

Community Development Committee Meeting

July 7, 2026
4:30 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 Community Development Committee Meetings. Options for attending are provided below.

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

By phone: 1-323-792-6234 (Meeting ID: 576 517 451#)

By internet: Chrome- [TEAMS Meeting Link](#) (Meeting ID: 272 334 403 013 80)

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. Community Development Committee Roll Call

Councilmember Fullerton, Councilmember McClimans, and Councilmember Rock.

III. Agenda Modifications

IV. Approval of Minutes

A. **Approval of Minutes:** June 02, 2026 Community Development Committee Meeting Minutes

V. Department Reports/Presentations

VI. Items for Discussion/Action

A.

An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Regarding Local Amendments To The International Building Code And International Residential Code; Repealing Subsections 15.04.082.Q, 15.04.083.E, And 15.04.083.Q Of The Bonney Lake Municipal Code To Remove The Local Amendments For Residential Accessory Structures And Fire Separation Requirements Between Garages And Dwelling Units; Providing For Severability And Corrections; And Establishing An Effective Date.

B. **AB26-50** - A Resolution Of The City Council Of The City of Bonney Lake, Pierce County, Washington, Adopting The Six-Year Transportation Improvement Program (2027-2033)

VII. Open Committee Discussion

A. Battery Energy Storage System (BESS) Facilities

VIII. 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.

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.

Community Development Committee Meeting

June 2, 2026
4:30 PM



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

Minutes

I. Call to Order

Chair Fullerton called the meeting to order at 4:30 p.m.

II. Community Development Committee Roll Call

Elected officials attending were Chair Gwendolyn Fullerton, Deputy Mayor Dan Swatman, and Councilmember Brittany Rock(Absent). Attending virtually Councilmember Kelly McClimans.

Staff members in attendance at the physical location were Mayor Terry Carter, Judge Anneke Berry, Administrative Services Director and Interim Finance Director Chuck McEwen, Public Services Director Jason Sullivan, Public Works Superintendent Ryan McBee, City Engineer Ken Gill, and Administrative Specialist II Debbie McDonald.

III. Agenda Modifications

None.

IV. Approval of Minutes

A. **Approval of Minutes:** May 05, 2026, Community Development Committee Meeting Minutes

Minutes from the May 5, 2026, Community Development Committee Meeting were approved.

V. Department Reports/Presentations

Public Services Director Sullivan introduced the new Public Works Superintendent, Ryan McBee.

The Committee welcomed him to the City.

VI. Items for Discussion/Action

A. A Motion Of The City Council Of The City Of Bonney Lake, Pierce County, Washington Awarding A Professional Services Contract For Traffic Signal

Evaluation Services To PSOMAS To Support The West Tapps Highway And Church Lake Road Intersection Improvements.

City Engineer Gill gave an overview of the Professional Service Contract with PSOMAS.

The Committee discussed and shared their concerns, including:

- Is staff able to test and see if signal will work after it is moved.
- Good work by staff to recycle.
- Scrap until budget is healthier.

Place item on Consent Agenda for the June 16th, Council meeting.

- B. A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, To Authorize A Scope And Fee With GeoEngineers For Slope Stability and Road Repair Recommendations for Church Lake Road

City Engineer Gill gave an overview of slope stability and road repair recommendations.

The Committee discussed and shared their concerns, including:

- Can we go after the Engineer who approved the road.
- Why is this road failing.

Place the item on Consent Agenda for the June 16th, Council meeting.

- C. A Resolution Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Authorizing Award Of A Professional Services Contract With BCRA For Concept Design And Cost Estimating Services For Tenant Improvements To The Justice And Municipal Center

City Engineer Gill gave an overview of tenant improvement for the Justice and Municipal Center. Judge Berry spoke on the security needed for improvements.

The Committee discussed and shared their concerns, including:

- Can understand the need to replace the half door.
- Bad timing with the budget shortfall.
- There is a separate fund for Capital Improvements.
- Will this impact the General Fund.
- Would like to be given options and there cost.
- What other projects are out there the money could go towards?

VII. Open Committee Discussion

Committee members had no discussion items.

Public Services Director Sullivan asked Committee members if there was anything they

wanted updated on.

