

ORDINANCE NO. 1737

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, REGARDING ACCESSORY DWELLING UNITS; AMENDING SECTIONS 8.08.040, 13.04.030, 13.04.070.D.2.C, 13.04.100.C, 13.04.120.E, 13.12.010, 13.12.082.D.1, 13.12.100.E, 13.12.130, 14.95.020, 15.14.020, 15.14.035, 18.04.010, 18.04.030, 18.04.040, 18.04.070, 18.04.090, 18.04.140, 18.04.160, 18.04.190, 18.04.200, 18.22.090, 19.04.060.G, 19.06.060.G, AND 19.08.120 BLMC TO UPDATE REGULATIONS GOVERNING ACCESSORY DWELLING UNITS IN ACCORDANCE WITH HOUSE BILL 1337, LAWS OF 2023; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Washington State Growth Management Act (GMA) codified as Chapter 36.70A of the Revised Code of Washington (RCW) requires that the City of Bonney Lake adopts a local comprehensive plan; and

WHEREAS, RCW 36.70A.070(2)(d)(iv) requires cities to consider the role of accessory dwelling units in meeting housing needs as part of its comprehensive plan; and

WHEREAS, RCW 36.70A.040(3) requires cities to adopt development regulations that implement the comprehensive plan; and

WHEREAS, the Washington State Legislature passed Engrossed House Bill 1337 (HB 1337), Laws of 2023, related to expanding housing options by easing barrier to the construction and use of accessory dwelling units; and

WHEREAS, compliance with HB 1337 is required within six months after the due date of the periodic comprehensive plan update, or six months after December 31, 2024; and

WHEREAS, the City of Bonney Lake has complied with the amendments in HB 1337 in the adoption of this ordinance; 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 4, 2025, as required by BLMC 14.140.080 and recommended that the City Council adopt the proposed amendments, with two minor modifications, as required by BLMC 14.140.100; and

WHEREAS, pursuant to RCW 36.70A.106, the City submitted this Ordinance to the Washington State Department of Commerce (Commerce); 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 and the analysis contained in the staff report attached as Attachment B 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. **Amendment.** Section 8.08.040 of the Bonney Lake Municipal Code is amended to read as follows:

8.08.040 Definitions.

... K. "Private residence" means any privately owned yard, grounds, walk, driveway, dwelling, house, building or other structure, including appurtenant porches, steps or vestibules, used or designed either wholly or in part for private residential purposes, whether single-family, accessory, duplex or multiple, and whether inhabited or temporarily or continuously uninhabited or vacant.

Section 3. **Amendment.** Section 13.04.030 of the Bonney Lake Municipal Code is amended to read as follows:

13.04.030 Definitions.

For the purpose of this chapter, certain words and terms used are defined as set out in this section. All other terms shall have their usual and accustomed meanings.

A. **"A".**

1. "Accessory dwelling unit" or "ADU" means an "Accessory dwelling unit" as defined in BLMC 18.04.010.

B. **"B".**

1. ~~A.~~ "Business, commercial or industrial use of water" means any person, partnership or corporation which is a customer of the Bonney Lake water department and possesses a valid business or commercial license.

C. **"C".**

1. ~~B.~~ "City" means the city of Bonney Lake.

2. ~~C.~~ “Commodity charge” means the amount the customer must pay the city for water by volume (cost/100 cubic feet).

3. “Condominium” means a “condominium” as defined in BLMC 18.04.030.

4. ~~D.~~ “Connection charge” means the total of the cost of the customer’s connection to the system as defined in subsection J of this section plus the customer’s equitable share of the cost of the system.

5. ~~E.~~ “Council” means the city council of the city of Bonney Lake.

D. “D”.

~~F. “Detached accessory dwelling unit (ADU)” means a detached standalone dwelling structure on the same lot as the primary dwelling for use as a complete, independent living facility with provision within the accessory unit for cooking, eating, sanitation, sleeping and entry separate from that of the main dwelling.~~

1. ~~G.~~ “Developer” means any person, partnership or corporation which develops land for subdivision or constructs buildings.

2. ~~H.~~ “Duplex” means a “duplex” as defined in BLMC 18.04.040 ~~building not more than three stories in height, consisting of two attached single family dwelling units in which each unit extends from foundation to roof. Each unit has a separate means of egress and each unit has separate open space on three sides. A detached single family dwelling unit containing two independent living facilities as defined in subsection I of this section shall not be not considered a duplex for the purposes of utility billing under this section.~~

3. ~~I.~~ “Dwelling unit” means a “dwelling unit” as defined in BLMC 18.04.040 ~~single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.~~

E. “E”.

Reserved.

F. “F”.

Reserved.

G. “G”.

Reserved.

H. “H”.

Reserved.

I. “I”.

1. ~~J.~~ “Installation charge” means the cost incurred by the city in making the physical connection to the water system, including both direct and indirect cost.

J. “J”.

Reserved.

K. “K”.

Reserved.

L. “L”.

1. “Lot” means a “lot” as defined in BLMC 18.04.120.

M. “M”.

1. ~~K.~~ “Metered service” means the service for which charges are computed on the basis of measured quantities of water.

