

## Planning Commission Meeting

May 13, 2026  
6:00 PM



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

### AGENDA

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**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 - June 3, 2026

#### IV. Approval of Minutes - April 1, 2026 Planning Commission Meeting Minutes

A. **AB26-40 - Approval of Minutes:** April 01, 2026, Planning Commission Meeting

#### 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. **AB26-34 - AB26-34 - 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**

#### VII. Old / Continuing Business

**VIII. New Business**

- A. **AB26-37 - AB26-37 - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Relating To Stormwater Management And Stormwater Utility, Renumbering Chapter 15.13 Of The Bonney Lake Municipal Code (BLMC) “Stormwater Management” To Chapter 13.18 Of The BLMC And Renumbering Chapter 15.14 “Stormwater Utility” To Chapter 13.19 BLMC; Providing For Severability And Corrections; And Establishing An Effective Date.**

**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

April 1, 2026  
6:00 PM

Minutes



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

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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.**

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

<b>Agenda Bill Number:</b>	AB26-34 -
<b>Agenda Item Type:</b>	Ordinance
<b>Presenter:</b>	Lauren Balisky, Development Services Manager
<b>City Strategic Goal Category:</b>	None
<b>Department/Division Submitting:</b>	Public Services Staff
<b>Impacted Departments That Received Notification:</b>	None

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**Full Title/Motion:** AB26-34 - 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

**Short Background Summary:**

**PURPOSE**

The purpose of this item is to hold a public hearing on the proposed code amendments related to automatic fire extinguishing systems (fire sprinklers). See Draft Ordinance (**Attachment A**) and Draft Findings (Ordinance Attachment A, **AB Attachment B**).

**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 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:

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- **Repeals Existing Chapter 15.16 BLMC** (see **Attachment C**)
- **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.

At its discussion on April 1, 2026, the Planning Commission requested that staff:

1. **Provide information on the thought process associated with the original adoption:**
  - The City of Bonney Lake originally adopted separate regulations for the installation and enforcement of fire sprinklers under [Ordinance 525 \(1982\)](#).
  - The next major update was under [Ordinance 1462 \(2013\)](#), which was then clarified the next year under [Ordinance 1484 \(2014\)](#) by recommendation of Fire District 22.
  - Staff was unable to locate additional findings or information to assist the Planning Commission with understanding the original thought process on sprinkler adoption or the updates.
2. **Provide information on the pros and cons of fire sprinklers:**
  - A copy of the National Fire Protection Association (NFPA) information sheet on fire sprinklers is available in **Attachment D**.
  - See also:
    - "[Fire Loss in the United States](#)" (NFPA, October 31, 2025) for summary data on all types of fire losses and damage
    - "[US Experience with Sprinklers](#)" (NFPA, March 31, 2024) for summary data on structure fires, with and without sprinklers.
3. **Request the attendance of East Pierce Fire & Rescue at the hearing:**
  - East Pierce Fire & Rescue has confirmed that the Chief or a representative will attend the hearing.

At its discussion on April 7, 2026, the Community Development Committee reviewed the draft ordinances and requested no changes.

#### **CITY ATTORNEY REVIEW**

The City Attorney completed review of the draft ordinance on April 14, 2026. Language was added in Section 7 to clarify which building permit applications the ordinance can retroactively apply to.

**PUBLIC COMMENT**

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

**DEPARTMENT OF COMMERCE COMMENTS**

The draft ordinance is not a "development regulation" as defined under [Revised Code of Washington \(RCW\) 36.70A.030](#); therefore, the draft ordinance was not routed to Commerce for review as normally required under [RCW 36.70A.106](#).

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

The proposed amendment is categorically exempt from a SEPA threshold determination under [BLMC 16.08.025.C.4.a](#).

**TENTATIVE SCHEDULE**

- ~~November 18, 2025 – City Council Open Council Discussion~~
- ~~December 9, 2025 – City Council Adoption of Ordinance 1745, which directed staff to prepare this work item~~
- ~~March 10, 2026 – City Council Motion to Amend 2025-2026 Work Plan~~
- ~~April 1, 2026 – Planning Commission Discussion~~
- ~~April 7, 2026 – CDC Discussion~~
- May 13, 2026 - Planning Commission Public Hearing
- June 2, 2026 - City Council Decision

**SUGGESTION MOTION**

*Adopt as presented:*

I recommend that the City Council adopt Ordinance D26-34, repealing Chapter 15.16 of the Bonney Lake Municipal Code and amending references thereto, as presented.

