White Wonder Dogwood, 1.5-In-Cal, B&B / Cont.	12	EA	\$650	\$7,800
30	8-02	PSIPE Pacific Crabapple, 1.5-In-Cal, B&B / Cont.	3	EA	\$650	\$1,950
31	8-02	PSIPE Cascara, 1.5-In-Cal, B&B / Cont.	3	EA	\$650	\$1,950
32	8-02	PSIPE Sitka Spruce, 6-Ft. Ht., B&B / Cont.	7	EA	\$650	\$4,550
33	8-02	PSIPE Douglas-Fir, 6-Ft. Ht., B&B / Cont.	7	EA	\$650	\$4,550
34	8-02	PSIPE Western Red Cedar, 6-Ft. Ht., B&B / Cont.	7	EA	\$650	\$4,550
35	8-02	PSIPE Western Hemlock, 6-Ft. Ht., B&B / Cont.	7	EA	\$650	\$4,550
36	8-02	PSIPE Salal, #1 Cont.	450	EA	\$19	\$8,550
37	8-02	PSIPE Tall Oregon Grape, #1 Cont.	350	EA	\$19	\$6,650
38	8-02	PSIPE Low Oregon Grape, #1 Cont.	450	EA	\$19	\$8,550
39	8-02	PSIPE Western Sword Fern, #1 Cont.	450	EA	\$19	\$8,550
40	8-02	PSIPE Nootka Rose, #1 Cont.	300	EA	\$19	\$5,700
41	8-02	PSIPE Common Snowberry, #1 Cont.	350	EA	\$19	\$6,650
42	8-02	PSIPE Yarrow, #SP4 Cont.	1,203	EA	\$16	\$19,248
43	8-02	PSIPE Kinnikinnick, #SP4 Cont.	1,203	EA	\$16	\$19,248
44	8-02	PSIPE Beach Strawberry, #SP4 Cont.	1,202	EA	\$16	\$19,232
45	8-02	Soil Amendment	770	SY	\$8	\$6,162
46	8-02 GSP	Bark or Wood Chip Mulch	3,722	SY	\$8	\$29,779
47	8-03	Irrigation System	1	LS	\$110,000	\$110,000
48	8-04	Cement Conc. Traffic Curb	1,791	LF	\$30	\$53,730
49	8-04	Cement Conc. Traffic Curb & Gutter	126	LF	\$30	\$3,780
50	8-04 SP	Cement Conc. Depressed Curb Inlet w/ Pad	17	EA	\$2,000	\$34,000
51	8-04 SP	Cement Conc. Wheel Stop	19	EA	\$300	\$5,700
52	8-12 SP	Access Gates	1	LS	\$64,000	\$64,000
53	8-12 SP	High Security Mini Mesh Chain Link Fence	1,294	LF	\$75	\$97,050
54	8-14	Cement Conc. Curb Ramp Type Modified Parallel	2	EA	\$4,000	\$8,000
55	8-20 SP	Illumination System, Complete	1	LS	\$134,000	\$134,000
56	8-20 SP	Power System, Complete	1	LS	\$66,000	\$66,000
57	8-20 SP	Communication/Fiber System, Complete	1	LS	\$59,000	\$59,000
58	8-21	Permanent Signing	1	LS	\$10,000	\$10,000
59	8-22	Plastic Traffic Arrow	20	EA	\$550	\$11,000
60	8-22	Plastic Line	3,027	LF	\$9	\$27,239
61	8-22	Plastic Crosswalk Line	11	SF	\$20	\$220
62	8-22	Plastic Stop Line	14	LF	\$40	\$560

<b>Subtotal</b>	<b>\$2,809,948</b>
Sales Tax 9.5%	\$266,945
Owner's Contingency 10%	\$280,995
<b>Total</b>	<b>\$3,357,888</b>

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:** None

**Department/Division Submitting:** Public Services Staff

**Impacted Departments That Received  
Notification:** None

---

**Full Title/Motion: Automatic Fire Extinguisher System (Fire Sprinkler) Ordinance**

**Short Background Summary:**

**PURPOSE**

The purpose of this item is to brief the Planning Commission on the proposed code amendments related to automatic fire extinguishing systems (fire sprinklers). City staff is requesting initial review and comment on the draft Ordinance (see **Attachment A**).