2. ~~L.~~ “Multifamily” means “multifamily” as defined in BLMC 18.04.140 a
~~single structure containing three or more dwelling units.~~

N. “N”.

Reserved.

O. “O”.

Reserved.

P. “P”.

1. “Primary dwelling unit” means a “primary dwelling unit” as defined in BLMC 18.04.160.

2. ~~M.~~ “Public works director” means the public ~~works~~ services director of the city of Bonney Lake.

Q. “Q”.

Reserved.

R. “R”.

1. ~~N.~~ “Restoration fee” means a fee charged when service is reinstituted to a property from which the owner had previously requested service be discontinued.

S. “S”.

1. ~~O.~~ “Service charge” means the amount the customer must pay the city for the availability of water service, irrespective of whether any water is used.

T. “T”.

1. “Townhouse” means a “townhouse” as defined in BLMC 18.04.200.

2. “Triplex” means a “triplex” as defined in BLMC 18.04.200.

U. “U”.

1. ~~P.~~ “Utility rates” means those charges made for utility services by ordinance of the city council of Bonney Lake.

V. “V”.

Reserved.

W. “W”.

1. ~~Q.~~ “Water department” means the city of Bonney Lake water division of the public services department.

X. “X”.

Reserved.

Y. “Y”.

Reserved.

Z. “Z”.

Reserved.

~~R. Unless otherwise defined, all other terms shall have their usual and accustomed meanings.~~

Section 4. Amendment. Section 13.04.070.D.2.c of the Bonney Lake Municipal Code is hereby amended to read as follows:

13.04.070 Water service applications and connection charges.

... D. Water Service Connection Charges. Charges to connect to the city water system shall be due and payable upon issuance of a permit for connection to the city water utility and shall be charged at the rate in effect at the time of application for water service pursuant to this chapter. Rates shall include the following components:

... 2. System Development Charge (SDC). Effective August 1, 2023, each new connection to the water system shall pay, in addition to the installation charge, a system development charge (SDC) as an equitable buy-in to the system according to the following schedule:

... c. Accessory Dwelling Units (ADUs). ~~ADUs will be charged an SDC only if an additional meter is required. If a second meter is required for the ADU, 77 percent of the SDC applicable to a five-eighths inch single family connection will be charged. If an existing meter is replaced with a larger meter, the difference in the current SDCs for the two meter sizes will be charged. If an ADU is platted, sold independently, or otherwise segregated from the property, and no SDC had been paid for the ADU, a new water meter will be required and the owner of the ADU shall pay the SDC applicable at the time of sale or segregation. If a reduced SDC was paid for a second or larger meter and/or connection for the ADU, the owner of the ADU shall pay the difference between that reduced charge and the SDC applicable at the time of segregation. In such cases, a new water meter may be required.~~ ADUs will be charged a water SDC as follows:

- i. When one new ADU is constructed on the same lot as one or more primary dwelling units, a new water meter shall be required. In this case the owner shall either:
 - a. Pay a water SDC at the rate of 77 percent of the water SDC applicable to a five-eighths-inch single-family connection at the time of connection; or
 - b. Sign an agreement to pay the water SDC at the time that the ADU is sold separately from the primary dwelling unit. The amount of the water SDC due at the time of sale will be 77 percent of the water SDC amount in effect at the time of the sale. The agreement shall be recorded with the Pierce County Auditor. The owner is responsible for recording the document with the Pierce County Auditor and providing a

conformed copy to the city. The form of the agreement shall be specified by the Director.

- ii. If a second ADU is constructed on the same lot as one or more primary dwelling units, whether concurrent with or separate from the first ADU, a new water meter shall be required for each ADU, and the owner of the ADU shall pay a water SDC at the rate of 77 percent of the water SDC applicable to a five-eighths-inch single-family connection at the time of connection for each ADU.
- iii. If an existing ADU is converted to a condominium and can be sold independently, and no water SDC has been paid for the ADU, a new water meter shall be required and the owner of the ADU shall pay a water SDC at the rate of 77 percent of the water SDC applicable to a five-eighths-inch single-family connection.
- iv. If an existing ADU is platted or otherwise segregated from the property under Chapter 58.17 RCW and Title 17 BLMC, where it is the only dwelling unit remaining on the lot, and a reduced water SDC was paid for a second or larger meter and/or connection for the ADU, the owner of the ADU shall pay the difference between the amount paid and a water SDC at the rate of 100 percent of the water SDC for a single-family connection applicable at the time of segregation.
- v. If an existing ADU is platted or otherwise segregated from the property under Chapter 58.17 RCW and Title 17 BLMC, where it is the only dwelling unit remaining on the lot, and no meter was installed for the ADU, a new water meter shall be required and the owner of the ADU shall pay a water SDC at the rate of 100 percent of the water SDC for a single-family connection applicable at the time of segregation.

Section 5. Amendment. Section 13.04.100.C of the Bonney Lake Municipal Code is hereby amended to read as follows:

13.04.100 Water rates.

... C. Multiple ~~Residential~~ Dwelling Units.