The Committee members asked for updates on the following:

- Electrical wire theft.
- Pole in the sidewalk by Safeway.
- Senior Center remodel.
- Food vendors by the High School.
- Cars parked at Allan Yorke Park all day.

VIII. Public Comments

None.

IX. Adjournment

At 5:42 p.m. the Community Development Committee Meeting was adjourned by Councilmember Gwendolyn Fullerton with the common consent of the Committee.

Debbie McDonald, Administrative
Specialist II

Councilmember Gwendolyn Fullerton,
Chair

Items presented at the June 02, 2026, Community Development Committee Meeting for the record: None.

City of Bonney Lake, Washington
Community Development Committee Agenda Bill (AB)

Agenda Bill Number:

Agenda Item Type:

Ordinance

Presenter:

Lauren Balisky, Development Services
Manager

City Strategic Goal Category:

Economic Development Vision

Department/Division Submitting:

Public Services Staff

**Impacted Departments That Received
Notification:**

Public Services

Full Title/Motion:

An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Regarding Local Amendments To The International Building Code And International Residential Code; Repealing Subsections 15.04.082.Q, 15.04.083.E, And 15.04.083.Q Of The Bonney Lake Municipal Code To Remove The Local Amendments For Residential Accessory Structures And Fire Separation Requirements Between Garages And Dwelling Units; Providing For Severability And Corrections; And Establishing An Effective Date.

Short Background Summary:

PURPOSE

The purpose of this item is to brief the Community Development Committee on the proposed code amendments related to residential accessory structures and fire separation in garages. City staff is requesting initial review and comment on the draft Ordinance (see **Attachment A**), and direction on whether to place the item on the consent agenda or full council agenda after the public hearing with the Planning Commission.

DISCUSSION

City Council requested staff to bring forward this amendment to Bonney Lake Municipal Code (BLMC) to remove the additional requirements for residential accessory structures and fire separation between garages and dwelling units that exceed the minimum requirements in Washington State law. This update:

- Repeals [Subsection 15.04.082.Q BLMC](#) (see **Attachment B**), which amends language in the International Building Code related to fire separation between garages and dwelling units for certain occupancies.
 - Repeals [Subsection 15.04.083.E BLMC](#) (see **Attachment B**), which amends the exemption in the International Residential Code for residential accessory buildings.
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- **Repeals [Subsection 15.04.083.Q BLMC](#)** (see **Attachment B**), which amends language in the International Residential Code related to fire separation between garages and dwelling units for certain occupancies and refers you to BLMC 15.04.082.Q.

TENTATIVE SCHEDULE

- July 7, 2026 - CDC Discussion
- August 5, 2026 - Planning Commission Public Hearing
- August 18, 2026 - City Council Decision

Budget Explanation:

N/A

Committee, Board, Commission, & Hearing Examiner Review

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

Date of Committee/Commission/Examiner Meeting: 7/7/2026

Date of Committee/Commission Public Hearing: 8/5/2026

Committee/Commission/Examiner Meeting Decision:

Council Action

Date of Council Workshop

Date of Council Meeting

Date of Council Public Hearing

8/18/2026

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, REGARDING LOCAL AMENDMENTS TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE; REPEALING SUBSECTIONS 15.04.082.Q, 15.04.083.E, AND 15.04.083.Q OF THE BONNEY LAKE MUNICIPAL CODE TO REMOVE THE LOCAL AMENDMENTS FOR RESIDENTIAL ACCESSORY STRUCTURES AND FIRE SEPARATION REQUIREMENTS BETWEEN GARAGES AND DWELLING UNITS; 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 wishes to remove the more restrictive requirements for residential accessory structures and fire separation requirements between garages and dwelling units 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 statutorily 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 [Month Day], 2026, as required by BLMC 14.140.080 and recommended that the City Council [recommendation], as required by BLMC 14.140.100; and

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings of Facts and Conclusions. The findings of fact and conclusions attached as Attachment A are adopted in full by the City Council in support of its decision. The recitals listed above in this Ordinance are further adopted as legislative findings.

