

City Council Meeting

June 2, 2026
6:00 PM



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

AGENDA

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

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

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

By phone: 323-792-6234 (Meeting ID: 678 478 69#)

By internet: Chrome- [TEAMS Meeting Link](#) (Meeting ID: 265 362 442 662 58)

(All public online cameras and microphones will be disabled except during audience comments for anyone who clicks the raise hand icon or had let the Clerks know your phone number in advance. Only staff and presenters will be visible and unmuted during the entire meeting.)

The City Council may add and take action on other items not listed on this agenda.

I. Call to Order

A. Pledge of Allegiance

B. Roll Call

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

C. Agenda Modifications

II. Council Committee Reports

III. Consent Agenda

(The items listed below may be acted upon by a single motion and second of the City Council. By simple request to the Chair, any Councilmember may remove items from the Consent Agenda for separate consideration after the adoption of the remainder of the Consent Agenda items.)

A. **Approval of Minutes:** May 12, 2026, City Council Meeting Minutes.

B. **Approval of Payroll:** May 1-15, 2026 For Checks #35455-35467 Including Direct Deposits and Electronic Transfers Totaling \$869,188.05. **Voids:** None.

C. **Approval of Accounts Payable:** May 21, 2026 vouchers #101611 to #101703 in the amount of \$789,053.76. Wire transfers #20260521, #202605212, and #52368071 in the amount of \$9,282.99. **Voids:** Check #100889 replaced with #101640.

IV. Full Council Issues

- A. **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.

V. Audience Comments

Limited to 5 minutes for each speaker.

VI. Council Open Discussion

VII. Workshop Discussion Items

- A. **Review of Minutes:** May 19, 2026, City Council Meeting Minutes.

VIII. Executive/Closed Session

Pursuant to RCW 42.30.110 and/or RCW 42.30.140, the City Council may hold an executive or closed session. The topic(s) and duration will be announced prior to the session.

IX. 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.

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

Agenda Bill Number:

Agenda Item Type: None

Presenter: Sadie Schaneman, City Clerk

City Strategic Goal Category: None

Department/Division Submitting: Admin

Impacted Departments That Received Notification: None

Full Title/Motion: Approval of Minutes: May 12, 2026, City Council Meeting Minutes.

Short Background Summary:

May 12, 2026 City Council Meeting Minutes

Budget Explanation:

Committee, Board, Commission, & Hearing Examiner Review

Name Of Committee/Commission/Examiner Meeting:

Date of Committee/Commission/Examiner Meeting:

Date of Committee/Commission Public Hearing:

Committee/Commission/Examiner Meeting Decision:

Council Action

Date of Council Workshop

Date of Council Meeting

Date of Council Public Hearing

City Council Meeting

May 12, 2026

6:00 PM

Minutes



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

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

I. Call to Order

Deputy Mayor Swatman, called the meeting to order at 6:00 p.m.

A. Pledge of Allegiance

Deputy Mayor Swatman led the audience in the Pledge of Allegiance.

B. Roll Call

City Clerk Sadie Schaneman noted for the record that Mayor Carter was not in attendance. Elected officials attending were Deputy Mayor Dan Swatman, Councilmember Angela Baldwin, Councilmember Aaron Davis, Councilmember Kerri Hubler, Councilmember J. Kelly McClimans and Councilmember Brittany Rock. Councilmember Gwendolyn Fullerton was not in attendance.

**Deputy Mayor Swatman moved to Excuse Councilmember Fullerton.
Councilmember Rock seconded the motion.**

Motion approved 6 – 0.

Staff members in attendance at the physical location were City Administrator John P. Vodopich, Acting Assistant Chief Ryan Harberts, Administrative Services Director Chuck McEwen, City Clerk Sadie Schaneman, and Records & Disclosure Coordinator Kandice Besaw.

C. Agenda Modifications

None.

D. Announcements

1. National Public Works Week Proclamation

Deputy Mayor Swatman read the proclamation marking May 17th to 23rd, as public works' week in the City of Bonney Lake.