- 1. The water availability charge for a connection serving multiple ~~(three or more) residential~~ primary dwelling units shall be the availability charge set forth above, multiplied by the number of dwelling units connected to the meter, as follows:
 - a. Each dwelling unit in a duplex ~~unit as defined in BLMC 13.04.030(H)~~ will be billed as though separately connected to the water main, based on five-eighths- or three-quarters-inch meter rates.

- b. In the case of apartments/trailer courts having one meter, each unit will be billed as though separately connected to the water main, occupied or not, based on five-eighths- or three-quarters-inch meter rates.
 - c. In the case of building lots which have been granted a conditional use permit to allow more than one dwelling on one service meter, each dwelling unit will be billed as though separately connected to the water main, based on five-eighths- or three-quarters-inch meter rates.
 - d. On lots containing a single-family dwelling unit and one or more accessory dwelling units, each accessory dwelling unit will be billed as though separately connected to the water main, based on five-eighths- or three-quarters-inch meter rates.
2. There shall be only one water meter for each multifamily building ~~housing more than two residential units....~~

Section 6. **Amendment.** Section 13.04.120.E of the Bonney Lake Municipal Code is hereby amended to read as follows:

13.04.120 Water meters.

... E. ~~All new single-family houses and each living unit in a new duplex~~ The following types of dwelling units shall have a one-inch water meter and one-and-one-half-inch water service line from the meter to the living unit installed:

- 1. All new single-family houses.
- 2. All new accessory dwelling units.
- 3. All existing accessory dwelling units that are platted or otherwise segregated from the property under Chapter 58.17 RCW and Title 17 BLMC.
- 4. All new or existing dwelling units that are converted to a condominium.
- 5. Each primary dwelling unit in a new duplex or townhouse.

F. A remodel or addition to any existing dwelling unit shall only be required to upsize the water meter and water service line when required by Title 15 BLMC.

Section 7. **Amendment.** Section 13.12.010 of the Bonney Lake Municipal Code is hereby amended to read as follows:

13.12.010 Definitions.

Unless the context specifically indicates otherwise, the meaning of terms and words used in this code shall be as follows: For the purpose of this chapter, certain words and terms used are defined as set out in this section. All other terms shall have their usual and accustomed meanings.

A. "A".

1. "Accessory dwelling unit" or "ADU" means an "accessory dwelling unit" as defined in BLMC 18.04.010.

B. "B".

1. 0. "Bed/bonus room" means any bedroom or other room such as a bonus room, den, or office in a multifamily dwelling that, in the opinion of the building official, could reasonably be converted to a bedroom.

2. 48. "Best management practices (BMP)" means a technique or methodology that, through experience and research, has proven to reliably lead to a desired result.

3. 1. "BOD" (biochemical oxygen demand) means the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure as described in the most current edition of Standard Methods for the Examination of Water and Waste Water in five days at 20 degrees Celsius expressed in milligrams per liter.

4. 2. "Building drain" means that part of the lowest horizontal piping of a drainage system which receives the discharge from sanitary waste floor drains and other drainage pipes inside the walls of the building and conveys it to the building sewer, beginning five feet (1.5 meters) outside the inner face of the building wall.

5. 3. "Building sewer, connecting sewer or house lateral" means the private extension from the building drain to the public sewer or other place of disposal.

C. "C".

1. 4. "City" means the city of Bonney Lake, Washington.

2. 5. "Collection system" means the system of public sewers to be operated by the city designed for the collection of sanitary sewerage.

3. 6. "Commercial user" means any premises used for commercial or business purposes which is not a residential user and not an industry as defined in this

chapter. A commercial user is one who introduces primarily domestic wastes and wastes from sanitary conveniences into the sewer system.

4. “Condominium” means a “Condominium” as defined in BLMC 18.04.030.

5. ~~7.~~ “Council” means the council of the city of Bonney Lake, Washington.

6. ~~8.~~ “County” means Pierce County, Washington.

D. “D”.

1. ~~9.~~ “Domestic waste” means any wastewater (sewage) emanating from a residence or from domestic activities performed outside the place of residence (in lieu of a home activity) by or for private citizens. The wastewater concentrations shall not exceed 250 mg/l BOD5 and 250 mg/l SS.

2. ~~10.~~ “Duplex” means a “duplex” as defined in BLMC 18.04.040 ~~one structure containing two dwelling units.~~

3. ~~11.~~ “Dwelling unit” means a “dwelling unit” as defined in BLMC 18.04.040 ~~single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.~~

E. “E”.

Reserved.

F. “F”.

1. ~~49.~~ “Facility” means any food processing establishment, food sales establishment, or food service establishment.

2. ~~50.~~ “Fats, oils and greases (FOG)” are organic compounds derived from animal and/or plant sources that contain multiple carbon triglyceride molecules. These substances are detectable and measurable using analytical procedures established in Title 40 of the Code of Federal Regulations Part 136 (40 CFR 136). Commonly referred to as polar.

3. ~~12.~~ “Finance director” means the finance director of the city of Bonney Lake or his agent.

4. ~~51.~~ “Food” is any raw, cooked, or processed edible substance, ice, or ingredient used or intended for use or sale in whole or in part for consumption.