**ALTERNATIVE MOTIONS**

*Adopt with amendments:*

I recommend that the City Council adopt Ordinance D26-34, repealing Chapter 15.16 of the Bonney Lake Municipal Code and amending references thereto, with the following amendment(s): [*list amendments*].

*Do not adopt:*

I recommend that the City Council not adopt Ordinance D26-34 and instead leave the existing regulations for automatic fire extinguishing systems in effect.

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**Budget Explanation:**

N/A

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

**Name Of Committee/Commission/Examiner Meeting:** Planning Commission

**Date of Committee/Commission/Examiner Meeting:** 4/1/2026

**Date of Committee/Commission Public Hearing:** 5/13/2026

**Committee/Commission/Examiner Meeting Decision:** Proceed to the public hearing, then place the Planning Commission recommendation for review by the full Council.

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**Council Action**

Date of Council Workshop

Date of Council Meeting

Date of Council Public Hearing

5/19/2026

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**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 15.04.020.B TO REMOVE AN APPENDIX REQUIRING FIRE SPRINKLERS; 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 Council determined that the financial cost of requiring fire sprinklers in all residential units is overly burdensome and exceeds the minimum performance standards and requirements in the state construction codes; and

**WHEREAS**, the City Council directed staff to remove said requirements associated with automatic fire extinguishing systems from the Bonney Lake Municipal Code (BLMC); 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 May 13, 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.

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

**Section 3. Amendment.** Subsection 15.04.020.B of the Bonney Lake Municipal Code is hereby amended to read as follows:

**15.04.020 International codes – Adopted by reference.**

...

- B. The International Residential Code as published by the International Code Council is hereby adopted by reference, with the exceptions noted in Chapter 51-51 WAC and with the following additions, deletions, and exceptions: provided, that Chapters 11 and 25 through 43 of this code are not adopted. Appendix F, Radon Control Methods, Appendix G, Swimming Pools, Spas and Hot Tubs, and Appendix R, Dwelling Unit Fire Sprinkler Systems, ~~and Appendix S, Fire Sprinklers,~~ are included in adoption of the International Residential Code.

....

**Section 4. Amendment.** Subsections 14.120.030.A and .B of the Bonney Lake Municipal Code is hereby amended to read as follows:

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

- 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 5. 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.**

... 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 6. 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.**

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

**Section 9. 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 10. 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 City Council held public meetings and discussed automatic fire extinguishing systems (fire sprinklers) on November 18, 2025, and December 9, 2025, and directed staff to bring forward an ordinance to remove the requirement that every single-family residence is required to have residential fire sprinklers in Ordinance 1745, adopted December 9, 2025.
- 2) The Bonney Lake Planning Commission held a public meeting to discuss the amendments on April 1, 2026.
- 3) The Bonney Lake City Council Community Development Committee held a public meeting to discuss the amendments on April 7, 2026.
- 4) The Bonney Lake Planning Commission held a public hearing May 13, 2026, and recommended that the City Council [recommendation].
- 5) The City issued an official notice of the public hearing on April 29, 2026, which is 15 days prior to the hearing.
- 6) The notice of public hearing provided a comment period, which concluded on May 13, 2026.
- 7) Notice of the hearing was also published in the newspaper on April 29, 2026, as required by BLMC 14.140.040(D).

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

- 8) 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).
- 9) 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.

- 10) The Public Services Director acting as the SEPA Responsible Official determined that the proposed amendment is categorically exempt from threshold determination pursuant to BLMC 16.08.025.C.4.a.

### **State Agency Review**

- 11) 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.
- 12) The proposed amendments are not a development regulation as defined under RCW 36.70A.030, and therefore the City did not submit any notice of intent to adopt the proposed ordinance to the Department of Commerce as otherwise required by RCW 36.70A.106.

