

Planning Commission Meeting

June 3, 2026
6:00 PM



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

AGENDA

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

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

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

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

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

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

I. Call to Order

II. Planning Commission Roll Call

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

III. Next Meeting Poll - July 1, 2026

IV. Approval of Minutes - May 13, 2026 Planning Commission Special Meeting Minutes

A. Approval of Minutes - May 13, 2026 Planning Commission Special Meeting Minutes

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. **AB26-37** - 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.

VII. Old / Continuing Business

VIII. New Business

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

May 13, 2026
6:00 PM

Minutes



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

I. Call to Order

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

II. Planning Commission Roll Call

Planning Commissioners attending were Commissioner Grant Sulham, Commissioner Jessica Bennion, Commissioner Brad Doll, Commissioner Ernie Gilmer, and Commissioner Jeffery Wilkins.

Vice-Chair Bennion moved to excuse Commissioner Strous-Boyd and Commissioner Hallstead. Commissioner Gilmer seconded the motion.

Motion Approved 5 – 0.

Staff members in attendance at the physical location were, Fire Chief Jon Parkinson, Development Services Manager Lauren Balisky, and Planning Commission Clerk Kennedy Spietz.

III. Next Meeting Poll - June 3, 2026

The next Planning Commission meeting is June 3, 2026.

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

A. **Approval of Minutes:** April 01, 2026, Planning Commission Meeting
The draft minutes were forwarded to the May 13, 2026, Meeting for approval.

Commissioner Doll moved to approve the April 01, 2026, Planning Commission Minutes. Vice Chair Bennion seconded the motion.

Motion Approved 5 – 0.

V. Public Comments

None.

VI. Public Hearings

- 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
Chair Sulham opened the Public Hearing at 6:04 p.m.

Development Services Manager Balisky introduced AB26-34. Fire Chief Parkinson answered the Commission's questions regarding Fire Sprinklers.

Commission feedback included:

- Chair Sulham shared backstory on previous conversations about the ordinance.
- Commissioner Wilkins if the Fire Chief would put fire sprinklers in his own home.
- Vice-Chair Bennion asked if Fire Sprinklers save the structural integrity of a house.
- Commissioner Gilmer asked if the ordinance could only require fire sprinklers for new builds.
- Vice-Chair Bennion asked if Fire Sprinklers add pressure to the water system.
- Commissioner's Bennion and Doll think the existing ordinance is adequate.
- Commissioner Wilkins asked how often sprinkler systems get certified.

Chair Sulham closed the Public Hearing at 6:34 p.m.

Commissioner Doll moved to recommend that the City Council not adopt Ordinance D26-34 and instead leave the existing regulations for automatic fire extinguishing systems in effect. Vice-Chair Bennion seconded the motion.

The commission discussed the motion on the floor.

Motion Approved 4 – 1.

VII. Old / Continuing Business

None.

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.

Development Services Manager Balisky presented AB26-37.

Following the presentation, the Commission expressed support for the renumbering of the stormwater code.

IX. For the Good of the Order

A. Correspondence

None.

B. Staff Comments

- Development Services Manager Balisky announced the Development Services Team has started work on the new permit software.
- Development Services Manager Balisky announced the Development Services Team has started to get ready for Summer outreach events.

C. Commissioner Comments

- Commissioner Doll thanked Fire Chief Parkinson for his attendance at the meeting.

X. Adjournment

At 6:47 p.m. the Meeting was adjourned by Commissioner Grant Sulham with the common consent of the Committee.

Lauren Balisky, Development Services
Manager

Commissioner Grant Sulham, Chair

Note: Unless otherwise indicated, all documents submitted at 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.

Planning Commission Meeting

April 1, 2026
6:00 PM

Minutes



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

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)

Agenda Bill Number:	AB26-37 -
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 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 hold a public hearing on the proposed recodification (relocation and renumbering) of the Bonney Lake Municipal Code (BLMC) related to stormwater management and the stormwater utility. 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

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 the 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

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.

CITY ATTORNEY REVIEW

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

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 16.08.030.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

SUGGESTION MOTION

Adopt as presented:

I recommend that the City Council adopt Ordinance D26-37, recodifying Chapters 15.13 and 15.14 of the Bonney Lake Municipal Code to Title 13 and amending references thereto, as presented.

ALTERNATIVE MOTIONS

Adopt with amendments:

I recommend that the City Council adopt Ordinance D26-37, recodifying Chapters 15.13 and

15.14 of the Bonney Lake Municipal Code to Title 13 and amending references thereto, with the following amendment(s): *[list amendments]*.

Do not adopt:

I recommend that the City Council not adopt Ordinance D26-37 and instead leave Chapters 15.13 and 15.14 of the Bonney Lake Municipal Code in Title 15.

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: 6/2/2026

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

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 June 3, 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)

FINDINGS OF FACT AND CONCLUSIONS

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

FINDINGS OF FACT

Public Participation

- 1) The Bonney Lake Planning Commission held a public meeting to discuss the amendments on May 13, 2026.
- 2) The Bonney Lake City Council Community Development Committee held a public meeting to discuss the amendments on May 5, 2026.
- 3) The Bonney Lake Planning Commission held a public hearing on June 3, 2026, and recommended that the City Council [recommendation].
- 4) The City issued an official notice of the public hearing on May 20, 2026, which is 14 days prior to the hearing.
- 5) The notice of public hearing provided a comment period, which concluded on June 3, 2026.
- 6) Notice of the hearing was also published in the newspaper on May 20, 2026, as required by BLMC 14.140.040(D).

State Environmental Policy Act

- 7) 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).
- 8) 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.
- 9) The Public Services Director acting as the SEPA Responsible Official determined that the proposed amendment is categorically exempt from threshold determination pursuant to BLMC 16.08.030.R.2.

State Agency Review

- 10) 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.

- 11) 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

- 12) The City's comprehensive plan, *Envision Bonney Lake*, includes the following goals and policies:
 - a. 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."
 - b. Goal ES-4 establishes the goal to "Preserve, restore, and enhance the quality of surface waters to provide high quality natural habitats protected from point and non-point pollution sources."
 - c. Policy ES-4.1 states that the City should "Protect water bodies from point and non-point sources of contamination and nitrification."
 - d. Policy ES-4.2 states that the City should "Promote the enhancement or restoration of surface waters as adjacent development activities occur."
 - e. Policy ES-4.3 states that the City should "Protect against erosion of drainage channels."
 - f. Policy ES-4.4 states that the City should "Encourage land developments to maximize stormwater infiltration."
 - g. Policy ES-4.5 states that the City should "Promote Low Impact Development techniques as an alternative to standard development practices such as, using natural systems to maintain and enhance environmental quality by having them perform such functions as cleaning air and water, and controlling storm water runoff."
 - h. Policy ES-4.7 states that the City should "Mitigate stormwater related impacts through best management practices based on the best available science."

- i. Goal CF&S-13 establishes the goal to “Ensure that public facilities and services necessary to support new development are adequate to serve the development at the time the development is available for occupancy and use based on locally adopted level of service standards.”

Washington State Law

- 13) 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 stormwater requirements, consistent with Chapter 90.48 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 – 6).
- 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 7 – 9).
- 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 10 – 11).
- 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 12 – 13).