E. Presentations

1. **Presentation:** Medal of Arts Award Recognition for Former Mayor Neil Johnson, Jr. and Ben Franklin Crafts & Frame Shop - Arts Commissioners

Assistant to City Administrator Leslis Harris provided an overview of the award's history and recognized previous recipients. Following this, the 2025 and 2026 honorees were announced: former Bonney Lake Mayor Neil Johnson (2025) and Ben Franklin Crafts (2026).

II. Council Committee Reports

Councilmember Baldwin reported the Public Safety Committee met in person and virtually today at 3:45 p.m. The Committee received an update from East Pierce Fire and Rescue, had open discussion about copper wire theft, e-bike safety and approved their minutes.

Deputy Mayor Swatman reported the Finance Committee met in person and virtually today at 5:00 p.m. The Committee went through personnel updates, discussed and forwarded AB26-28, AB26-39 and AB26-43 to a future meeting, discussed the water leak adjustment and approved their minutes.

Councilmember Hubler reported that she attended the Alliance for Sustainable Climate Action (ASCA) meeting where the topic focused on wildfire smoke and the projected drought for the upcoming year. The committee emphasized the importance of community preparedness and provided several actionable safety tips and strategies.

Councilmember Rock reported on the Communities for Families Coalition (CFF) meeting, where discussions centered on the Career and Technical Education Program (CTE) and the 31st Annual Summit.

III. Consent Agenda

Councilmember Baldwin moved to Adopt Consent Agenda. Councilmember Hubler seconded the motion.

Motion approved 6 – 0.

- A. **Approval of Minutes:** April 21, 2026, City Council Meeting Minutes

- B. **AB26-38** - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing An Award Of A Contract With Peak Drywall Service Inc Dba Peak Construction For The Senior Center Tenant Improvements.

- C. **AB26-41** - A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington Awarding A Professional Services Contract For Construction Management Services To AKANA To Support The Senior Center Tenant Improvements.

IV. Full Council Issues

- A. **AB26-42** - A Motion of the City Council of the City of Bonney Lake, Pierce County, Washington, Appointing Three City Officials As Voting Delegates to Represent the City of Bonney Lake at the 2026 Association of Washington Cities Annual Conference Business Meeting to be Held on June 25 from 4:00 PM - 5:45 PM.

Councilmember Baldwin moved to Approve AB26-42. Councilmember Hubler seconded the motion.

Councilmember Baldwin emphasized that those serving as flag holders and voting delegates should remain focused on goals that align with our city’s interests. She cautioned delegates against accepting external agendas without critical evaluation.

Councilmember McClimans explained that he hadn't participated in the past because the organization’s structure at the time only allowed those who had finished their training to be on the board.

There was a consensus and Deputy Mayor Swatman announced that Councilmembers Davis, McClimans, and Rock would be the three officials appointed as voting delegates for Bonney Lake all others agreed to be alternates.

Motion approved 6 – 0.

V. Audience Comments

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.

Dan Decker, Spoke about elected officials and the abuse of power.

VI. Council Open Discussion

Councilmember Baldwin

ASCA Reporting & Official Stance: Councilmember Baldwin raised concerns regarding the reporting of Alliance for Sustainable Climate Action (ASCA) meetings, noting that the current format may mistakenly imply city support for their initiatives. She requested that reports remain neutral to avoid misrepresenting the city's position. A consensus was reached to draft a letter inviting the ASCA board to clarify their purpose and goals.

Councilmember McClimans moved to construct a letter inviting ASCA board members to explain their purpose and governance. Councilmember Davis seconded the motion.

Motion approved 6 – 0.

Legislative Update: Copper Theft: Revisited HB 145 (the copper theft bill), sharing further details on current measures intended to deter copper theft within the region.

Councilmember Hubler

Summer Sound Showdown: Formerly "Battle of the Bands," this event will be held at Allan Yorke Park on July 29th at 6:30 PM. Due to scheduling, it has moved from the high school to the park for this year, with plans to return to the school next year. Participation is open to youth bands within the Sumner-Bonney Lake School District.

Teal & Steel Car Show: To be held this Saturday, the 16th, at Bonney Lake High School.

Culinary Honors: The Bonney Lake High School ProStart team advanced from the Washington State Championship to Nationals. Additionally, Chef Tony will participate in a Guinness World Record attempt for national dish preparation on September 26th.