5. ~~52.~~ “Food processing establishment (FPE)” is a commercial establishment in which food is manufactured or packaged for consumption.

6. ~~53.~~ “Food sales establishment” means any retail and wholesale grocery stores, retail seafood stores, food processing plants, bakeries, confectioneries, fruit, nut and vegetable stores and places of business and similar establishments, mobile or permanent, engaged in the sale of food primarily for consumption off premises.

7. ~~54.~~ “Food service establishments (FSE)” means any establishment for the preparation and serving of meals, lunches, short orders, sandwiches, frozen desserts, or other edible products and/or are required to have a food business permit issued by Tacoma-Pierce County health department. The term includes: restaurants, coffee shops, cafeterias, short order cafes, luncheonettes, taverns, lunchrooms, places which manufacture retail sandwiches, soda fountains, institutional cafeterias, catering establishments, food vending vehicles, and operations connected therewith; and similar facilities by whatever name called.

G. “G”.

1. ~~13.~~ “Garbage” means solid wastes from the domestic and commercial preparation, cooking and dispensing of food, and from the handling, storage and sale of produce.

2. ~~63.~~ “Gravity grease interceptor (GGI)” means an interceptor whose rated flow exceeds 50 gallons per minutes (gpm), has a minimum storage capacity of 500 gallons, and serves one or more fixtures, which is remotely located underground and outside of a food service facility. It is designed to collect, contain or remove food waste and grease from the sewer wastestream while allowing the balance of the liquid waste (gray water) to discharge to the wastewater collections system by gravity.

3. ~~55.~~ “Grease” is rendered animal fat, vegetable shortening, and other such oily matter used for the purposes of and resulting from preparing and/or cooking food.

4. ~~56.~~ “Grease removal unit” means a device designed to separate fats, oils, and grease from liquid waste prior to the wastewater entering the sanitary sewer system.

5. ~~57.~~ “Grease interceptor” means a plumbing appurtenance or appliance that is installed in a sanitary drainage system to capture FOG from a wastewater discharge, including gravity grease interceptors (GGIs) and hydromechanical grease interceptors (HGI).

H. “H”.

1. ~~64.~~ “Hydromechanical grease interceptor (HGI)” means an interceptor whose rated flow is less than 50 gallons per minute (gpm), which uses a combination of gravitational, fluid motion, and other materials-separation techniques, air entrainment, interior baffling, and other barriers to collect, contain, or store FOG. These interceptors are usually located inside the facility.

I. “I”.

1. ~~14.~~ “Industrial user” means a nongovernmental user of the public treatment works identified in the Standards Industrial Classification Manual, 1972, Office of Management and Budget, as amended or supplemented.

2. ~~15.~~ “Industrial waste” means that portion of wastewater emanating from an industrial user which is not domestic waste or waste from sanitary conveniences.

3. ~~16.~~ “Inspector” means the person assigned by the city to inspect building sewer installation between the building and the public sanitary sewer line within the street.

J. “J”.

Reserved.

K. “K”.

Reserved.

L. “L”.

1. ~~17.~~ “Lateral” means a public sewer which receives flow from one or more side sewers and discharges into a trunk or interceptor.

2. “Lot” means a “lot” as defined in BLMC 18.04.120.

M. “M”.

1. ~~18.~~ “Mayor” means the mayor of the city of Bonney Lake.

2. ~~58.~~ “Minimum design capability” means the design features of a grease interceptor and its ability to or the volume required to effectively intercept and retain greases from grease-laden wastewaters discharged to the sanitary sewer system.

3. ~~19.~~ “Multifamily” means “multifamily” as defined in BLMC 18.04.140 ~~a single structure containing three or more dwelling units.~~

N. “N”.

1. ~~20.~~ “New development” means the construction of a nonresidential project which requires permits from the city, duplex, multifamily building, single-family residence, short subdivision, or subdivision.

2. ~~21.~~ “Natural outlet” means any outlet into a watercourse, pond, ditch, lake or other body of surface or ground water.

O. “O”.

1. ~~22.~~ “Occupant” means any person or owner in physical possession of a structure to which sewer service is available.

2. ~~65.~~ “Oil/water separator” means a large capacity underground vault installed between a drain and the connecting sewer pipe. These vaults are designed with baffles or coalescing plates to trap sediments and retain floating oils.

3. ~~23.~~ “Operation and maintenance” means all activities, goods and services which are necessary to maintain the proper capacity and performance of the sewage works for which such works were designed and constructed. The term “operation and maintenance” includes replacement as defined in this chapter.

P. “P”.

1. ~~24.~~ “Permit” means an application for a printed and serially numbered form issued in quadruplicate by the city prior to construction of any side sewer.

2. ~~25.~~ “Person” means any individual, firm, company, association, society, corporation or group.

3. ~~26.~~ “pH” means the logarithm of the reciprocal of the weight of hydrogen ions.

4. ~~59.~~ “Polar (animal and vegetable origin)” means any water or waste which has visible fats, oils or grease floating on the surface or adhering to the sides of the sample containers.

5. “Primary dwelling unit” means a “primary dwelling unit” as defined in BLMC 18.04.160.