**DISCUSSION**

City Council requested staff to bring forward an amendment to Bonney Lake Municipal Code (BLMC) to remove the additional requirements for automatic fire extinguishing systems beyond the minimum requirements in Washington State law. This update:

- **Repeals Existing Chapter 15.16 BLMC (see Attachment B)**
- **BLMC 14.120.030:** Removes reference to Chapter 15.16 for appeals to the construction board of appeals.
- **BLMC 15.04.084:** Relocates the language from BLMC 15.16.070 that requires the results of annual fire inspections be provided to the fire department, consistent with the City's Interlocal Agreement with East Pierce Fire & Rescue. No change was made to the language.
- **BLMC 15.36.040:** Relocates language from BLMC 15.16.105 that states what permit type should be used for the installation of underground infrastructure. Typically, these are water lines that serve on-site fire hydrants or fire riser rooms. There was no substantive change to the language.

**TENTATIVE SCHEDULE**

- ~~December 9, 2025 – City Council Adoption of Ordinance 1745, which directed staff to~~
-

~~prepare this work item~~

- ~~• March 10, 2025 – City Council Motion to Amend 2025-2026 Work Plan~~
- ~~• November 18, 2025 – City Council Open Council Discussion~~
- April 1, 2026 - Planning Commission Discussion
- April 7, 2026 - CDC Discussion
- May 6, 2026 - Planning Commission Public Hearing
- May 19, 2026 - City Council Decision

---

**Budget Explanation:**

N/A

---

**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

Date of Council Public Hearing

---

**ORDINANCE NO. XXXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, RELATING TO AUTOMATIC FIRE EXTINGUISHING SYSTEMS, REPEALING CHAPTER 15.16 OF THE BONNEY LAKE MUNICIPAL CODE (BLMC); AMENDING SUBSECTIONS 14.120.030.A AND .B TO REMOVE REFERENCES TO CHAPTER 15.16 BLMC; AMENDING SUBSECTION 15.04.084 TO REFLECT CURRENT PROCEDURE FOR ANNUAL FIRE SAFETY INSPECTIONS; AMENDING SUBSECTION 15.36.040 TO REFLECT CURRENT PROCEDURE FOR PROCESSING PERMITS FOR UNDERGROUND INFRASTRUCTURE FOR AUTOMATIC FIRE EXTINGUISHING SYSTEMS; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the Washington State Building Code Act (GMA) codified as Chapter 19.27 of the Revised Code of Washington (RCW) requires the City of Bonney Lake adopt state building and fire construction codes; and

**WHEREAS**, one of the express purposes of Chapter 19.27 RCW is to require minimum performance standards and requirements for construction and construction materials, consistent with accepted standards of engineering, fire and life safety; and

**WHEREAS**, the City wishes to remove requirements associated with automatic fire extinguishing systems that exceed the minimum performance standards and requirements in the state construction codes; 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 16.08.025.C.4.a; 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 [recommendation], as required by BLMC 14.140.100;

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

**Section 1. Findings of Facts and Conclusions.** The findings of fact and conclusions attached as Attachment A are adopted in full by the City Council in support of its decision. The recitals listed above in this Ordinance are further adopted as legislative findings.