Charter Commission: Requested an update, and City Clerk Schaneman informed everyone that an email with the attorney's advice had been previously sent out to all council members.

Deputy Mayor Swatman

Audio/Visual Adjustments: The Deputy Mayor inquired about optimizing the camera zoom and whiteboard visibility in the room. During the session, the City Clerk adjusted the view to the Council's satisfaction.

VII. Workshop Discussion Items

A. Review of Minutes: May 05, 2026, City Council Meeting Minutes

The draft minutes were forwarded with corrections to the May 19, 2026, Meeting for approval.

VIII. Executive/Closed Session

None.

IX. Adjournment

At 7:23 p.m. the Meeting was adjourned by Deputy Mayor Swatman with the common consent of the City Council.

Sadie A. Schaneman, MMC, City Clerk

Dan Swatman, Deputy Mayor

Items presented to Council at the May 12, 2026, Meeting for the record:

1. Speech on abuse of power – Dan Decker.

Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops 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
City Council Agenda Bill (AB)

Agenda Bill Number:

Agenda Item Type:

Resolution

Presenter:

Jessica Yanak, Payroll Accountant

City Strategic Goal Category:

None

Department/Division Submitting:

Finance Staff

Impacted Departments That Received Notification:

Finance

Full Title/Motion: Approval of Payroll: May 1-15, 2026 For Checks #35455-35467 Including Direct Deposits and Electronic Transfers Totaling \$869,188.05. **Voids:** None.

Short Background Summary:

Approval of Payroll: May 1-15, 2026 For Checks #35455-35467 Including Direct Deposits and Electronic Transfers Totaling \$869,188.05. **Voids:** None.

Budget Explanation:

Committee, Board, Commission, & Hearing Examiner Review

Name Of Committee/Commission/Examiner Meeting:

Date of Committee/Commission/Examiner Meeting:

Date of Committee/Commission Public Hearing:

Committee/Commission/Examiner Meeting Decision:

Council Action

Date of Council Workshop

Date of Council Meeting

Date of Council Public Hearing

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

Agenda Bill Number:

Agenda Item Type:

Resolution

Presenter:

Norielle Hernandez, Accounting Specialist II

City Strategic Goal Category:

None

Department/Division Submitting:

Finance Staff

Impacted Departments That Received Notification:

Finance

Full Title/Motion:

Approval of Accounts Payable: May 21, 2026 vouchers #101611 to #101703 in the amount of \$789,053.76. Wire transfers #20260521, #202605212, and #52368071 in the amount of \$9,282.99. **Voids:** Check #100889 replaced with #101640.

Short Background Summary:

AP Numbers 05/21/2026

Budget Explanation:

Committee, Board, Commission, & Hearing Examiner Review

Name Of Committee/Commission/Examiner Meeting:

Date of Committee/Commission/Examiner Meeting:

Date of Committee/Commission Public Hearing:

Committee/Commission/Examiner Meeting Decision:

Council Action

Date of Council Workshop

Date of Council Meeting

Date of Council Public Hearing

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

Agenda Bill Number:	AB26-34 -
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: 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 for the City Council to review the Planning Commission recommendation on automatic fire extinguishing systems (fire sprinklers) and decide whether to adopt proposed Ordinance D26-34 (**Attachments A and B**).

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:

- **Repeals Existing [Chapter 15.16 BLMC](#)**
 - **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 of automatic fire extinguishing systems, 2) provide information from the National Fire Protection Association (NFPA) on the pros and cons of fire sprinklers, and 3) request that a representative of East Pierce Fire & Rescue attend the public hearing.

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

PUBLIC HEARING

On May 13, 2026, the Planning Commission held a public hearing on the proposed ordinance. The Planning Commission recommended that the City Council not adopt the ordinance (see **Attachment C**).

Chief Parkinson attended and provided information in response to the Commissioner's questions. As part of its deliberations, the Planning Commission also considered the following:

1. 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. 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.

CITY ATTORNEY REVIEW

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

apply to.

PUBLIC COMMENT

The public was notified and invited to provide comment. Chief Parkinson attended the public hearing to answer questions, per the Planning Commission's request.

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

Budget Explanation:

N/A

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.