6. ~~27.~~ “Private wastewater disposal system/facility” means an individual sewer line and disposal system, or a community drainfield system, that is privately owned and not connected to the city of Bonney Lake sewerage system. A private sewer wastewater disposal system shall be allowed only when connection to the city of Bonney Lake sewer is not required by this chapter.

7. ~~28.~~ “Properly shredded garbage” means the wastes from the preparation, cooking and dispensing of food that have been shredded to such a degree that all particles will be carried freely under the flow conditions normally prevailing in public sewers, with no particle greater than one-half centimeter in any dimension.

8. ~~29.~~ “Public sewer” means a sewer in which all owners of abutting properties have equal rights, and is controlled by public authority.

9. ~~30.~~ “Public works director” means the public ~~works~~ services director of the city of Bonney Lake or his authorized agent.

Q. “Q”.

Reserved.

R. “R”.

1. ~~60.~~ “Rendering/disposal company” is a business that possesses a Pierce County pumper certification.

2. ~~31.~~ “Residential equivalent (RE)” means a system specific unit of measure used to express the amount of water and sewer consumed by a typical full-time single-family residence and is equivalent to one primary residential-dwelling unit for purposes of computing connection charges and service rates. For the purposes of sewer usage, one RE shall be defined as a flow of 275 gallons per day with an average biological oxygen demand (BOD) of 246 mg/l and an average total suspended solids (TSS) of 269 mg/l.

3. ~~32.~~ “Residential user” means a single-family, duplex, accessory dwelling unit, or multifamily structure.

4. ~~33.~~ “Residential wastewater pump” means a combination centrifugal pump and grinder unit for raw sewage service complete with piping, valves, controls starter, basis and all accessories required for a complete installation. Each pump station shall conform with the standards and specifications of the city of Bonney Lake.

S. “S”.

1. ~~34.~~ “Sanitary sewer” means a sewer which carries sewage and to which stormwaters, surface waters, ground waters and other unpolluted waters are not intentionally admitted.

2. ~~35.~~ “Service connection” refers to the “side sewer” or pipeline with its appurtenances that branches off or connects the public lateral or trunk sewer in the right-of-way extending to the property line.

3. ~~36.~~ “Sewage” means a combination of the water-carried wastes from residences, business buildings, institutions and industrial establishments.

4. ~~37.~~ “Sewage treatment plant” means any arrangement of devices and structures used for treating sewage.

5. ~~38.~~ “Sewage works” means a pipe or conduit for carrying sewage.

6. ~~39.~~ “Sewer” means a pipe or conduit for carrying sewage.

7. ~~40.~~ “Shall” is mandatory. “May” is permissive.

8. ~~41.~~ “Side sewer” means the service connection.

9. ~~45.~~ “Single-family residence,” for the purposes of water and sewer utilities, means a structure maintained and used as a single primary dwelling unit. Notwithstanding that a dwelling unit shares one or more walls with another dwelling unit, it shall be deemed a single-family residence if it has direct access to a street and shares neither heating facilities nor hot water equipment, nor any other essential facility or service, with any other dwelling unit.

10. ~~42.~~ “Slug” means any discharge of water, sewage or industrial waste which, in concentration of any given constituent or in quantity of flow, exceeds for any period of duration longer than 15 minutes more than five times the average 24-hour concentration of flows during normal operation.

11. ~~43.~~ “Storm drain” (sometimes termed “storm sewer”) means a sewer which carries stormwaters and surface waters and drainage, but excludes sewage and industrial wastes, other than unpolluted cooling water.

12. ~~44.~~ “Suspended solids” means solids that either float on the surface of or are in suspension in water, sewage or other liquids, and which are removable by laboratory filtering.

13. ~~62.~~ “System development charge” or “SDC” means a fee charged to connect to the public sewer system, which represents the user’s equitable share of the cost of the system, pursuant to RCW 35.92.025.

T. “T”.

1. “Townhouse” means a “townhouse” as defined in BLMC 18.04.200.

2. “Triplex” means a “triplex” as defined in BLMC 18.04.200.

U. “U”.

1. ~~61.~~ “Uniform Plumbing Code (UPC)” is what governs the requirements for the installation, alteration, removal, replacement, repair or construction of all plumbing.

2. ~~46.~~ “User” means every person using any part of the public sewage works of the city of Bonney Lake.

3. ~~47.~~ “User charge” means the periodic charges levied on all users of the public sewage works and shall, at a minimum, cover each user’s proportionate share of the cost of operation and maintenance to include replacement.

V. “V”.

Reserved.

W. “W”.

Reserved.

X. “X”.

Reserved.

Y. “Y”.

Reserved.

Z. “Z”.

Reserved.

Section 8. Amendment. Section 13.12.082.D.1 of the Bonney Lake Municipal Code is hereby amended to read as follows:

13.12.082 Sewer charges.

... D. Sewer Service Charges for Customers Other than Single-Family Residential.

1. Multifamily, ~~and duplex, townhouse, and accessory dwelling unit~~ customers on a single water meter shall pay the single-family sewer availability charge (no grinder pump) for each unit. The volumetric charge shall be capped at eight CCF per unit per month for multifamily customers.