**Commented [LB1]:** Findings will be provided as part of the packet materials for the public hearing.

**Section 2. Repeal.** Chapter 15.16 of the Bonney Lake Municipal Code is hereby repealed in its entirety.

**Section 3. Amendment.** Subsection 14.120.030 of the Bonney Lake Municipal Code is hereby amended to read as follows:

**14.120.030 Appeals to the construction board of appeals.**

**Commented [LB2]:** Removes references to repealed Chapter 15.16 BLMC.

- A. All decisions and interpretations made under the authority of Chapters 15.04, ~~and 15.08, and 15.16~~ BLMC by the director shall be final and conclusive unless the applicant, a department of the city or county, or other party of record or agency with jurisdiction files a written appeal with the department within 15 days from the date that the decision or interpretation was issued by the city.
- B. The construction board of appeals as established in the building codes adopted by Chapter 15.04 BLMC shall hear appeals of, and make final interpretations regarding, Chapters 15.04, ~~and 15.08, and 15.16~~ BLMC and other appropriate building codes.

....

**Section 4. Amendment.** Subsection 15.04.084 of the Bonney Lake Municipal Code is hereby amended to read as follows:

**15.04.084 International Fire Code amended.**

**Commented [LB3]:** Relocates language from BLMC 15.16.070 that requires a copy of annual testing results to be submitted to the fire department, consistent with the City's ILA with East Pierce Fire & Rescue. No change to language.

... Section 505.1 Premises Identification. ...

Section 903.5 Testing and maintenance. Sprinkler systems shall be tested and maintained in accordance with Section 901. A copy of the annual inspection report shall be signed by the individual conducting the inspection, and a copy of the report shall be forwarded to the fire department.

Section 907.1.3 Equipment. ....

**Section 5. Amendment.** Subsections 15.36.040.B and .E of the Bonney Lake Municipal Code is hereby amended to read as follows:

**15.36.040 Applicable civil improvements.**

**Commented [LB4]:** Relocates language from BLMC 15.16.105 that states what permit type should be used for the installation of underground infrastructure for automatic fire extinguishing systems (water lines to fire hydrants, sprinkler rooms, etc.). No substantive change to language.

The following is a list of the civil construction activities for which a civil improvement permit is required:

...

B. Underground infrastructure for automatic fire extinguishing systems installed as part of a remodel, retrofit, or change of use (Chapter ~~15.16~~ 15.04 BLMC);

...

E. Water system extension within rights-of-way, including any underground infrastructure for automatic fire extinguishing systems which are part of a water system extension (Chapter 13.04 BLMC);

....

**Section 6. 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 7. Publication.** This Ordinance shall be published by an approved summary consisting of the title.

**Section 8. 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 9. 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, WA  
Tuesday, March 17, 2026

## Title 15. Buildings and Construction

### Chapter 15.16. AUTOMATIC FIRE EXTINGUISHING SYSTEMS

#### § 15.16.010. Where required – Specific occupancies – New construction.

Subsections 903.1, 903.1.1, and 903.2 of the International Fire Code are hereby amended to read as follows:

Section 903.1 General. Automatic sprinkler systems shall comply with this section.

1. For structures with unknown tenants, the sprinkler density of .39 per 5,600 square feet shall be used for design purposes where required by the Fire Chief.

Section 903.1.1 Alternative Protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in lieu of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.

Section 903.2 Where Required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in this section.

For provisions on special hazards and hazardous materials, see the fire code.

Gross floor area defined. For purposes of this chapter, gross floor area shall be as defined in Chapter 10, International Building Code.

1. All buildings hereinafter constructed as defined by the International Fire Code shall be equipped with a fully automatic sprinkler system designed, installed, maintained and tested per NFPA 13, 13D, 13R, or 25, the edition currently adopted by the city, where the gross floor area or occupant load exceeds those listed below, or the building is 35 feet in height or three or more stories.

Buildings protected by a fire sprinkler system. Canopies 4 feet or more in width shall be protected by a fire sprinkler system.

For requirements related to additions, alterations and/or remodels to existing buildings see Section **15.16.020**.