Council Action

Date of Council Workshop

Date of Council Meeting

Date of Council Public Hearing

6/2/2026

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 not adopt this ordinance, 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 not adopt this ordinance.
- 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).



Memo

Date : May 18, 2026
To : Mayor and City Council
From : Grant Sulham, Planning Commission Chair
Re : **Ordinance D26-24**

On May 13, 2026, the Planning Commission conducted a Public Hearing on Ordinance D26-24 related to automatic fire sprinkler systems. The Planning Commission voted 4-1-0 (2 members absent) to recommend that the City Council not adopt Ordinance D26-24. As part of its deliberations, Planning Commission considered:

- The history of Bonney Lake’s automatic fire extinguishing system regulations;
- How fire sprinklers impact the structural integrity of a residence during a fire;
- Fire sprinkler certification requirements;
- Information from East Pierce Fire & Rescue Chief Parkinson on fire response call data; and
- Whether it is reasonable to require fire sprinklers in all new builds, all new builds and certain remodels, or whether reverting to the minimum state standard was appropriate.

As the Planning Commission recommended denial of the Ordinance, the Planning Commission did not adopted any findings of facts or conclusions.



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.

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



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



**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
City Council Agenda Bill (AB)**

Agenda Bill Number:

Agenda Item Type: None

Presenter: Sadie Schaneman, City Clerk

City Strategic Goal Category: None

Department/Division Submitting: Admin

Impacted Departments That Received Notification: None

Full Title/Motion: Review of Minutes: May 19, 2026, City Council Meeting Minutes.

Short Background Summary:

May 19, 2026 City Council Meeting Minutes

Budget Explanation:

Committee, Board, Commission, & Hearing Examiner Review

Name Of Committee/Commission/Examiner Meeting:

Date of Committee/Commission/Examiner Meeting:

Date of Committee/Commission Public Hearing:

Committee/Commission/Examiner Meeting Decision:

Council Action

Date of Council Workshop

Date of Council Meeting

Date of Council Public Hearing

City Council Meeting

**May 19, 2026
6:00 PM**



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

Minutes

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

I. Call to Order

Mayor Carter called the meeting to order at 6:00 p.m.

A. Pledge of Allegiance

Mayor Carter led the audience in the Pledge of Allegiance.

B. Roll Call

City Clerk Sadie Schaneman called the roll. In addition to Mayor Carter, elected officials attending were Deputy Mayor Dan Swatman, Councilmember Angela Baldwin, Councilmember Aaron Davis, Councilmember Gwendolyn Fullerton (left at 7:24pm), Councilmember Kerri Hubler, Councilmember J. Kelly McClimans and Councilmember Brittany Rock.

Staff members in attendance at the physical location were City Administrator John P. Vodopich, Police Chief Mark Berry, Administrative Services Director Chuck McEwen, Public Services Director Jason Sullivan, City Clerk Sadie Schaneman, and Records & Disclosure Coordinator Kandice Besaw.

C. Agenda Modifications

Mayor Carter noted that it was requested to pull AB26-43 from the Consent Agenda. he said the item would be moved to Full Council Issues as Item A.

II. Council Committee Reports

None.

III. Consent Agenda

**Councilmember Baldwin moved to Approve the Consent Agenda as amended.
Deputy Mayor Swatman seconded the motion.**

Motion approved 7 – 0.

- A. **Approval of Minutes:** May 05, 2026 City Council Meeting Minutes
- B. **Approval of Payroll:** April 16-30, 2026 For Checks #35442-35454 Including Direct Deposits and Electronic Transfers Totaling \$952,334.86. **Voids:** Checks 35351-35352, Partial EFTPS 1/15/26 totaling \$23,344.52.
- C. ~~AB26-43 - A Resolution Of The City Council Of The City of Bonney Lake, Pierce County, Washington, Authorizing the Assistant To The City Administrator To Attend the International City/County Management Association Annual Conference.~~
(Moved to Full Council Issues Item A).
- D. **AB26-39** - A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing Out Of State Travel For Detective Vance To Attend The 52nd Annual International Association Of Auto Theft Investigators Conference.
- E. AP Check run 05/07/2026 Vouchers #101481 to #101610 in the amount of \$1,429,925.07. Wire transfers #20260504, #202605072, #202605051, #52093450, #20260421, #51970411, and #20260507 in the amount of \$149,583.97.