Section 2. Repealed. Subsection 15.04.082.Q of the Bonney Lake Municipal Code, Section 406.3.2.1 Separation, is hereby repealed in its entirety.

Section 3. Repealed. Subsection 15.04.083.E of the Bonney Lake Municipal Code, Section R105.2 Work Exempt from Permit – Building Item No. 1, is hereby repealed in its entirety.

Section 4. Repealed. Subsection 15.04.083.Q of the Bonney Lake Municipal Code, Section R302.6 Separation amended, is hereby repealed in its entirety.

Section 5. 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 6. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 7. 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 8. 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)

Title 15. Buildings and Construction

Chapter 15.04. BUILDING CODES

§ 15.04.082. International Building Code amended.

The International Building Code as adopted by BLMC § **15.04.020** is hereby amended as follows:

A. Section 100.1 Title.

These regulations shall be known as the Building Code, hereinafter referred to as "this code."

B. Section 103.1 Creation of Enforcement Agency.

The Public Services Department shall be responsible for the enforcement of this code.

C. Section 104.3 Notice and Orders.

The building official shall issue necessary notice and order to ensure compliance with this code. Service of notice shall be given in the manner prescribed in BLMC § **14.130.050**.

D. Section 104.6 Right of entry.

Refer to BLMC § **14.130.060** regarding right of inspection.

E. Section 105.2 Work exempt from permit – Building item No. 1 is deleted in its entirety.

F. Section 105.2 Work exempt from permit – Building item No. 2.

Fences not over 6 feet (1,829 mm) in height.

G. Section 105.3.1 Action on application.

The building official shall examine or cause to be examined applications for permits and amendments after the complete application has been submitted to the City as determined by BLMC § **14.40.030**. If the application or construction documents do not conform to the requirements of this code and other pertinent regulations, the building official shall provide notice to the applicant stating the deficiencies. Once the building official determines that the proposed work conforms to this code and other pertinent regulations the building official shall issue a permit. Issuance of a permit shall occur within 120 days as calculated pursuant to BLMC § **14.10.070**, unless the applicant and City mutually agree to additional time to issue the permit.

H. Section 105.3.2 Time limitation of application.

An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or the permit has been issued; except that the building official is authorized to grant a maximum of two extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

I. Section 105.6 entitled "Suspension or revocation" is deleted in its entirety.

J. Section 107.3.4.1 entitled "Deferred submittals" is deleted in its entirety.

K. Section 109.4 Work commencing before permit issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to an Investigation Fee. An investigation fee in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code.

L. Section 111 Certificate of occupancy. The following is added to Section 111:

Section 111.5 Use and Occupancy.

No building or structure of Groups A, B, E, F, H, I, LC, M, R, or S occupancies shall be used or classification of a building or structure or portion thereof, shall be made until the building official has issued a Certificate of Occupancy as provided herein. A Certificate of Occupancy shall be issued only:

1. After compliance with applicable zoning regulations, concomitant agreement articles, construction permit conditions, conformity to the provisions of this code, and all relevant laws, ordinances, rules and regulations; and
2. Upon satisfactory repair of, or payment for, any damage to city property occurring in the course of work done under the provisions of this code; and
3. Electronic media documents of the as-built building has been received and approved by the City of Bonney Lake.

M. Section 111.3 Temporary Occupancy is deleted in its entirety.

N. Section 114 Violations.

Violations of this code shall be subject to the enforcement provisions of Chapter **14.130** BLMC.

O. Section 115 Stop Work Order.

Stop work orders shall be governed by BLMC § **14.130.070**.

P. Section 116 Unsafe structures and equipment.

The abatement of unsafe structures and equipment shall comply with the requirements of BLMC § **14.130.160**.