### **Comprehensive Plan Policies**

- 13) The City's comprehensive plan, *Envision Bonney Lake*, includes the following goals and policies in the Community Development Element:
  - a. Goal CD-H-2 establishes the goal to "Encourage preservation and rehabilitation of the existing housing stock."
  - b. Policy CD-H-2.4 states that the City should "Encourage the rehabilitation and reuse, rather than demolition, of existing housing."
  - c. Goal CD-H-10 establishes the goal to "Take reasonable action to reduce barriers to meeting housing growth targets in development regulations and permit procedures."
  - d. Policy CD-H-10.2 states that the City should "Update development regulations as needed to keep the unit cost of new housing down while providing for a quality living environment for residents."
  - e. Policy CD-H-10.3 states that the City should "Analyze how amendments to development regulations and procedures may impact the cost to permit, construct, repair, and rehabilitate housing."
  - f. Goal CD-PR-1 establishes the goal to "Protect the property rights of landowners."
  - g. Policy CD-PR-1.2 states that the City should "Balance the responsibility to protect the community from the impacts associated with new residential and commercial development with the responsibility to protect property rights."

- h. 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.”
- i. 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**

- 14) The amendments to the City’s Development Code 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, consistent with Chapter 36.70A RCW.
  - b. The amendments allow for the continued application of building code requirements, consistent with Chapter 19.27 RCW.

### **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 – 7).
- 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 8 – 10).
- 3) The City was not required to comply 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 11 – 12).
- 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 13 – 14).

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.

<b>TABLE 903.2.5.2 GROUP H-5 SPRINKLER DESIGN CRITERIA</b>	
<b>LOCATION</b>	<b>OCCUPANCY HAZARD CLASSIFICATION</b>
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)



# THE TRUTH ABOUT HOME FIRE SPRINKLERS

Fires in the home pose one of the biggest threats to the people of your community. In 2022, U.S. fire departments responded to an estimated 1,504,500 fires. These fires caused 3,790 civilian deaths. Of those deaths, roughly 72% occurred in the home, the very place people feel most safe.

All national safety codes include fire sprinklers as a minimum safety requirement for new home construction. Homes built without sprinklers lack a crucial element of fire protection. Because sprinklers have been around for so long, the evidence is clear that they are a proven way to protect lives and property against fires at home—responding quickly and effectively to the presence of a nearby fire, and requiring minimal maintenance by homeowners.



## Fast Facts

- In 2022, there was a civilian fire death every 3 hours and 14 minutes in the United States.
- The risk of dying in a reported home fire is 89% lower if sprinklers are present.



Access the 2024 NFPA® report, "US Experience with Sprinklers," at [nfpa.org/sprinklereport](https://nfpa.org/sprinklereport).

## Myths vs Facts

### MYTH: A smoke alarm provides enough protection.

**FACT:** Smoke alarms can alert occupants to the presence of danger, but do nothing to extinguish the fire. In a fire, sprinklers can control and may even extinguish a fire in less time than it would take the fire department to arrive.

### MYTH: Newer homes are safer homes.

**FACT:** Today's home fires become deadly in as little as 2 minutes. Modern home construction methods, unprotected lightweight construction materials, furnishings made of synthetic materials, and technology (including the increasing presence of lithium-ion batteries), can create a highly toxic environment, greater fuel load, and faster fires.

### MYTH: Home fire sprinklers often leak or activate accidentally.

**FACT:** Leaks are rare, and are no more likely than leaks from a home's plumbing system. Home fire sprinklers are calibrated to activate when it senses a significant heat change—typically at 135°F-1650°F. Sprinklers don't operate in response to smoke, cooking vapors, steam, or the sound of a smoke alarm.

### MYTH: When a fire occurs, every sprinkler will activate and everything in the house will be ruined.

**FACT:** Home fire sprinklers operate independently. In the event of a fire, typically only the sprinkler closest to the fire will

activate, spraying water directly on the fire, leaving the rest of the house dry and secure. According to the report, in 85% of home fires where sprinklers were activated, only one sprinkler turned on.