Section 9. **Amendment.** Section 13.12.100.E of the Bonney Lake Municipal Code is hereby amended to read as follows:

13.12.100 Sewer service applications and connection charges.

... E. ~~Sewer SDCs shall not be applicable to an each accessory dwelling unit (ADU) permitted pursuant to BLMC 18.22.090, so long as a second to the city's sewer system is not required by applicable codes or requested by the owner. If an ADU is platted, sold independently, or otherwise segregated from the property, and no SDC had been paid for the ADU, the owner of the ADU shall pay the SDC applicable at the time of sale or segregation. If a reduced SDC was paid for the ADU, the owner of the ADU shall pay the difference between that reduced SDC and the SDC applicable at the time of segregation.~~ Accessory Dwelling Units (ADUs). ADUs will be charged a sewer SDC as follows:

1. When one new ADU is constructed on the same lot as one or more primary dwelling units, a new connection shall be required. In this case the owner shall either:
 - a. Pay a sewer SDC at the rate of 77 percent of one residential equivalent applicable at the time of connection; or
 - b. Sign an agreement to pay the sewer SDC at the time that the ADU is sold separately from the primary dwelling unit. The amount of the sewer SDC due at the time of sale will be at the rate of 77 percent of one residential equivalent applicable in effect at the time of the sale. The agreement shall be recorded with the Pierce County Auditor. The owner is responsible for recording the document with the Pierce County Auditor and providing a conformed copy to the city. The form of the agreement shall be specified by the Director.
2. If a second ADU is constructed on the same lot as one or more primary dwelling units, whether concurrent with or separate from the first ADU, a new sewer connection shall be required for each ADU, and the owner of the ADU shall pay a sewer SDC at the rate of 77 percent of one residential equivalent applicable at the time of connection for each ADU.
3. If an existing ADU is converted to a condominium and can be sold independently, and no SDC has been paid for the ADU, a new connection shall be required and the owner of the ADU shall pay a sewer SDC at the

rate of 77 percent of one residential equivalent applicable at the time of connection.

4. If an existing ADU is platted or otherwise segregated from the property under Chapter 58.17 RCW and Title 17 BLMC, where it is the only dwelling unit remaining on the lot, and a reduced sewer SDC was paid for a connection for the ADU, the owner of the ADU shall pay the difference between the amount paid and 100 percent of one residential equivalent applicable at the time of segregation.
5. If an existing ADU is platted or otherwise segregated from the property under Chapter 58.17 RCW and Title 17 BLMC, where it is the only dwelling unit remaining on the lot, and no connection was installed for the ADU, a new connection shall be required and the owner of the ADU shall pay 100 percent of one residential equivalent applicable at the time of connection

Section 10. Amendment. Section 13.12.130 of the Bonney Lake Municipal Code is hereby amended to read as follows:

13.12.130 Sewer connections mandatory.

All new development must connect to the public sewer system unless an exception or special provision in this section has been met.

A. Residential Development. A private wastewater disposal system may be installed in conjunction with the construction of an individual detached single-family ~~home~~ dwelling unit, duplex, triplex, ~~or fourplex~~, or attached or detached accessory dwelling unit, when the following are met:

1. The public sanitary sewer is over 200 feet from the closest property line of a lot of record (as measured along centerline of right-of-way or easement from end of sewer main to intersection of right-of-way centerline and extension of the nearest property line); and
2. The city engineer has determined that the connection is impractical due to construction infeasibility based on engineering best practices; and
3. The Tacoma-Pierce County health department has issued a permit for the private wastewater disposal system; and
4. There is a maximum of one existing or proposed accessory dwelling unit on the lot. A second accessory dwelling unit is prohibited from connecting to a private wastewater disposal system.

B. Limits on Use of Private Wastewater Disposal Systems. Where a private wastewater disposal system predates the enactment of this section or has been permitted pursuant to subsection B of this section, the private wastewater disposal system may be used so long as it is functioning properly; provided, that:

1. When a gravity public sewer main with a side sewer connection has been installed in any street, alley, or right-of-way abutting the property line, the property must connect to the public sewer at the time of sale or substantial improvement as defined in BLMC 16.20.030; and
2. When a public sewer main has been installed to or across the property line, the property must connect to the public sewer if the private wastewater disposal system fails or requires replacement; and
3. If a property is not connected to the public sewer at the time a connection is required under this section, the city shall levy penalties in an amount equivalent to such charges that would be levied if said property were connected, pursuant to RCW 35.67.190-; and
4. There is a maximum of one existing or proposed accessory dwelling unit on the lot. A second accessory dwelling unit is prohibited from connecting to a private wastewater disposal system.

... E. Sewer Grinder Pumps.

1. New connections to city-owned or city-maintained sewer grinder pumps are prohibited.
2. A maximum of two connections are permitted to each city-owned or city-maintained sewer grinder pump.
3. In the event that a city-owned or city-maintained sewer grinder pump needs to be upgraded or upsized, the property owner is solely responsible for the cost of the improvements.
4. There is no limitation on the number of new connections or the total number of connections to a privately-owned or maintained sewer grinder pump; provided, that the sewer grinder pump and the connection thereto is adequately sized and is consistent with the manufacturer's specifications.