Q. Section 406.3.2.1 Separation.

Private residential garages attached to a dwelling unit shall be separated from the dwelling unit with one layer of 5/8 inch Type-X sheetrock on the garage side. This sheetrock shall be continuous from the foundation to roof sheathing, or on all walls and ceiling of the garage. When a dwelling unit is located above a garage, all walls and ceilings of the garage shall have minimum one layer of 5/8 inch Type-X sheetrock. When framing members are more than 16" on center two layers of 5/8 inch Type-X sheetrock shall be required. Sheetrock shall be nailed at seven (7) inches on center, on both edge and field with 6d two (2) inch nails. Openings such as doors and attic accesses shall be 1-3/8 inch solid core doors, or a twenty (20)-minute rated assembly and shall be self-closing and self-latching. Penetrations shall be steel, ferrous or copper pipes, or steel conduit, or one-hour listed assemblies. No windows shall be permitted in the garage/house wall. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

R. Section 508.1 General.

508.1 General.

Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3, 508.4 or 508.5, or a combination of these sections.

Exceptions:

1. Occupancies separated in accordance with Section 510.
2. Where required by Table 415.6.5, areas of Group H-1, H-2 and H-3 occupancies shall be located in a detached building or structure.
3. When a child day care center, as defined in BLMC § **18.04.030**, is operated in a dedicated space within an existing building that has more than one use, the building official must calculate the occupancy load of the child day care center based only on the areas in the building where the child day care services are provided.

(Ord. 1035 § 6, 2004; Ord. 1462 § 3, 2013; Ord. 1643 § 7, 2020; Ord. 1745, 12/9/2025)

§ 15.04.083. International Residential Code amended.

The International Residential Code, as adopted by BLMC § **15.04.020**, is hereby amended as follows:

A. Section R100.1 Title.

These regulations shall be known as the Residential Building Code, hereinafter referred to as "this code."

B. Section R103.1 Creation of Enforcement Agency.

The Public Services Department shall be responsible for the enforcement of this code.

C. Section R104.3 Notice and Orders.

The building official shall issue necessary notice and order to ensure compliance with this code. Service of notice shall be given in the manner prescribed in BLMC § **14.130.050**.

D. Section R104.6 Right of entry.

Refer to BLMC § **14.130.060** regarding right of inspection.

E. Section R105.2 Work Exempt from Permit – Building Item No. 1.

One-story detached structures accessory to a residence used as tool and storage sheds, playhouses and similar uses, shall not require a permit provided the projected roof area does not exceed 120 square feet and complies all with required setbacks.

F. Section R105.2 Work Exempt from Permit – Building Item No. 2.

Fences not over 6 feet (1,829 mm) in height.

G. Section R105.3.1 Action on application.

See BLMC § **15.04.082(G)**.

H. Section R105.3.2 Time limitation of application.

See BLMC § **15.04.082(H)**.

I. Section R105.6 entitled "Suspension or revocation" is deleted in its entirety.

J. Section R106.1 Submittal documents. The following is added to Section R106.1:

Section R106.1.5 Revisions to approved plans are to be submitted and approved three days prior to calling for frame inspection.

K. Section R106.2 Site plan or plot plan. The following is added to Section R106.2:

Section R106.2.1. Sites with slopes greater than fifteen percent (15%) shall indicate slope on the site plan with topography lines in two (2) foot increments.

L. Section R106.3.3 is deleted in its entirety.

M. Section R108.6 Work commencing before permit issuance.

See BLMC § **15.04.082(K)**.

N. Section R111.3 is deleted in its entirety.

O. Section R113 Violations.

Violations of this code shall be subject to the enforcement provisions of Chapter **14.130** BLMC.

P. Section R114 Stop Work Order.

Stop work orders shall be governed by BLMC § **14.130.070**.

Q. Section R302.6 Separation amended.

See BLMC § **15.04.082(Q)**.

R. Section R319.1 Address identification.

Approved addresses assigned by the City consistent with the standards of Chapter **15.32** BLMC shall be provided for all buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Addresses numbers shall be Arabic numbers or alphabetical letters a minimum of 4 inches in height, with a 1 inch minimum stroke and have a highly contrasting background. Numbers shall not be spelled out. Where required by the Fire Official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by the means of a panhandle lot or access easement/tract that does not have a street number and the building address is not visible from the public right-of-way, a monument, pole, other sign, or means containing the building address shall be used in addition to the address attached to the building.