### MYTH: Sprinklers are unattractive and will ruin the aesthetics of the home.

**FACT:** New home fire sprinkler models are very unobtrusive, can be mounted flush with walls or ceilings, and can be concealed behind decorative covers.

### MYTH: Sprinklers are not practical in colder climates, as the pipes will freeze and cause water damage.

**FACT:** With proper installation, sprinklers will not freeze. NFPA 13D, *Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes*, includes guidelines on proper insulation to prevent pipes from freezing.

### MYTH: The water damage caused by sprinklers will be more extensive than fire damage.

**FACT:** In a fire, sprinklers quickly control flames, heat, and smoke. Any water damage from the sprinkler will typically be much less severe than the damage caused by water from firefighting hose lines. Sprinklers use approximately 90% less water on a fire than a fire department hose line would.

## Free Information About Home Fire Sprinklers



**FIRE SPRINKLER INITIATIVE®**  
Bringing Safety Home®

The Fire Sprinkler Initiative® (FSI), a project of the National Fire Protection Association®, aims to increase the number

of new, one- and two-family homes protected by sprinklers. The FSI website offers free research and resources to help advocates promote the fact that sprinklers are necessary in new construction. [firesprinklerinitiative.org](https://firesprinklerinitiative.org)



**HOME FIRE SPRINKLER COALITION**  
HomeFireSprinkler.org

The Home Fire Sprinkler Coalition® (HFSC) is a leading resource for accurate, noncommercial information

and materials about home fire sprinklers for consumers, the fire service, builders, and other professionals. HFSC offers free educational materials about sprinklers and how they provide affordable protection to your community. [homefiresprinkler.org](https://homefiresprinkler.org)



**IT'S A BIG WORLD.  
LET'S PROTECT IT TOGETHER.®**

This information is provided to help advance fire and life safety. NFPA disclaims liability for any personal injury, property, or other damages of any nature whatsoever resulting from the use of this information.

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

<b>Agenda Bill Number:</b>	AB26-37 -
<b>Agenda Item Type:</b>	Ordinance
<b>Presenter:</b>	Lauren Balisky, Development Services Manager
<b>City Strategic Goal Category:</b>	None
<b>Department/Division Submitting:</b>	Public Services Staff
<b>Impacted Departments That Received Notification:</b>	None

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**Full Title/Motion:** AB26-37 - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Relating To Stormwater Management And Stormwater Utility, Renumbering Chapter 15.13 Of The Bonney Lake Municipal Code (BLMC) “Stormwater Management” To Chapter 13.18 Of The BLMC And Renumbering Chapter 15.14 “Stormwater Utility” To Chapter 13.19 BLMC; Providing For Severability And Corrections; And Establishing An Effective Date.

**Short Background Summary:**

**PURPOSE**

The purpose of this item is to brief the Planning Commission on the proposed recodification (relocation and renumbering) of the Bonney Lake Municipal Code (BLMC) related to stormwater management and the stormwater utility. City staff is requesting initial review and comment on the draft Ordinance (see **Attachment A**).

**DISCUSSION**

As part of the 2025-2026 Planning Commission Work Plan, staff will prepare amendments related to the construction codes late this year. To prepare for that project and to minimize disruption to annual National Pollutant Discharge Elimination System (NPDES) Western Washington Phase II Permit reporting requirements, staff is proposing to relocate the stormwater regulations from Title 15 to Title 13, with the City's regulations for the water and sewer utilities. No substantive changes are proposed. This update:

- Relocates and renumbers Chapter 15.13 BLMC to new Chapter 13.18 BLMC
- Relocates and renumbers Chapter 15.14 BLMC to new Chapter 13.19 BLMC
- Amends various references to sections in Chapters 15.13 and 15.14 BLMC to their new location in Chapters 13.18 and 13.19 BLMC

**STAFF REVIEW**

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A copy of this ordinance was sent to impacted staff in Engineering, Public Works, and Finance for review. Review was completed on May 5, 2026, and no corrections or concerns were raised.

**ATTORNEY REVIEW**

The City Attorney prepared the initial draft of this ordinance on January 2, 2026.

**PUBLIC COMMENT**

The public will be notified and invited to provide comments as part of the public hearing, either in writing or in person.

