

Community Development Committee Meeting

July 7, 2026

4:30 PM

Minutes



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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, Councilmember Kelly McClimans, and Councilmember Brittany Rock.

Staff members in attendance at the physical location were Mayor Terry Carter, Administrative Services Director Chuck McEwen, Public Services Director Jason Sullivan, City Engineer Ken Gill, Development Services Manager Lauren Balisky, and Administrative Specialist II Debbie McDonald.

III. Agenda Modifications

None.

IV. Approval of Minutes

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

Minutes from the June 2, 2026, Community Development Committee Meeting were approved with no corrections.

V. Department Reports/Presentations

None.

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.

Development Services Manager Balisky gave an overview of the Repealing of Local Amendments for Residential Accessory Structures and Fire Separation Requirements. The Committee discussed and shared their concerns, including:

- Making it less restrictive.
- Will not need double Sheetrock.

The Committee agreed to place on consent agenda for August 18, 2026.

- 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)

City Engineer Gill gave an overview of The Six-Year Transportation Improvement Program. The Committee discussed and shared their concerns, including:

- When does the roundabout project start.
- Appreciated how it was presented.

The Committee agreed to place it on the Workshop agenda for August 11, 2026.

VII. Open Committee Discussion

- A. Battery Energy Storage System (BESS) Facilities

Community Services Manager Balinsky gave an overview of the Battery Energy Storage System Facilities. The Committee discussed and shared their concerns, including:

- Is there a good location to put this kind of facility?
- Updating their old equipment.
- What kind of batteries are being stored.
- A lot of unanswered questions.
- Not getting answers for Puget Sound Energy.
- Let other City's try it out first.
- Would this affect businesses in the future.

The Committee agreed to move forward with Option 1, which is to prepare a permanent ordinance that prohibits commercial, industrial, or utility-scale Battery Energy Storage Systems (BESS).

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 July 7, 2026 Community Development Committee Meeting for the record: None.