

ORDINANCE NO. 1756

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.

WHEREAS, the Federal Water Pollution Control Act (Clean Water Act) codified as Title 33 Chapter 26 § 1251 et seq. of the United States Code (USC) and the Washington State Water Pollution Control Act codified at Chapter 90.48 of the Revised Code of Washington (RCW) prohibit the City of Bonney Lake from discharging to waters of the state without a National Pollutant Discharge Elimination System (NPDES) Permit (Permit); and

WHEREAS, the United States Environmental Protection Agency has authorized the Washington State Department of Ecology (Ecology) to administer the NPDES program within the State of Washington; and

WHEREAS, the City is designated as a NPDES Western Washington Phase II permittee and is required to comply with all Permit conditions therein; and

WHEREAS, Section S5 of the Permit requires the City of Bonney Lake to adopt and enforce stormwater regulations for new development, redevelopment, construction site projects, and illicit discharges so that it does not pollute downstream waters; and

WHEREAS, the City of Bonney Lake adopted its first stormwater management and stormwater regulations on June 27, 1995 (Ordinance No. 702); and

WHEREAS, the City of Bonney Lake is committed to protecting the public health, safety, and welfare of its residents and visitors; and

WHEREAS, the City operates three utilities: water, sanitary sewer, and stormwater; and

WHEREAS, the Public Services Department operates these three utilities consistent with the provisions of the Bonney Lake Comprehensive Plan, utilities regulations and the Bonney Lake Municipal Code (BLMC); and

WHEREAS, it makes logical sense to move the stormwater regulations to Title 13 BLMC so that all regulations on utilities are found in the same title; and

WHEREAS, the Public Services Director acting as the State Environmental Policy Act (SEPA) Responsible Official determined that the proposed amendment is categorically exempt from threshold determination pursuant to BLMC 16.08.030.R.2; 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 June 3, 2026, as required by BLMC 14.140.080 and recommended that the City Council adopt the proposed ordinance, 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. Recodification. Chapter 15.13 of the Bonney Lake Municipal Code entitled “Stormwater Management” is hereby renumbered to Chapter 13.18 of the Bonney Lake Municipal Code and all sections thereof shall likewise be renumbered.

Section 3. Recodification. Chapter 15.14 of the Bonney Lake Municipal Code entitled “Stormwater Utility” is hereby renumbered to Chapter 13.19 of the Bonney Lake Municipal Code and all sections thereof shall likewise be renumbered.

Section 4. Amendment. Subsection 13.19.020.I.1 (formerly 15.14.020.I.1) of the Bonney Lake Municipal Code is hereby amended to read as follows:

13.19.020 Definitions.

...

I. “T”.

1. “Impervious surface” means an “impervious surface” as defined in the currently adopted stormwater manual in BLMC ~~15.13.040.A~~ 13.18.040.A.

....

Section 5. Amendment. Subsections 14.30.040.I and 14.30.040.L of the Bonney Lake Municipal Code are hereby amended to read as follows:

14.30.040 Exemptions.

...

- I. Deviations from adopted standards (BLMC 12.04.025, ~~15.13.045~~ 13.18.045, and 15.20.060);

...

- L. Civil utility connection permits to connect to city sanitary sewer (Chapter 13.12 BLMC), stormwater system (Chapter ~~15.13~~ 13.18 BLMC), or water system (Chapter 13.04 BLMC), or certificates of availability for the same;

....

Section 6. Amendment. Subsection 14.70.040.C.2.c of the Bonney Lake Municipal Code is hereby amended to read as follows:

14.70.040 Code modifications allowed by development agreement

...

- C. In order to encourage innovative land use management and provide flexibility to achieve public benefits, a development agreement adopted pursuant to this chapter may impose development standards that differ from the development regulations adopted in the development code; provided, that:

...

- 2. The development standards do not:

...

- c. Modify or alter the requirements of the city's stormwater management regulations adopted pursuant to Chapter ~~15.13~~ 13.18 BLMC; or

....

Section 7. Amendment. Subsection 15.36.040 of the Bonney Lake Municipal Code is hereby amended to read as follows:

15.36.040 Applicable civil improvements.

...

- F. Stormwater system extension within rights-of-way (Chapter ~~15.13~~ 13.18 BLMC);

....

Section 8. Amendment. Subsection 16.24.050.A.5 of the Bonney Lake Municipal Code is hereby amended to read as follows:

16.24.050 Hydrogeologic assessments – Level 2.

...

- J. A Level 2 hydrogeologic assessment shall be prepared, unless waived by the director following concurrency from the city engineer for:

...

- 5. Infiltration of stormwater consistent with the most current version of the Pierce County Stormwater Manual adopted pursuant to BLMC ~~15.13.040~~ 13.18.040 located within the one-year travel time of a wellhead.

....