**DEPARTMENT OF COMMERCE COMMENTS**

The draft ordinance is not a "development regulation" as defined under [Revised Code of Washington \(RCW\) 36.70A.030](#); therefore, the draft ordinance will not be routed to Commerce for review as normally required under [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**

- May 5, 2026 – CDC Discussion
- May 13, 2026 - Planning Commission Discussion
- June 3, 2026 - Planning Commission Public Hearing
- June 16, 2026 - City Council Decision

**Budget Explanation:**

N/A

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

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

**Date of Committee/Commission/Examiner Meeting:** 5/5/2026

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

**Committee/Commission/Examiner Meeting Decision:** Proceed to the public hearing, then place the Planning Commission recommendation for a decision by Council on the consent agenda.

**Council Action**

Date of Council Workshop	Date of Council Meeting	Date of Council Public Hearing
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**ORDINANCE NO. XXXX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, RELATING TO STORMWATER MANAGEMENT AND STORMWATER UTILITY, RENUMBERING CHAPTER 15.13 OF THE BONNEY LAKE MUNICIPAL CODE (BLMC) “STORMWATER MANAGEMENT” TO CHAPTER 13.18 OF THE BLMC AND RENUMBERING CHAPTER 15.14 “STORMWATER UTILITY” TO CHAPTER 13.19 BLMC; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the Federal Water Pollution Control Act (Clean Water Act) codified as Title 33 Chapter 26 § 1251 et seq. of the United States Code (USC) and the Washington State Water Pollution Control Act codified at Chapter 90.48 of the Revised Code of Washington (RCW) prohibit the City of Bonney Lake from discharging to waters of the state without a National Pollutant Discharge Elimination System (NPDES) Permit (Permit); and

**WHEREAS**, the United States Environmental Protection Agency has authorized the Washington State Department of Ecology (Ecology) to administer the NPDES program within the State of Washington; and

**WHEREAS**, the City is designated as a NPDES Western Washington Phase II permittee and is required to comply with all Permit conditions therein; and

**WHEREAS**, Section S5 of the Permit requires the City of Bonney Lake to adopt and enforce stormwater regulations for new development, redevelopment, construction site projects, and illicit discharges so that it does not pollute downstream waters; and

**WHEREAS**, the City of Bonney Lake adopted its first stormwater management and stormwater regulations on June 27, 1995 (Ordinance No. 702); and

**WHEREAS**, the City of Bonney Lake is committed to protecting the public health, safety, and welfare of its residents and visitors; and

**WHEREAS**, the City operates three utilities: water, sanitary sewer, and stormwater; and

**WHEREAS**, the Public Services Department operates these three utilities consistent with the provisions of the Bonney Lake Comprehensive Plan, utilities regulations and the Bonney Lake Municipal Code (BLMC); and

**WHEREAS**, the provisions for water and sanitary sewer are found in Title 13 BLMC, but the provisions for stormwater are found in Title 15 BLMC; and

**WHEREAS**, it makes logical sense to move the stormwater regulations to Title 13 BLMC so that all regulations on utilities are found in the same title; and

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

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

**WHEREAS**, the Planning Commission held a public hearing on [Month Day], 2026, as required by BLMC 14.140.080 and recommended that the City Council [recommendation], as required by BLMC 14.140.100; and

**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. Recodification.** Chapter 15.13 of the Bonney Lake Municipal Code entitled “Stormwater Management” is hereby renumbered to Chapter 13.18 of the Bonney Lake Municipal Code and all sections thereof shall likewise be renumbered.

**Section 3. Recodification.** Chapter 15.14 of the Bonney Lake Municipal Code entitled “Stormwater Utility” is hereby renumbered to Chapter 13.19 of the Bonney Lake Municipal Code and all sections thereof shall likewise be renumbered.

**Section 4. Amendment.** Subsection 13.19.020.I.1 (formerly 15.14.020.I.1) of the Bonney Lake Municipal Code is hereby amended to read as follows:

**13.19.020 Definitions.**

...

I. “I”.

1. “Impervious surface” means an “impervious surface” as defined in the currently adopted stormwater manual in BLMC ~~15.13.040.A~~ 13.18.040.A.