Section 11. Amendment. Section 14.95.020 of the Bonney Lake Municipal Code is hereby amended to read as follows:

14.95.020 Exemptions.

... B. Detached homes, attached homes, townhouses, duplexes, triplexes, fourplexes, accessory dwelling units, and accessory uses, both new construction and modifications;

Section 12. **Amendment.** Section 15.14.020 of the Bonney Lake Municipal Code is hereby amended to read as follows:

15.14.020 Definitions.

For the purpose of this chapter, certain words and terms used are defined as set out in this section. All other terms shall have their usual and accustomed meanings.

A. "A".

1. "Accessory dwelling unit" or "ADU" means an "accessory dwelling unit" as defined in BLMC 18.04.010.

B. "B".

Reserved.

C. "C".

1. A.——"Commercial/multifamily customer" means any public or private parcel owner or occupant of property with usage other than single-family residential with any type of building improvements or paved areas greater than 120 square feet within the city of Bonney Lake.

2. "Condominium" means a "Condominium" as defined in BLMC 18.04.030.

D. "D".

1. "Duplex" means a "duplex" as defined in BLMC 18.04.040.

2. "Dwelling unit" means a "dwelling unit" as defined in BLMC 18.04.040.

E. "E".

Reserved.

F. "F".

Reserved.

G. "G".

Reserved.

H. “H”.

Reserved.

I. “I”.

1. ~~B.~~ —“Impermeable surface” means a material through which water cannot pass, such as road and parking lot pavements, concrete pad/sidewalks/driveways, structures with roofs, and gravel covered areas. “Impervious surface” means an “impervious surface” as defined in the currently adopted stormwater manual in BLMC 15.13.040.A.

J. “J”.

Reserved.

K. “K”.

Reserved.

L. “L”.

1. “Lot” means a “lot” as defined in BLMC 18.04.120.

M. “M”.

1. “Multifamily” means “multifamily” as defined in BLMC 18.04.140.

N. “N”.

1. ~~C.~~ —“NPDES” means National Pollutant Discharge Elimination System.

O. “O”.

Reserved.

P. “P”.

1. ~~D.~~ —“Parcel” means the smallest separately segregated unit or plot of land having an identified owner, boundaries and surface area which is documented for tax purposes and given a tax account number by the Pierce County assessor.

2. “Primary dwelling unit” means a “primary dwelling unit” as defined in BLMC 18.04.160.

Q. “Q”.

1. F.—“Qualifying stormwater facility” means a permitted, privately maintained facility located entirely within the subject property’s or development’s boundary, designed and constructed to collect, store, and control the rate of discharge of stormwater and melting snow from the subject property at a speed or capacity at or less than the rate stormwater would have been discharged from the property in its natural, unimproved state. Further, that such a facility shall be established, operated and maintained in accordance with all city ordinances.

R. “R”.

Reserved.

S. “S”.

1. E.—“Single-family residential customer” means any owner or occupant of single-family, ~~and duplex, townhouse, or accessory dwelling unit~~ residences with any type of building improvements or paved areas greater than 120 square feet within the city of Bonney Lake. For the purposes of this chapter, this includes owners or occupants of an accessory dwelling unit.

T. “T”.

1. “Townhouse” means a “townhouse” as defined in BLMC 18.04.200.

2. “Triplex” means a “triplex” as defined in BLMC 18.04.200.

U. “U”.

Reserved.

V. “V”.

1. G.—“Vacant property” means any parcel with less than 120 square feet of building or other facilities.

W. “W”.

Reserved.

X. “X”.

Reserved.

Y. “Y”.

Reserved.

Z. “Z”.

Reserved.

Section 13. Amendment. Section 15.14.035 of the Bonney Lake Municipal Code is hereby amended to read as follows:

15.14.035 System development charges (SDC).

A. The stormwater SDC fee charged to all new development projects shall be \$1,665 per ESU, effective July 1, 2023, payable at the time of building permitting.

~~B. The charges set out in this section shall not be applicable to an accessory dwelling unit permitted pursuant to BLMC 18.22.090.~~ Accessory Dwelling Units (ADUs) will be charged a stormwater SDC as follows:

1. For each new ADU constructed on the same lot as one or more primary dwelling units, the owner of the ADU shall pay a stormwater SDC at the rate of 77 percent of the SDC in BLMC 15.14.035.A.
2. If an existing ADU is converted to a condominium and can be sold independently, and no stormwater SDC has been paid for the ADU, the owner of the ADU shall pay a stormwater SDC at the rate of 77 percent of the stormwater SDC in BLMC 15.14.035.A.
3. If an existing ADU is platted or otherwise segregated from the property under Chapter 58.17 RCW and Title 17 BLMC, where it is the only dwelling unit remaining on the lot, and a reduced stormwater SDC was paid for the ADU, the owner of the ADU shall pay the difference between the amount paid and 100 percent of the stormwater SDC in BLMC 15.14.035.A applicable at the time of segregation.
4. If an existing ADU is platted or otherwise segregated from the property under Chapter 58.17 RCW and Title 17 BLMC, where it is the only dwelling unit remaining on the lot, and no stormwater SDC was paid, the owner of the ADU shall pay a stormwater SDC at the rate of 100 percent in BLMC 15.14.035.A applicable at the time of segregation.

