

Planning Commission Meeting

April 1, 2026
6:00 PM

Minutes



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I. Call to Order

Vice-Chair Bennion called the April 01, 2026, Planning Commission meeting to order at 6:03pm.

II. Planning Commission Roll Call

Planning Commissioners attending were Vice-Chair Bennion, Commissioner Gilmer, Commissioner Hallstead, Commissioner Strous-Boyd, and Commissioner Doll.

Staff members in attendance at the physical location were Development Services Manager Lauren Balisky, Engineering Specialist Jillian Longley, and Planning Commission Clerk Kennedy Spietz.

Commissioner Doll moved to excuse Commissioner Wilkins. Commissioner Hallstead seconded the motion.

Motion 4 – 0.

III. Next Meeting Poll

The next proposed meeting is May 6th, 2026. The Clerk will message Commissioners to ensure a quorum will be present.

IV. Approval of Minutes

A. Planning Commission Meeting Minutes of February 4, 2026 Commissioner Doll moved to approve the February 4, 2026, Planning Commission Minutes. Commissioner Gilmer seconded the motion.

Motion 5 – 0.

V. Public Comments

None.

VI. Public Hearings

- 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. Development Services Manager Balisky presented and went over 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.**

Vice-Chair Bennion opened the Public Hearing at 6:06pm.

No public comments were made.

Vice-Chair Bennion closed the Public Hearing at 6:13pm. Commissioner Hallstead moved to 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. Commissioner Doll seconded the motion.

Motion 5 – 0.

VII. Old / Continuing Business

- A. **AB26-27 - Amended 2025-2026 Planning Commission Work Plan**
Introduced by Development Services Manager Balisky who gave an overview of the 2025-2026 Planning Commission Work Plan. The Commission discussed and shared their concerns, including:
- Commissioner Hallstead asked how the Commission could better learn the Council's goals and vision for the City.
 - Vice-Chair Bennion thought Commissioner's Hallstead viewpoint was helpful.
 - Commissioner Strous-Boyd asked if we could do a mid-year check-in with Council's goals.
 - Commissioner Gilmer asked how often City Council and Planning Commission meet.
 - Commissioner Gilmer asked if the Planning Commission could meet more often with City Council.
 - Commissioner Bennion thought it would be helpful if the Council liaison came to more meetings.
 - Commissioner Doll asked if the Planning Commission could meet twice a year with the City Council.

VIII. New Business

A. Presentation: Allan Yorke Park Boat Trailer Parking – Jillian Longley, Engineering Specialist

Introduced by Engineering Specialist Jillian Longley who gave an overview of the Allan Yorke Park Boat Trailer Parking. The Commission discussed and shared their concerns, including:

- Commissioner Gilmer wants the existing flagpole for the Senior Center.
- Commissioner Doll wanted to know more about the fence and gate.
- Commissioner Bennion wanted to know how the gate access would work.
- Commissioner Gilmer wanted to know when the construction would happen.
- Commissioner Bennion wanted to know how long construction would take.

B. Automatic Fire Extinguisher System (Fire Sprinkler) Ordinance

Introduced by Development Services Manager Balisky who gave an overview of the Automatic Fire Extinguisher System (Fire Sprinkler) Ordinance. The Commission discussed and shared their concerns, including:

- Commissioner Hallstead wanted to know why the City was originally more stringent than State Law on Fire Sprinklers.
- Commissioner Doll wanted to know how we could find out the original thinking on Fire Sprinklers, and if we could find out how the Fire Chief feels.
- Commissioner Doll asked about the difference in commercial versus residential development the Fire Sprinklers have.
- Commissioner Strous-Boyd thinks Fire Sprinklers are a good idea.
- Commissioner Doll asked about the history of the additional layer of sheetrock in the garage and wanted to know the Fire Chiefs thoughts.
- Commissioners want more information on the Pros vs Cons of Fire Sprinklers.

IX. For the Good of the Order

A. Correspondence

None.

B. Staff Comments

- Development Services Manager Balisky let the Commission know we have a copy of the zoning map in the Development Services Center.
- Development Services Manager Balisky let the Commission know the Development Services Center's goals.
- Development Services Manager Balisky invited the Planning Commission to the Tunes at Tapps.

C. Commissioner Comments

None.

X. Adjournment

Commissioner Doll moved to adjourn the April 1, 2026, Planning Commission Meeting. Commissioner Gilmer seconded the motion.

Motion 5 – 0.