

**Planning Commission Meeting**

**June 3, 2026  
6:00 PM**

**Minutes**

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

**I. Call to Order**

Chair Sulham, called the meeting to order at 6:03 p.m.

**II. Planning Commission Roll Call**

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

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

**Commissioner Doll moved to excuse Chair Sulham. Commissioner Hallstead seconded the motion.**

**Motion 5 – 0.**

**III. Next Meeting Poll - July 1, 2026**

The next Planning Commission meeting poll is 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

**Commissioner Hallstead moved to approve the minutes from the May 13, 2026, Planning Commission Meeting. Commissioner Wilkins seconded the motion.**

**Motion 5 – 0.**

**V. Public Comments**

None.

**VI. Public Hearings**

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. Development Services Manager Balisky presented and went over the AB26-37.

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

Vice-Chair Bennion closed the Public Hearing at 6:08 p.m.

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

**Motion 5 – 0.**

## **VII. Old / Continuing Business**

None.

## **VIII. New Business**

None.

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

### **A. Correspondence**

- Commissioner Gilmer sent in a letter of resignation from the Planning Commission, effective immediatly.

### **B. Staff Comments**

- Development Services Manager Balisky told the Planning Commission about the BESS Moratorium.
- Development Services Manager Balisky updated the Planning Commission on the Enterprise, Permitting & Licensing software.
- Development Services Manager Balisky updated the Planning Commission on the Planning Commission Work Plan.

### **C. Commissioner Comments**

- Commissioners thanked Commissioner Strous-Boyd for her time on the Planning Commission.
- Vice Chair Bennion asked about the regulations at Ballfield 5.

**X. Adjournment**

**Commissioner Doll moved to adjourn the meeting. Commissioner Hallstead seconded the motion.**

**Motion 5 – 0.**

**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.**

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Lauren Balisky, Development Services  
Manager

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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/>

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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.**