Voids:

Check# 99694 replaced with 101505

Check# 101235 replaced with 101514.

Check# 101044 replaced with 101542.

Check# 101077 replaced with 101607.

Check# 101040 no reissue.

IV. Full Council Issues

- A. (Moved from Consent Agenda, Item C.) AB26-43 - A Resolution Of The City Council Of The City of Bonney Lake, Pierce County, Washington, Authorizing the Assistant To The City Administrator To Attend the International City/County Management Association Annual Conference.

Deputy Mayor Swatman moved to Approve AB26-43. Councilmember Baldwin seconded the motion.

The Council discussed and shared their concerns, including:

- Out of state travel freeze
- If it is essential training
- Budget
- City not paying airfare

Motion approved 7 – 0.

V. Public Hearings

- A. **AB26-33** - An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Regarding Adoption Of A Temporary 6-Month Moratorium On The Acceptance, Processing, And/Or Approval Of Applications For Building, Land Use, Development, And Related Land Use Decisions For Battery Energy Storage System (BESS) Facilities To Be Located In Any Zoning District Within The City Of Bonney Lake; Scheduling A Public Hearing; Adopting Findings Of Fact; Providing For Severability And Corrections; Declaring An Emergency; And Establishing An Immediate Effective Date.

Mayor Carter opened the Public Hearing at 6:14 pm.

Ben Luxenberg, one of the co-founders of Mammoth Summit Power, expressed his support and is looking forward to the potential growth and infrastructure.

Christine Nhan with Puget Sound Energy sent the City Clerk's office an email that was shared prior to the meeting with the mayor and council in support of the BESS facilities.

Mayor Carter closed the Public Hearing at 6:18 pm.

VI. Audience Comments

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.

Erin Delatori: Raised safety concerns regarding multiple reported animal control incidents in her neighborhood. The mayor clarified that the residence property is located within county jurisdiction, not city limits. The resident was provided with the correct county protocol and contact information.

Dan Decker: Speech on Washington Law and ethics duties.

VII. Council Open Discussion

Councilmember Fullerton

Out-of-State Travel: Requested that the city's current out-of-state travel bans be brought forth for an additional review.

The Council discussed and shared their concerns, including:

- Revenue offsets and exploring new funding to balance out these types of budget items.
- Establishing guidelines for distributing training opportunities fairly and exploring limitations and/or restrictions.
- CDL licensing and the review of costs, protocols and potential reimbursement options.

Deputy Mayor Swatman

Surety bond and alternative battery inquiry: The Deputy inquired about a citizen's e-mail regarding an alternative to surety bonds. Public Services Director Sullivan confirmed that staff contacted the citizen, and the matter has been resolved.

Battery Energy Storage System (BESS) and Moratorium: Clarification was requested on the moratorium process, and whether alternative solutions have been evaluated in regard to the Puget Sound Energy battery energy storage system (BESS). Public Services Director Sullivan assured that his department has reviewed the process and confirmed that the current proposal represents the best regulated option for the city.

Councilmember Hubler

Website photo update: Noted that the council photos on the city website are outdated and requested information on a timeline for updating and uploading new images.

Tarragon Agreement Update: Inquired as to the status of the Tarragon property agreement. Public Services Director Sullivan reported that the agreement is due to expire, and negotiations have reached an impasse.

Police Chief Berry

Traffic: Announced the traffic emphasis going on currently.

VIII. Workshop Discussion Items

A. Review of Minutes: May 12, 2026 City Council Meeting Minutes

The draft minutes were forwarded to the June 2, 2026, Meeting for approval.

IX. Executive/Closed Session

None.

X. Adjournment

At 7:38 p.m. the meeting was adjourned by Mayor Carter with the common consent of the City Council.

Sadie A. Schaneman, MMC, City Clerk

Terry Carter, Mayor

Items presented to Council at the May 19, 2026, Meeting for the record:

1. Speech on Washington Law and Ethic Duties – Dan Decker.

Note: Unless otherwise indicated, all documents submitted at City Council meetings and workshops 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.