(Ord. 699 § 1, 1995; Ord. 1357 § 1, 2010; Ord. 1462 § 11, 2013; Ord. 1484 § 1, 2014)

#### § 15.16.011. Group A occupancies.

Subsections 903.2.1, 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, and 903.2.1.5 of the International Fire Code are hereby amended to read as follows:

Section 903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group occupancies as provided in this section. For Group A-1, A-2, A-3 and A-4 occupancies, the automatic sprinkler system shall be provided throughout the gross floor area where the Group A-1, A-2, A-3 or A-4 occupancy is located, and in all floors between the Group occu-

pancy and the level of exit discharge. For Group A-5 occupancies, the automatic sprinkler system shall be provided in the spaces indicated in Section 903.2.1.5.

Section 903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists:

1. The gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more;
3. The gross floor area is located on a floor other than the level of exit discharge; or
4. The gross floor area contains a multi-theater complex.

Section 903.2.1.2 Group A-2. An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

1. The gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more; or
3. The gross floor area is located on a floor other than the level of exit discharge.

Section 903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more; or
3. The gross floor area is located on a floor other than the level of exit discharge.

Exception: Areas used exclusively as participant sports areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.

Section 903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:

1. The gross floor area exceeds 5,000 square feet;
2. The gross floor area has an occupant load of 100 or more; or
3. The gross floor area is located on a floor other than the level of exit discharge.

Exception: Areas used exclusively as participant sports areas where the main floor area is located at the same level as the level of exit discharge of the main entrance and exit.

Section 903.2.1.5 Group A-5. An automatic sprinkler system shall be provided in concession stands, retail areas, press boxes, and other accessory use areas in excess of 1,000 square feet of gross floor area.

(Ord. 699 § 1, 1995; Ord. 1357 § 2, 2010; Ord. 1462 § 11, 2013)

## § 15.16.012. Group B occupancies.

Group B. Businesses as described in Chapter 2 of the International Fire Code.

An automatic sprinkler system shall be provided throughout all buildings with a Group B occupancy where one of the following conditions exists:

1. Where the gross floor area of a Group B occupancy exceeds 5,000 square feet;
2. Where the gross floor area of a Group B occupancy is located more than three stories above grade; or
3. Where the combined gross floor area of all Group B occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.

(Ord. 699 § 1, 1995; Ord. 1357 § 3, 2010; Ord. 1462 § 11, 2013)

## § 15.16.013. Group E occupancies.

Subsection 903.2.3 of the International Fire Code is hereby amended to read as follows:

Section 903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E occupancies where the gross floor area exceeds 5,000 square feet.
2. Throughout every portion of educational buildings below the level of exit discharge.

**Exception:** An automatic sprinkler system is not required in any fire area or area below the level of exit discharge where every classroom throughout the building has at least one exterior exit door at ground level.

(Ord. 699 § 1, 1995; Ord. 1357 § 4, 2010; Ord. 1462 § 11, 2013)

### § 15.16.014. Group F occupancies.

Subsections 903.2.4 and 903.2.4.1 of the International Fire Code are hereby amended to read as follows:

Section 903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exist:

1. Where the gross floor area of a Group F-1 occupancy exceeds 5,000 square feet;
2. Where the gross floor area of a Group F-1 occupancy is located more than three stories above grade;
3. Where the combined gross floor area of all Group F-1 occupancies on all floors, including any mezzanines, exceeds 5,000 square feet; or
4. Where the gross floor area of a Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceed 2,500 square feet.

Section 903.2.4.1 Woodworking Operations. An automatic sprinkler system shall be provided throughout all Group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in gross floor area which generate finely divided combustible waste or which use finely divided combustible materials.

(Ord. 699 § 1, 1995; Ord. 1357 § 5, 2010; Ord. 1462 § 7, 2013)

### § 15.16.015. Group H occupancies.

Subsections 903.2.5, 903.2.5.1, 903.2.5.2, and 903.2.5.3 of the International Fire Code are hereby amended to read as follows:

Section 903.2.5 Group H. Automatic sprinkler systems shall be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3.

Section 903.2.5.1 General. An automatic sprinkler system shall be installed in Group H occupancies.