(Ord. 1035 § 7, 2004; Ord. 1066 § 1, 2004; Ord. 1358 § 3, 2010; Ord. 1462 § 4, 2013; Ord. 1643 § 8, 2020; Ord. 1686 § 10, 2023)

City of Bonney Lake, Washington
Community Development Committee Agenda Bill (AB)

Agenda Bill Number: AB26-50 -
Agenda Item Type: Resolution
Presenter: Ken Gill, City Engineer, Andrew Fonda,
Assistant City Engineer
City Strategic Goal Category: Public Safety Vision
Department/Division Submitting: Public Services Staff
Impacted Departments That Received Notification: Public Services

Full Title/Motion: A Resolution Of The City Council Of The City of Bonney Lake, Pierce County, Washington, Adopting The Six-Year Transportation Improvement Program (2027-2033)

Short Background Summary:

RCW 35.77.010 requires that by July 1st of each year the City prepares and updates its Six Year Transportation Improvement Program (TIP) identifying projects that are planned or envisioned to be completed over the next six years. Prior to the adoption of the TIP, the City Council must hold a public hearing, which is scheduled for July 15, 2025. Approval of the TIP does not authorize any budget expenditures. Changes from the last TIP will be presented by staff.

Budget Explanation:

None. Approval of the TIP does not authorize any budget expenditures.

Committee, Board, Commission, & Hearing Examiner Review

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

Date of Committee/Commission/Examiner Meeting: 7/7/2026

Date of Committee/Commission Public Hearing: 7/21/2026

Committee/Commission/Examiner Meeting Decision: TBD

Council Action

Date of Council Workshop

Date of Council Meeting

Date of Council Public Hearing

Six Year Transportation Improvement Program Definition of Information Codes

The following descriptive codes are used in the TIP program provided by WSDOT. The following is a list of the meaning of various codes used in the TIP table.

Functional Classification

Urban (Over 5000 population)

- 00 – No Classification
- 11 – Interstate
- 12 – Freeways & Expressways
- 14 – Other Principal Arterials
- 16 – Minor Arterial
- 17 – Collector
- 19 – Local Access

Improvement Type Codes

- | | |
|--|------------------------------------|
| 01 – New Construction on New Alignment | 08 – New Bridge Construction |
| 02 – Relocation | 09 – Bridge Replacement |
| 03 – Reconstruction | 10 – Bridge Rehabilitation |
| 04 – Major Widening | 11 – Minor Bridge Rehabilitation |
| 05 – Minor Widening | 12 – Safety/ Traffic Operation/TSM |
| 06 – Other Enhancements | 13 – Environmentally Related |
| 07 – Resurfacing | 32 – Non Motor Vehicle Project |

Funding Status

S - Project is **selected** by the appropriate selection body and **funding has been secured** by the lead agency.
P - Project is subject to selection by an agency other than the lead and is listed for planning purposes. (**Funding has not been determined.**)

Utility Codes

- W – Water
- S – Sewer (other than agency-owned)
- P – Power
- G – Gas
- C – Cable TV
- T – Telephone
- O – Other

Environmental Data Type

- EIS – Environmental Impact Statement
- EA – Environmental Assessment
- CE – Categorical Exclusion

RESOLUTION NO. XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, ADOPTING THE SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM (2027-2033).

WHEREAS, City officials are directed by RCW 35.77.010 to adopt a 6-Year Transportation Program (TIP); and

WHEREAS, such a plan was prepared and submitted to the Mayor and City Council; and

WHEREAS, a public hearing was held on July 14th, 2026, with subsequent City Council discussion and direction.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Bonney Lake does hereby resolves as follows:

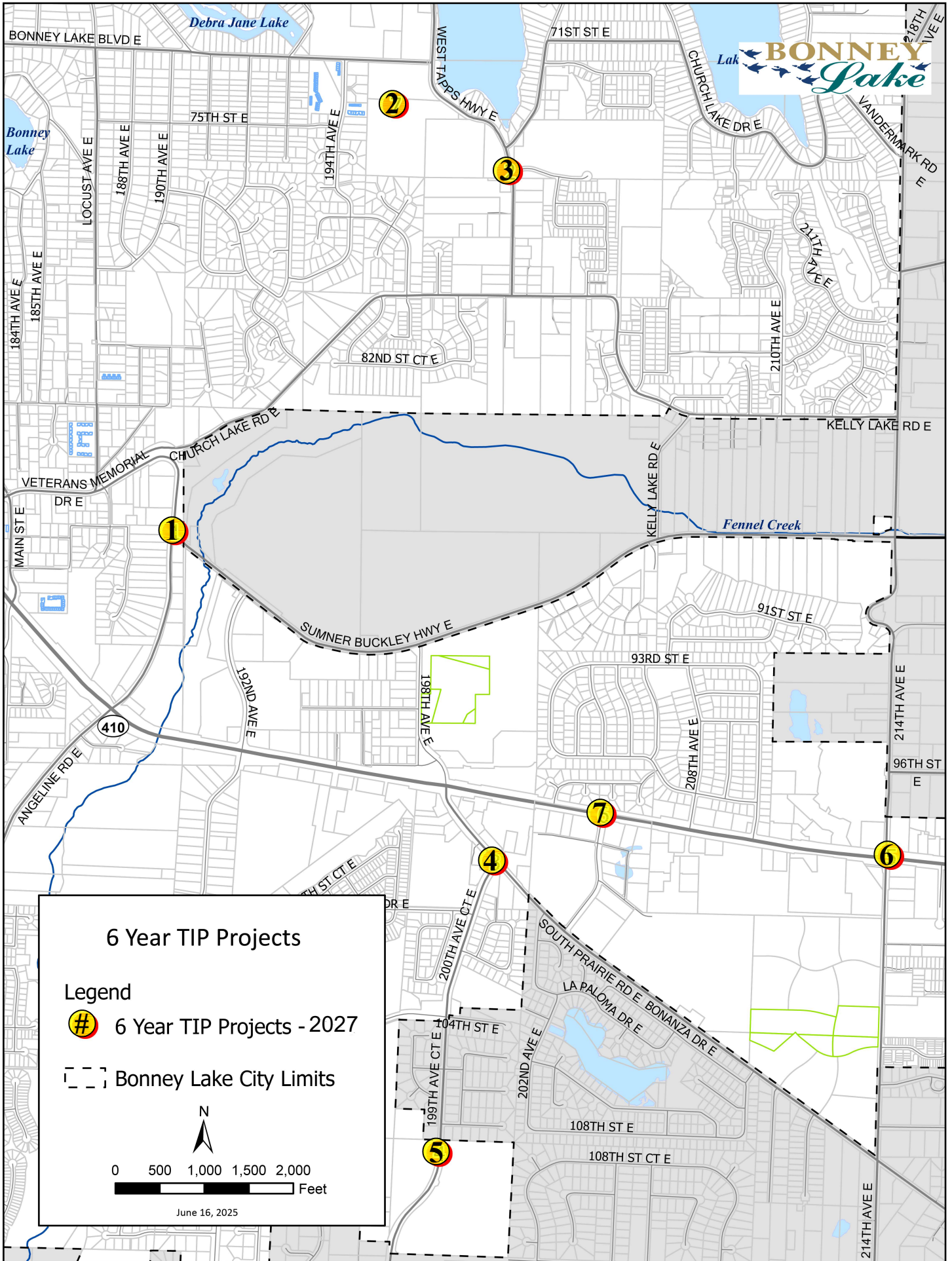
Adopts the Six-Year Transportation Improvement Program for the years 2026 to 2033 to be approved as a guide for the improvement of the streets of the City of Bonney Lake.

PASSED by the City Council this 21st day of July 2026.

Terry Carter, Mayor

AUTHENTICATED:

Sadie A. Schaneman, MMC, City Clerk



**CITY OF BONNEY LAKE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the City of Bonney Lake council will convene a Public Hearing at 6:00 PM on Tuesday, July 21st, 2026, or soon thereafter, in the City Council Chambers at the Bonney Lake Justice and Municipal Building, 9002 Main Street E., Bonney Lake, Washington to hear testimony regarding the proposed Six (6) Year Transportation Improvement Program for the City of Bonney Lake. All persons who desire to give testimony regarding the proposed program should appear before the Council and present their testimony at said hearing. A copy of the proposed plan is available from City Engineer Ken Gill. Interested persons may appear and present their testimony at the hearing, or written comments may be submitted to the City Engineer, 21719 96th Street E., Buckley, WA 98321 or emailed to gillk@bonneylake.gov, no later than 5:00 PM, on Tuesday, July 21st, 2026.