Section 9. Amendment. Section 16.62.030 of the Bonney Lake Municipal Code is hereby amended to read as follows:

16.62.030 Decision criteria.

Approval of a clearing permit will be based on compliance with the applicable standards of the critical areas code, shoreline code and Chapter ~~15.13~~ 13.18 BLMC, Stormwater Management, and Chapter 16.68 BLMC, Landscaping.

Section 10. Amendment. Subsection 16.68.030.B of the Bonney Lake Municipal Code is hereby amended to read as follows:

16.68.030 General landscaping requirements.

All areas of required landscaping, as determined in BLMC 16.68.040, shall comply with the following:

...

- K. Landscaping shall be designed to encourage rainwater retention and infiltration to the extent feasible. Rain gardens, fully landscaped infiltration basins, vegetated swales and other water quality features may be counted as required landscape areas, provided the landscaping complies with the requirements of this chapter and the city's stormwater manual adopted pursuant to BLMC ~~15.13.040~~ 13.18.040.

....

Section 11. **Amendment.** Subsection 17.50.070.A.2 of the Bonney Lake Municipal Code is hereby amended to read as follows:

17.50.070 Utilities.

- A. In order to ensure the provision of adequate provisions for fire protection, stormwater drainage, potable water and public sanitary sewage disposal systems required to protect and promote the health, safety and welfare of the city and its residents, all divisions of land shall:

...

- 3. Provide storm drainage facilities consistent with the requirements of the Bonney Lake development policies and public works and design standards and Chapter ~~15.13~~ 13.18 BLMC.

....

Section 12. **Amendment.** Section 18.04.090 of the Bonney Lake Municipal Code is hereby amended to read as follows:

18.04.090 “T”.

“Impervious surface” means an “impervious surface” as defined in the currently adopted stormwater manual in BLMC ~~15.13.040.A~~ 13.18.040.A.

....

Section 13.

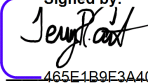
Section 14. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 15. 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.

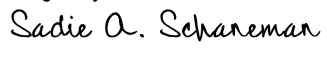
Section 16. Effective Date. This Ordinance shall be effective five days after publication as provided by law.

ADOPTED by the City Council of the City of Bonney Lake and attested by the City Clerk in authentication of such passage on this 16th day of June, 2026.

APPROVED by the Mayor this 16th day of June, 2026.

Signed by:

465E1B9F3A404C5...
Terry Carter, Mayor

AUTHENTICATED:

Signed by:

9C381E0DA4A742E...
Sadie A. Schaneman, MMC, City Clerk

City of Bonney Lake, Washington
City Council Agenda Bill (AB)

Agenda Bill Number:	AB26-37 -
Agenda Item Type:	Ordinance
Presenter:	Lauren Balisky, Development Services Manager
City Strategic Goal Category:	None
Department/Division Submitting:	Public Services Staff
Impacted Departments That Received Notification:	Finance Public Services

Full Title/Motion: 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.

Short Background Summary:

PURPOSE

The purpose of this item is for the City Council to review the Planning Commission recommendation on the proposed recodification (relocation and renumbering) of the Bonney Lake Municipal Code (BLMC) related to stormwater management and the stormwater utility and decide whether to adopt proposed Ordinance D26-34 (**Attachments A and B**).

DISCUSSION

As part of the 2025-2026 Planning Commission Work Plan, staff will prepare amendments related to the construction codes late this year. To prepare for that project and to minimize disruption to the annual National Pollutant Discharge Elimination System (NPDES) Western Washington Phase II Permit reporting requirements, staff is proposing to relocate the stormwater regulations from Title 15 to Title 13, with the City's regulations for the water and sewer utilities. No substantive changes are proposed. This update:

- Relocates and renumbers Chapter 15.13 BLMC to new Chapter 13.18 BLMC
- Relocates and renumbers Chapter 15.14 BLMC to new Chapter 13.19 BLMC
- Amends various references to sections in Chapters 15.13 and 15.14 BLMC to their new location in Chapters 13.18 and 13.19 BLMC

At its discussion on May 5, 2026, the Community Development Committee reviewed the draft

ordinance and requested no changes.

At its discussion on May 13, 2026, the Planning Commission reviewed the draft ordinance and requested no changes.

STAFF REVIEW

A copy of this ordinance was sent to impacted staff in Engineering, Public Works, and Finance for review. Review was completed on May 5, 2026, and no corrections or concerns were raised.

CITY ATTORNEY REVIEW

The City Attorney prepared the initial draft of this ordinance on January 2, 2026.

PUBLIC COMMENT

The public was notified and invited to provide comments 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 categorically exempt from a SEPA threshold determination under [BLMC 16.08.030.R.2](#).

PUBLIC HEARING

On June 3, 2026, the Planning Commission held a public hearing on the proposed ordinance. The Planning Commission recommended that the City Council adopt the proposed ordinance (see **Attachment C**).