Section 903.2.5.2 Group H-5 Occupancies. An automatic sprinkler system shall be installed throughout buildings containing Group H-5 occupancies. The design of the sprinkler system shall not be less than that required under the International Building Code for the occupancy hazard classifications in accordance with Table 903.2.5.2.

Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

TABLE 903.2.5.2 GROUP H-5 SPRINKLER DESIGN CRITERIA	
LOCATION	OCCUPANCY HAZARD CLASSIFICATION
Fabrication areas	Ordinary Hazard Group 2
Service corridors	Ordinary Hazard Group 2

<b>TABLE 903.2.5.2 GROUP H-5 SPRINKLER DESIGN CRITERIA</b>	
<b>LOCATION</b>	<b>OCCUPANCY HAZARD CLASSIFICATION</b>
Storage rooms without dispensing	Ordinary Hazard Group 2
Storage rooms with dispensing	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

Section 903.2.5.3 Pyroxylin Plastics. An automatic sprinkler system shall be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds.

(Ord. 699 § 1, 1995; Ord. 1357 § 6, 2010; Ord. 1462 § 11, 2013)

## § 15.16.016. Group I occupancies.

Subsection 903.2.6 of the International Fire Code is hereby amended to read as follows:

Section 903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

Exception: An automatic sprinkler system installed in accordance with Section 903.3.1.2 or 903.2.1.3 shall be allowed in Group I-1 facilities.

(Ord. 699 § 1, 1995; Ord. 1357 § 7, 2010; Ord. 1462 § 11, 2013)

## § 15.16.0165. Group M occupancies.

Subsection 903.2.7 and 903.2.7.1 of the International Fire Code are hereby amended to read as follows:

Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. Where the gross floor area of a Group M occupancy exceeds 5,000 square feet;
2. Where the gross floor area of a Group M occupancy is located more than three stories above grade; or
3. Where the combined gross floor area of all Group M occupancies on all floors, including any mezzanines, exceeds 5,000 square feet.

Section 903.2.7.1 High-Piled Storage. An automatic sprinkler system shall be provided as required in Chapter 23 in all buildings of Group M occupancy where storage of merchandise is in high-piled or rack storage arrays. Permits may be required.

(Ord. 1357 § 8, 2010; Ord. 1462 § 11, 2013)

## § 15.16.017. Group R occupancies.

Subsection 903.2.8 of the International Fire Code is hereby amended to read as follows:

Section 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area and one and two-family dwellings and townhouses constructed under the Building Codes adopted under Chapter **15.04** BLMC.

903.2.8.1 Group R-3 or R-4 congregate residences. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 or R-4 congregate living facilities with 16 or fewer residents.

903.2.8.2 Care facilities. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with 5 or fewer individuals in a single-family dwelling.

(Ord. 699 § 1, 1995; Ord. 1357 § 9, 2010; Ord. 1462 § 8, 2013; Ord. 1484 § 2, 2014; Ord. 1686 § 11, 2023)

## § 15.16.018. Group S occupancies.

Subsections 903.2.9, 903.2.9.1, 903.2.9.2, 903.2.10, and 903.2.10.1 of the International Fire Code are hereby amended to read as follows:

Section 903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. Where the gross floor area of a Group S-1 occupancy exceeds 5,000 square feet;
2. Where the gross floor area of a Group S-1 occupancy is located more than three stories above grade;
3. Where the combined gross floor area of all Group S-1 occupancies on all floors, including any mezzanines, exceeds 5,000 square feet;
4. Where the gross floor area of a Group S-1 occupancy used for the storage of commercial trucks of buses exceed 5,000 square feet; or
5. Where the gross floor area of a Group F-1 occupancy used for the storage of upholstered furniture or mattresses exceed 2,500 square feet.

