

Planning Commission Meeting

August 5, 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 - September 2, 2026

IV. Approval of Minutes - July 1, 2026 Planning Commission 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. AB26-60 -

AB26-60 - 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.

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

June 3, 2026

6:00 PM

Minutes



<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 immediately.

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.

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:	AB26-60 -
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:

AB26-60 - 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 hold a public hearing on the proposed code amendments related to residential accessory structures and fire separation in garages. 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

City Council requested that staff bring forward this amendment to the Bonney Lake Municipal

Code (BLMC) to remove the additional requirements for residential accessory structures and for 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 C**), which amends International Building Code (IBC) Section 406.3.2.1 related to fire separation between garages and dwelling units for certain occupancies.
- **Repeals [Subsection 15.04.083.E BLMC](#)** (see **Attachment C**), which amends the exemption in International Residential Code (IRC) Section R105.2 for residential accessory buildings.
- **Repeals [Subsection 15.04.083.Q BLMC](#)** (see **Attachment C**), which amends IRC Section R302.6 related to fire separation between garages and dwelling units for certain occupancies and refers the reader to BLMC 15.04.082.Q.

The language will revert to the IBC and IRC currently adopted under Washington State law (See **Attachment D**).

PUBLIC COMMENT

The public was notified and invited to provide comments before or 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 statutorily exempt from a SEPA threshold determination under [BLMC 16.08.025.C.4.a](#).

POTENTIAL MOTIONS

Adopt as presented:

I recommend that the City Council adopt Ordinance D26-60, repealing subsections 15.04.082.Q, 15.04.083.E, and 15.04.083.Q of the Bonney Lake Municipal Code as presented.

Adopt with amendments:

I recommend that the City Council adopt Ordinance D26-60, repealing subsections 15.04.082.Q, 15.04.083.E, and 15.04.083.Q of the Bonney Lake Municipal Code, with the following amendment(s): [*list amendments*].

Do not adopt:

I recommend that the City Council not adopt Ordinance D26-60 and instead leave subsections 15.04.082.Q, 15.04.083.E, and 15.04.083.Q of the Bonney Lake Municipal Code as existing.

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: 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

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 August 5, 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)

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 Community Development Committee held a public meeting to discuss the amendments on July 7, 2026.
- 2) The Bonney Lake Planning Commission held a public hearing August 5, 2026, and recommended that the City Council [recommendation].
- 3) The City issued an official notice of the public hearing on July 22, 2026, as required by BLMC 14.140.040(D).
- 4) The notice of public hearing provided a comment period, which concluded on August 5, 2026.
- 5) 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

- 6) 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).
- 7) 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.
- 8) The Public Services Director acting as the SEPA Responsible Official determined that the proposed amendment is statutorily exempt from threshold determination pursuant to BLMC 16.08.025.C.4.a.

State Agency Review

- 9) 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.

- 10) 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

- 11) 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

- 12) 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 – 5).
- 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 6 – 8).
- 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 9 – 10).
- 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 11 – 12).

City of Bonney Lake, WA
Wednesday, June 24, 2026

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)

2021 Washington State Building Code

CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

406.3.2.1 Dwelling unit separation.

The *private garage* shall be separated from the *dwelling unit* and its *attic* area by means of *gypsum board*, not less than $\frac{1}{2}$ inch (12.7 mm) in thickness, applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a $\frac{5}{8}$ -inch (15.9 mm) Type X *gypsum board* or equivalent and $\frac{1}{2}$ -inch (12.7 mm) *gypsum board* applied to structures supporting the separation from habitable rooms above the garage. Door openings between a *private garage* and the *dwelling unit* shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than $1\frac{3}{8}$ inches (34.9 mm) in thickness, or doors in compliance with [Section 716.2.2.1](#) with a *fire protection rating* of not less than 20 minutes. Doors shall be *self-closing* and self-latching.

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2021 Washington State Residential Code

CHAPTER 1 SCOPE AND ADMINISTRATION

R105.2 Work exempt from permit.

Exemption from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this *jurisdiction*. *Permits* shall not be required for the following:

Building:

1. Other than storm shelters, one-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m²).
2. Fences not over 7 feet (2134 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.

Electrical:

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

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2021 Washington State Residential Code

CHAPTER 3 BUILDING PLANNING

R302.6 Dwelling-garage fire separation.

The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent *dwelling unit* wall.

TABLE R302.6
DWELLING-GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

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