TENTATIVE SCHEDULE

- ~~May 5, 2026 – CDC Discussion~~
- ~~May 13, 2026 – Planning Commission Discussion~~
- ~~June 3, 2026 – Planning Commission Public Hearing~~
- June 16, 2026 - City Council Decision

Budget Explanation:

N/A

Committee, Board, Commission, & Hearing Examiner Review

Date of Committee/Commission/Examiner Meeting: 5/5/2026

Date of Committee/Commission Public Hearing: 6/2/2026

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

6/16/2026

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 Planning Commission held a public meeting to discuss the amendments on May 13, 2026.
- 2) The Bonney Lake City Council Community Development Committee held a public meeting to discuss the amendments on May 5, 2026.
- 3) The Bonney Lake Planning Commission held a public hearing on June 3, 2026, and recommended that the City Council adopt the proposed ordinance.
- 4) The City issued an official notice of the public hearing on May 20, 2026, which is 14 days prior to the hearing.
- 5) The notice of public hearing provided a comment period, which concluded on June 3, 2026.
- 6) Notice of the hearing was also published in the newspaper on May 20, 2026, as required by BLMC 14.140.040(D).

State Environmental Policy Act

- 7) 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).
- 8) 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.
- 9) The Public Services Director acting as the SEPA Responsible Official determined that the proposed amendment is categorically exempt from threshold determination pursuant to BLMC 16.08.030.R.2.

State Agency Review

- 10)

ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto pursuant to RCW 36.70A.030.

- 11) 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

- 12) The City's comprehensive plan, *Envision Bonney Lake*, includes the following goals and policies:
 - a. 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."
 - b. Goal ES-4 establishes the goal to "Preserve, restore, and enhance the quality of surface waters to provide high quality natural habitats protected from point and non-point pollution sources."
 - c. Policy ES-4.1 states that the City should "Protect water bodies from point and non-point sources of contamination and nitrification."
 - d. Policy ES-4.2 states that the City should "Promote the enhancement or restoration of surface waters as adjacent development activities occur."
 - e. Policy ES-4.3 states that the City should "Protect against erosion of drainage channels."
 - f. Policy ES-4.4 states that the City should "Encourage land developments to maximize stormwater infiltration."
 - g. Policy ES-4.5 states that the City should "Promote Low Impact Development techniques as an alternative to standard development practices such as, using natural systems to maintain and enhance environmental quality by having them perform such functions as cleaning air and water, and controlling storm water runoff."
 - h.

- i. Goal CF&S-13 establishes the goal to “Ensure that public facilities and services necessary to support new development are adequate to serve the development at the time the development is available for occupancy and use based on locally adopted level of service standards.”

Washington State Law

- 13) 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 stormwater requirements, consistent with Chapter 90.48 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 – 6).
- 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 7 – 9).
- 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 10 – 11).
- 4)

Memo

Date : June 8, 2026
To : Mayor and City Council
From : Jessica Bennion, Planning Commission Vice Chair
Re : **Ordinance D26-37**

On June 3, 2026, the Planning Commission conducted a Public Hearing on Ordinance D26-37 related to the recodification (relocation and renumbering) of chapters of the Bonney Lake Municipal Code (BLMC) related to stormwater management and the stormwater utility. The Planning Commission voted 5-0-0 (1 member absent) to recommend that the City Council approve Ordinance D26-37, without amendments.

As required by BLMC 14.40.100, the Planning Commission has reviewed and adopted the findings of facts and conclusions included as Attachment A to Ordinance D26-37.

Classified Proof

Client	3100013000 - City of Bonney Lake- LEGAL ADS	Phone	(253) 862-8602		
Address	9002 Main St E, Suite 300	E-Mail	BesawK@bonneylake.gov		
	Bonney Lake, WA, 98391	Fax			
Order#	1032874	Requested By	KANDICE BESAW	Order Price	\$65.10
Classification	3030 - Legal Notices	PO #	ORDS 1756-1758	Tax 1	\$0.00
Start Date	07/01/2026	Created By	0917	Tax 2	\$0.00
End Date	07/01/2026	Creation Date	06/23/2026, 02:46:27 pm	Total Net	\$65.10
Run Dates	1			Payment	\$0.00
Publication(s)	Enumclaw Courier Herald				
Sales Rep	9470 - Jennifer Tribbett	Phone	(360) 802-8212		
		E-Mail	jtribbett@courierherald.com		
		Fax			

**City of Bonney Lake
Ordinances adopted
6/16/2026:**

**AB26-37 - Ordinance
1756**

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.

**AB26-40 - Ordinance
1757**

An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Amending Chapter 9.05 Of The Bonney Lake Municipal Code Relating To Lewd Conduct, Indecent Conduct In The Presence Of Minors, And Facilitating Lewd Conduct; Providing For Severability And Corrections; And Establishing An Effective Date

**AB26-48 - Ordinance
1758**

An Ordinance Of The City Council Of The City Of Bonney Lake, Pierce County, Washington, Relating to Electric Motorcycles, Establishing Chapter 10.21 of the Bonney Lake Municipal Code (BLMC) "Electric Motorcycles"; Providing For Severability and Corrections; And Establishing An Effective Date.

ECH1032874
7/1/26