Section 903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the International Building Code, as shown:

1. Buildings two or more stories in height, including basements, with a gross floor area containing a repair garage exceeding 5,000 square feet.
2. One-story buildings with a gross floor area containing a repair garage exceeding 5,000 square feet.
3. Buildings with a repair garage servicing vehicles parked in the basement.
4. Where the gross floor area of a Group S-1 occupancy used for the repair of commercial trucks of buses exceed 5,000 square feet.

Section 903.2.9.2 Bulk Storage of Tires. Buildings and structures where the area for the storage of tires exceeds 20,000 cubic feet shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Section 903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout buildings classified as an enclosed parking garage in accordance with the International Building Code or where located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

Section 903.2.10.1 Commercial Parking Garages. An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses where the gross floor area exceeds 5,000 square feet.

(Ord. 699 § 1, 1995; Ord. 1357 § 10, 2010; Ord. 1462 § 9, 2013)

## § 15.16.019. General requirements.

Subsection 903.3.7 of the International Fire Code is hereby amended to read as follows:

Section 903.3.7 Fire department connections. The location of fire department connections shall be approved by the fire chief. Where possible, fire department connections shall be located not less than 50 feet from the protected building and not more than 50 feet from the fire hydrant.

(Ord. 1462 §§ 10, 11, 2013)

## § 15.16.020. Where required.

Subsection 903.6 of the International Fire Code is hereby amended to read as follows:

Section 903.6 Existing buildings. The provisions of this section are intended to provide a reasonable degree of safety in existing structures by requiring the installation of an automatic sprinkler system in all existing structures where the gross floor area or occupant load exceeds those listed in BLMC Sections **15.16.010** – 019 that are altered, remodeled, or enlarged 50% or more of the existing floor area as defined by the International Building and Fire Code. This provision shall apply to the existing and proposed additional square footage in their entirety.

The project may be exempt from the requirements for automatic sprinkler systems provided:

1. a. There is no increase in occupied space, including existing areas previously vacant; and
- b. There is no change in occupancy; and
- c. The project complies with all other fire and life safety requirements of adopted construction codes; or
2. The structure is of noncombustible construction with wholly noncombustible contents, provided automatic sprinklers are not required to satisfy other requirements of adopted codes.

Existing basements in other than R occupancies, in excess of 1,500 square feet may be exempt from automatic sprinkler requirements provided the following conditions are met:

1. A one-hour fire-resistive occupancy separation is installed between the basement and the remainder of the building; and
2. The entire building must be provided with a fully automatic fire alarm system; and
3. No residential occupancy is located in the building.

(Ord. 699 § 1, 1995; Ord. 851 § 19, 2000; Ord. 1357 § 12, 2010; Ord. 1462 § 11, 2013; Ord. 1484 § 3, 2014)

## § 15.16.030. Where required – Specific conditions.

A fully automatic extinguishing system shall be required by the building official, with the concurrence of the fire chief of Pierce County Fire Protection District No. 22, for a new building with lesser gross floor area when in his judgment any of the following conditions exist:

- A. Hazardous operation or hazardous conditions;
- B. Critical exposure problems where buildings are inaccessible on more than two sides;
- C. Limited access to the building or property, as defined by the International Fire Code;
- D. Where the available fire flow is less than 80 percent of the required fire flow;
- E. Other factors which may contribute to an extreme fire hazard.

(Ord. 699 § 1, 1995; Ord. 851 § 20, 2000; Ord. 1357 § 13, 2010)

## § 15.16.040. Permissible sprinkler omissions.

Subsection 903.3.1.1.1 of the International Fire Code is hereby amended to read as follows:

Section 903.3.1.1.1 Exempt locations. Subject to the approval of the Fire Chief, automatic sprinklers may be omitted in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Safe deposit or other vaults of fire-resistive construction, when used for the storage of record files and other documents, when stored in metal cabinets.
3. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the fire code official.
4. Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
5. In rooms or areas that are of non-combustible construction with wholly non-combustible contents.
6. Fire service access elevator machine rooms and machinery spaces.

