

Planning Commission Meeting

September 2, 2026

6:00 PM

Minutes



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

I. Call to Order

Chair Sulham, called the meeting to order at 6:00 p.m.

II. Planning Commission Roll Call

Planning Commissioners attending were Commissioner Grant Sulham, Commissioner Jessica Bennion, Commissioner Brad Doll, Commissioner Craig Sarver, and Commissioner Ron Esdaille.

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

III. Next Meeting Poll - October 7, 2026

By common consent, the next meeting will be held on October 7, 2026.

IV. Special Meeting Poll - September 23, September 30, October 14, or October 28, 2026

Development Services Manager Balisky asked the Commission if they would be available for a September 23, September 30, October 14, or October 28 Special Meeting.

Commissioner Sarver moved to host the Planning Commission Special Meeting on October 14th. Commissioner Doll seconded the motion.

Motion 5 – 0.

V. Approval of Minutes - August 5, 2026 Planning Commission Meeting Minutes

A. Review of Draft Minutes: August 05, 2026, Planning Commission Minutes
Commissioner Sarver moved to approve the August 5, 2026, Planning Commission Minutes. Commissioner Doll seconded the motion.

Motion approved 5 – 0.

VI. Public Comments

None.

VII. Public Hearings

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.

Development Services Manager Balisky presented and went over the AB26-60.

Chair Sulham opened the Public Hearing at 6:05pm.

Chair Sulham closed the Public Hearing at 6:08pm.

Vice Chair Bennion moved to 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. Commissioner Sarver seconded the motion.

Motion 5 – 0.

VIII. Old / Continuing Business

None.

IX. New Business

A. Energy Storage System (ESS) Facilities

Development Services Manager Balisky presented the draft Energy Storage System (ESS) Facilities ordinance.

Following the presentation, the Commission expressed support for the draft ordinance.

Other Commission feedback included:

- Chair Sulham asked for clarity on what an Energy Storage System Facility is.
- Commissioner Sarver and Commissioner Esdaille had questions regarding user life-safety, City liability, and the permit process for an Energy Storage System Facility.

X. For the Good of the Order

A. Correspondence

None.

B. Staff Comments

- Development Services Manager Balisky thanked the Commission for being flexible.
- Development Services Manager Balisky informed the Commission of Council's talks about single-wide mobile homes.

C. Commissioner Comments

- Commissioner Bennion invited the Commission to Beautify Bonney Lake on September 19, 2026.

XI. Adjournment

Vice Chair Bennion moved to adjourn the meeting at 6:48pm. Commissioner Esdaille seconded the motion.

Motion 5 – 0.

Lauren Balisky, Development Services
Manager

Commissioner Grant Sulham, Chair

Items presented at the September 02, 2026, Meeting for the record:

1. 20260901_MBAPC Comment Letter – Development Services Manager Balisky presented the letter.

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

August 5, 2026

6:00 PM

Minutes



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

I. Call to Order

Vice - Chair Bennion, called the meeting to order at 6:00 p.m.

II. Planning Commission Roll Call

Planning Commissioners attending were Chair Sulham, Vice-Chair Bennion, Commissioner Doll, Commissioner Gilmer, Commissioner Esdaille, and Commissioner Sarver.

Commissioner Doll moved to excuse Commissioner Hallstead. Commissioner Sarver seconded the motion.

Motion approved 4 – 0.

Staff members in attendance at the physical location were Public Services Director Jason Sullivan, and Planning Commission Clerk Kennedy Spietz.

III. Next Meeting Poll - September 2, 2026

There is a quorum for the September 2nd, 2026, Planning Commission meeting.

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

A. **Review of Minutes:** June 3, 2026, Planning Commission Minutes.

Commissioner Doll moved to approve the minutes from the June 3rd, 2026, meeting were approved with minor corrections. Commissioner Sarver seconded.

Motion approved 4 – 0.

V. Public Comments

None.

VI. Public Hearings

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.

Public Services Director Sullivan presented and went over AB26-60.

Vice-Chair Bennion opened the Public Hearing at 6:03pm.

The Commission discussed and shared their concerns, including:

- Commissioner Sarver asked if the fire department's input was brought in.
- Vice-Chair Bennion informed the new commissioner's that the Fire Chief was at the last meeting, but that they had not discussed the sheetrock fire protection.
- Commissioner Esdaille asked for clarification on what exactly the double sheet rock applied too.
- Commissioner Doll likes the amendment and thinks it makes sense.
- Commissioner Esdaille asked about the requirements for windows in the garage.

Vice-Chair Bennion closed the Public Hearing at 6:13pm.

Commissioner Sulham moved to continue the Public Hearing on AB26-60 until the September 2nd, 2026, Planning Commission Meeting, at 6pm.
Commissioner Gilmer seconded the motion.

Motion approved 6 – 0.

VII. Old / Continuing Business

None.

VIII. New Business

None.

IX. For the Good of the Order

A. Correspondence

None.

B. Staff Comments

- Assistant Planner Spietz welcomed the new commissioners.

C. Commissioner Comments

- Commissioner Gilmer asked for the status of the Senior Center remodel.

X. Adjournment

At 6:25 p.m. Commissioner Doll moved to adjourn the meeting. Commissioner Esdaille seconded.

Motion approved 6 – 0.

Lauren Balisky, Development Services
Manager

Commissioner Grant Sulham, Chair

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September 1st, 2026

Bonney Lake Planning Commission
9002 Main St E, Ste 300, Bonney Lake, WA 98391

Dear Bonney Lake Planning Commission Members,

On behalf of the Master Builders Association of Pierce County (MBAPC), thank you for the opportunity to comment on AB26-60 regarding proposed amendments to the City's building and residential codes.

MBAPC supports the proposed changes to remove local requirements for residential accessory structures and fire separation between garages and dwelling units that exceed Washington State requirements.

We believe these changes would provide greater consistency and predictability for builders, consumers, and City staff without compromising important safety standards articulated in the International Building Code and International Residential Code as adopted by the State of Washington.

While changes like these may appear small in isolation, the cumulative effect of reducing redundant or unnecessarily restrictive regulations can help lower barriers to housing production and reduce construction costs. This approach also supports Bonney Lake's Comprehensive Plan goals of reducing barriers to meeting housing growth targets and keeping the cost of new housing down while maintaining a high quality of living.

MBAPC appreciates the City's willingness to evaluate its local regulations and identify opportunities to simplify requirements while maintaining appropriate health and safety standards. We respectfully encourage the Planning Commission to recommend approval of AB26-60.

Thank you for your consideration.

Sincerely,

Master Builders Association of Pierce County