Priority Number	Project Name	Project Limits		Description	Funding Status	Federal Aid Number	Estimated Project Cost	Estimated City Contribution	Functional Class	Improvement Type													Utilities							Environmental Classification	R/W Needed? (Acquisition Date)						
		Beginning	End							New Construction (01)	Relocation (02)	Reconstruction (03)	Major Widening (04)	Minor Widening (05)	Other Enhancements (06)	Resurfacing (07)	New Bridge (08)	Bridge Replacement (09)	Bridge Rehabilitation (10)	Minor Bridge Rehabilitation (11)	Safety (12)	Environmental (13)	Non Motor Vehicle Project	Water	Sewer	Power	Gas	Cable TV	Telephone			Other					
1	Veterans Memorial Drive at Angeline Road	Intersection	Intersection	Construct a roundabout and Fennel Creek Trail connection to Locust Ave	S	STBGUL-3120 (003)	\$7,323,434	\$3,527,000	16			03			06	07										32	W	S	P	G	C	T	O	CE	YES		
2	West Tapps Highway Relocation-Corridor Plan (2028), Design (2029), Permitting+ROW (2032), CN (2032)	Bonney Lake Blvd	New connection with AYP	Construct new road with 2 travel lanes, shared use path on east and north side of road with the intersection at the south end of AYP. Road to be built within existing park property and will connect with new roundabout on Bonney Lake Blvd. Reconfigure the existing intersection of Bonney Lake Blvd and West Tapps Hwy to accommodate West Tapps Hwy alignment.	P		\$5,260,000	\$5,260,000	12		02			05	06	07									12	32	W	S	P	G	C	T	O	CE	NO		
3	West Tapps Highway	76th Street Ct E	Church Lake Road	Upgrade roadway with concrete curb and gutter on both sides of the road and a multi-use path on the west side. Gravity sewer extension and 820 LF of 8 inch DI water main replacement on West Tapps Highway. Stormwater improvements in the west leg of the intersection with Church Lake Road. Vertical alignment improvements on the east leg of the intersection with Church Lake Road.	P		\$9,498,000	\$9,498,000	16			03			06	07									12	32	W	S	P	G	C	T	O	CE	NO		
4	South Praire Road and 200th Ave E	Intersection	Intersection	Intersection control evaluation to determine appropriate channelization and/or control improvements. Assumed improvement is add SB through lane and widen approaches as needed.	P		\$2,260,000	\$2,260,000	16			03													12	32	W	S	P	G	C	T	O	CE	NO		
5	199th Ave E and 109th St E	Intersection	Intersection	Install new roundabout at Mountain View Middle School and Bonney Lake High School	P		\$6,480,000	ZERO	17			03				07									12	32	W	S	P	G	C	T	O	CE	NO		
6	SR410 and 214th Ave E	Intersection	Intersection	Intersection control evaluation to determine identify optimal configuration. Assumed improvement is to convert right drop lane to a through lane and add new right turn drop lane.	P		\$520,000	\$520,000	12			03		05		07								10	12		W	S	P	G	C	T	O	CE	NO		
7	SR410 and 204th Ave E	Intersection	Intersection	Remove landscape island, pave and stripe to lengthen left hand turn pocket.	P		\$150,000	\$150,000	12			03		05	06	07									12	32	W	S	P	G	C	T	O	CE	NO		
0	Street Reconstruction Program	City Wide		108th, 110th, 111th, 112th, 193rd Cul-de-sacs-bid fall 2026	P		\$350,000	\$350,000																	12									CE	NO		
0	Street Overlay Program	City Wide			P		\$275,000	\$275,000	00							07																			CE	NO	
0	Street Chip Seal Program-(Every other year)	City Wide		None in 2026; restart in 2027 then alternate years	P		\$303,000	\$303,000	00																12											CE	NO
0	Sidewalk Improvements	City Wide		84th/Locust-sidewalk gap-bid fall 2026	P		\$275,000	\$275,000	00																32											CE	NO
0	ADA Improvements	City Wide			P		\$275,000	\$275,000	00																											CE	NO