(Ord. 699 § 1, 1995; Ord. 851 § 21, 2000; Ord. 1357 § 14, 2010; Ord. 1462 § 11, 2013)

## § 15.16.050. Sprinkler system alarms.

Subsection 903.4.2 of the International Fire Code is hereby amended to read as follows:

Section 903.4.2 Alarms. Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be installed on the exterior of the building in an approved location. An approved audible sprinkler flow alarm to alert the occupants shall be provided in the interior of the building in a normally occupied location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

(Ord. 699 § 1, 1995; Ord. 851 § 22, 2000; Ord. 1357 § 15, 2010; Ord. 1462 § 11, 2013)

## § 15.16.060. Indicating valves.

Subsection 903.4.3 of the International Fire Code is hereby amended to read as follows:

Section 903.4.3 Indicating valves. All automatic sprinkler systems shall be provided with a listed and approved indicating valve. Such valve shall be provided on the exterior of the building in a location to be determined by the Fire Chief. When possible, such valve shall be located not less than 50 feet from the protected structure.

(Ord. 699 § 1, 1995; Ord. 851 § 23, 2000; Ord. 1357 § 16, 2010; Ord. 1462 § 11, 2013)

## § 15.16.070. Testing and maintenance.

Subsection 903.5 of the International Fire Code is hereby amended to read as follows:

Section 903.5 Testing and maintenance. Sprinkler systems shall be tested and maintained in accordance with Section 901. A copy of the annual inspection report shall be signed by the individual conducting the inspection, and a copy of the report shall be forwarded to the fire department.

(Ord. 699 § 1, 1995; Ord. 1357 § 17, 2010; Ord. 1462 § 11, 2013)

## § 15.16.080. Separation walls – Floor area calculations.

Area and occupancy separation walls as defined in the International Building Code shall not be used to separate a building into smaller areas in order to delete the automatic extinguishing system requirement. In buildings with mixed occupancy groups, the floor area shall be calculated with the structure's gross square footage and computed with the highest group in place. For the purposes of this

chapter, when buildings are attached by common walls and each building is located on a separate parcel of land, each building shall be considered as a separate building.  
(Ord. 699 § 1, 1995; Ord. 1357 § 18, 2010)

### § 15.16.090. Plans – Professional approval.

Only plans approved by the Washington State Survey and Rating Bureau, NICET level as approved by the Washington State Fire Marshal certification program, or certified and stamped by a fire protection engineer shall be accepted. Four sets of approved automatic sprinkler system plans shall be submitted to the building official or fire code official.  
(Ord. 699 § 1, 1995; Ord. 851 § 24, 2000; Ord. 1357 § 19, 2010)

### § 15.16.100. Plans – City approval.

No building shall be occupied prior to installation and approval of required automatic sprinkler and fire alarm systems as set forth in this chapter.  
(Ord. 699 § 1, 1995; Ord. 1357 § 20, 2010)

### § 15.16.105. Retrofit city permit and inspection.

Underground automatic fire extinguishing systems which are part of a water system extension will be permitted and inspected as part of the water system extension permit. Underground automatic fire extinguishing systems installed as part of a remodel, retrofit or change of use will be permitted in accordance with Chapter **15.36** BLMC.  
(Ord. 1432 § 3, 2012)

### § 15.16.110. Appeals – Filing.

Whenever the fire chief disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the fire chief to the board of appeals within 20 days from the date of the decision as provided by Chapter **15.04** BLMC.  
(Ord. 699 § 1, 1995; Ord. 851 § 25, 2000; Ord. 988 § 2, 2003; Ord. 1357 § 21, 2010)

### § 15.16.120. Conflict with the building code.

In the event there is a conflict between the provisions of this chapter and the provisions of the International Code Council's International Building Code the more restrictive shall apply.  
(Ord. 699 § 1, 1995; Ord. 1357 § 22, 2010; Ord. 1462 § 11, 2013)

### § 15.16.130. Enforcement.

*Repealed by Ord. 988.*  
(Ord. 699 § 1, 1995)