....

**Section 5. Amendment.** Subsections 14.30.040.I and 14.30.040.L of the Bonney Lake Municipal Code are hereby amended to read as follows:

**14.30.040 Exemptions.**

...

- I. Deviations from adopted standards (BLMC 12.04.025, ~~15.13.045~~ 13.18.045, and 15.20.060);

...

- L. Civil utility connection permits to connect to city sanitary sewer (Chapter 13.12 BLMC), stormwater system (Chapter ~~15.13~~ 13.18 BLMC), or water system (Chapter 13.04 BLMC), or certificates of availability for the same;

....

**Section 6. Amendment.** Subsection 14.70.040.C.2.c of the Bonney Lake Municipal Code is hereby amended to read as follows:

**14.70.040 Code modifications allowed by development agreement**

...

- C. In order to encourage innovative land use management and provide flexibility to achieve public benefits, a development agreement adopted pursuant to this chapter may impose development standards that differ from the development regulations adopted in the development code; provided, that:

...

- 2. The development standards do not:

...

- c. Modify or alter the requirements of the city's stormwater management regulations adopted pursuant to Chapter ~~15.13~~ 13.18 BLMC; or

....

**Section 7. Amendment.** Subsection 15.36.040 of the Bonney Lake Municipal Code is hereby amended to read as follows:

**15.36.040 Applicable civil improvements.**

...

- F. Stormwater system extension within rights-of-way (Chapter ~~15.13~~ 13.18 BLMC);

....

**Section 8. Amendment.** Subsection 16.24.050.A.5 of the Bonney Lake Municipal Code is hereby amended to read as follows:

**16.24.050 Hydrogeologic assessments – Level 2.**

...

- J. A Level 2 hydrogeologic assessment shall be prepared, unless waived by the director following concurrency from the city engineer for:

...

- 5. Infiltration of stormwater consistent with the most current version of the Pierce County Stormwater Manual adopted pursuant to BLMC ~~15.13.040~~ 13.18.040 located within the one-year travel time of a wellhead.

....

**Section 9. Amendment.** Section 16.62.030 of the Bonney Lake Municipal Code is hereby amended to read as follows:

**16.62.030 Decision criteria.**

Approval of a clearing permit will be based on compliance with the applicable standards of the critical areas code, shoreline code and Chapter ~~15.13~~ 13.18 BLMC, Stormwater Management, and Chapter 16.68 BLMC, Landscaping.

**Section 10. Amendment.** Subsection 16.68.030.B of the Bonney Lake Municipal Code is hereby amended to read as follows:

**16.68.030 General landscaping requirements.**

All areas of required landscaping, as determined in BLMC 16.68.040, shall comply with the following:

...

- K. Landscaping shall be designed to encourage rainwater retention and infiltration to the extent feasible. Rain gardens, fully landscaped infiltration basins, vegetated swales and other water quality features may be counted as required landscape areas, provided the landscaping complies with the requirements of this chapter and the city's stormwater manual adopted pursuant to BLMC ~~15.13.040~~ 13.18.040.

....

**Section 11.** **Amendment.** Subsection 17.50.070.A.2 of the Bonney Lake Municipal Code is hereby amended to read as follows:

**17.50.070 Utilities.**

- A. In order to ensure the provision of adequate provisions for fire protection, stormwater drainage, potable water and public sanitary sewage disposal systems required to protect and promote the health, safety and welfare of the city and its residents, all divisions of land shall:

...

- 3. Provide storm drainage facilities consistent with the requirements of the Bonney Lake development policies and public works and design standards and Chapter ~~15.13~~ 13.18 BLMC.

....

**Section 12.** **Amendment.** Section 18.04.090 of the Bonney Lake Municipal Code is hereby amended to read as follows:

**18.04.090 "I".**

"Impervious surface" means an "impervious surface" as defined in the currently adopted stormwater manual in BLMC ~~15.13.040.A~~ 13.18.040.A.

....

**Section 13.** **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 14. Publication.** This Ordinance shall be published by an approved summary consisting of the title.

**Section 15. 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 16. 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)