\$32,969,434 \$22,693,219

Priority Number	Project Name	Project Phase												Expenditure Schedule					
		Engineering (PE)				Permitting and Right-of Way (ROW)				Construction (CN)				Year 1 (2027)	Year 2 (2028)	Year 3 (2029)	Year 4 (2030)	Year 5 (2031)	Year 6 (2032)
		Start Date	Estimated Phase Cost	Outside Funding Source	Outside Contribution (%)	Start Date	Estimated Phase Cost	Outside Funding Source	Outside Contribution (%)	Start Date	Estimated Phase Cost	Outside Funding Source	Outside Contribution (%)						
1	Veterans Memorial Drive at Angeline Road	2025	\$695,000	RTCC	13.5%	2027	\$50,000	RTCC	13.5%	2028	\$6,200,000	\$2M-C. Schrier \$1.2M-Rep.Stokesberry	TBD	\$50,000	\$6.2M				
2	West Tapps Highway Relocation-Corridor Plan (2028), Design (2029), Permitting+ROW (2032), CN (2032)	2028- Corridor Plan and begin PE in 2029	\$526,000			2030	ZERO-AYP			2031	\$4,734,000	Recommend Apply for TIB Urban Arterial Program	TIB sets a 20% Match for Bonney Lake		\$15,000	\$526,000		\$2.7M	\$2.0M
3	West Tapps Highway	2031	\$1.2M			2032				2033	\$8,358,240							\$1.2M	
4	South Praire Road and 200th Ave E	2032	\$60,000							2033	\$2,200,000								\$60,000
5	199th Ave E and 109th St E	2026		BLSSD						2027		BLSSD							
6	SR410 and 214th Ave E	2032	\$50,000							2034	\$470,000								\$50,000
7	SR410 and 204th Ave E	2028	\$5,000			2028				2029	\$145,000				\$5,000	\$145,000			
0	Street Reconstruction Program	2027								2027				\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
0	Street Overlay Program	2027								2027				\$275,000	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000
0	Street Chip Seal Program-(Every other year)	2027								2027				\$300,000		\$303,000		\$306,030	
0	Sidewalk Improvements	2027								2027				\$275,000	\$277,750	\$280,528	\$283,333	\$286,166	\$289,028
0	ADA Improvements	2027								2027				\$275,000	\$277,750	\$280,528	\$283,333	\$286,166	\$289,028

City of Bonney Lake, Washington
Community Development Committee Agenda Bill (AB)

Agenda Bill Number:	
Agenda Item Type:	None
Presenter:	Jason Sullivan, Public Services Director, Lauren Balisky, Development Services Manager
City Strategic Goal Category:	Water Resource Vision Public Safety Vision Growth Vision
Department/Division Submitting:	Public Services Staff
Impacted Departments That Received Notification:	Public Services Police Department

Full Title/Motion: Battery Energy Storage System (BESS) Facilities

Short Background Summary:

PURPOSE

The purpose of this item is for CDC to direct staff on whether to:

1. Prepare a permanent ordinance that prohibits commercial, industrial, or utility-scale Battery Energy Storage System (BESS) facilities throughout the City;
2. Prepare a permanent ordinance that allows commercial, industrial, or utility-scale BESS facilities in certain zoning districts or locations; or
3. Plan to take no action (allow the interim ordinance to lapse), and leave the Bonney Lake Municipal Code as-is.

DISCUSSION

On April 14, 2026, City Council adopted a temporary 6-Month Moratorium on the acceptance of applications for new BESS facilities, and on May 19, 2026, City Council held a public hearing on the same and took no action. The current moratorium is set to lapse on October 14, 2026. The City Council must either adopt a permanent ordinance by that date, extend the moratorium by holding a new public hearing and adopting a work plan, or allow the moratorium to lapse by that date.

PREVIOUS MEETING MATERIALS

- [April 14, 2026 City Council Meeting Materials](#)
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- [May 19, 2026 City Council Meeting Materials](#)

Budget Explanation:

N/A

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