Section 14. Amendment. Section 18.04.010 of the Bonney Lake Municipal Code is hereby amended to read as follows:

18.04.010 “A”.

... “Accessory building” or “accessory structure” is a building or structure that is secondary to the primary building on the premises upon the lot and not attached thereto.

“Accessory dwelling unit” or “ADU” is an ~~second~~ additional dwelling unit either in or added to an existing single-family detached dwelling, duplex, triplex, townhouse, or in a separate structure on the same lot as the primary dwelling unit for use as a complete, independent living facility with provision within the accessory unit for cooking, eating, sanitation, sleeping and entry separate from that of the ~~main primary~~ dwelling unit. Such a dwelling is an accessory use to the ~~main primary~~ dwelling unit. Accessory units are also commonly known as “mother-in-law” units, backyard cottages, or carriage houses.

Section 15. Amendment. Section 18.04.030 of the Bonney Lake Municipal Code is hereby amended to read as follows:

18.04.030 “C”.

... “Condominium” means ~~a multiple-family dwelling and its accessory uses and grounds in which each dwelling unit is individually owned, and all or any part of the dwelling structure, accessory uses and grounds are owned cooperatively by the owners of said dwelling units, and maintenance functions are performed by required subscriptions from said owners~~ real property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real property is not a condominium unless the undivided interests in the common elements are vested in the unit owners, and either:

A. A declaration has been recorded pursuant to Chapter 64.32 RCW; or

B. A declaration, survey map and plans have been recorded pursuant to Chapter 64.34 RCW.

Section 16. Amendment. Section 18.04.040 of the Bonney Lake Municipal Code is hereby amended to read as follows:

18.04.040 “D”.

... “Duplex” means two attached primary dwelling units on a single lot in any configuration. A single-family dwelling unit with an attached or detached accessory dwelling unit is not a duplex.

Section 17. **Amendment.** Section 18.04.070 of the Bonney Lake Municipal Code is hereby amended to read as follows:

18.04.070 “G”.

... “Gross floor area” means the area within the inside perimeter of the exterior walls of a building:

- A. Excluding portions of the building that are open and uncovered, such as court, or with unobstructed access to the outdoors, such as a covered patio or deck; and
- B. Including corridors, stairways, ramps, closets, the thickness of interior walls, columns, or other features.
- C. For the purpose of calculating the gross floor area of a dwelling unit or accessory dwelling unit, the gross floor area must also include basements and attics, and exclude garages and accessory building or structures.

Section 18. **Amendment.** Section 18.04.090 of the Bonney Lake Municipal Code is hereby amended to read as follows:

18.04.090 “I”.

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

Section 19. **Amendment.** Section 18.04.140 of the Bonney Lake Municipal Code is hereby amended to read as follows:

18.04.140 “M”.

... “Multifamily” means a single structure containing three or more primary dwelling units on one lot.

Section 20. **Amendment.** Section 18.04.160 of the Bonney Lake Municipal Code is hereby amended to read as follows:

18.04.160 “P”.

... “Primary dwelling unit” means a dwelling unit(s) that is the predominant land use on a lot. Primary dwelling units may include the single-family housing unit, duplex, triplex, townhome, or other housing unit(s) located on a lot. An accessory dwelling unit is not a primary dwelling unit.

“Property owner” means any owner identified in the indexed records of the Pierce County Assessor-Treasurer's Office and, if those records are found not to reflect the current ownership, the indexed records of the Pierce County Auditor's Office. This includes the guardian of the estate of any such owner, and the executor or administrator of the estate of such owner if ordered to take possession of real property by a court.

Section 21. Amendment. Section 18.04.190 of the Bonney Lake Municipal Code is hereby amended to read as follows:

18.04.190 “S”.

... “Single-family dwelling unit” or “single-family residence” means a ~~residence~~ dwelling unit which is the only ~~residence~~ primary dwelling unit on its lot. “Single-family dwelling unit” or “single-family residence” includes site-built homes, factory-built modular homes, and manufactured homes complying with BLMC 15.08.020.

“Single-family dwelling unit, attached” or “single-family residence, attached” means a single-family ~~residence~~ primary dwelling unit that is physically attached to a dwelling unit(s) ~~residence(s)~~ on an adjoining lot(s).

“Single-family dwelling unit, detached” or “single-family residence, detached” means a single-family ~~residence~~ primary dwelling unit that is physically detached from dwelling unit(s) ~~residence(s)~~ on adjoining lots.

Section 22. Amendment. Section 18.04.200 of the Bonney Lake Municipal Code is hereby amended to read as follows:

18.04.200 “T”.

... “Triplex” means a multifamily building containing three attached primary dwelling units on a lot in any configuration. A duplex with an attached or detached accessory dwelling unit is not a triplex.

Section 23. Amendment. Section 18.08.020 of the Bonney Lake Municipal Code is hereby amended to read as follows:

18.08.020 Land use matrix.

Zone Use	NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
Residential Uses												
Accessory dwelling unit ^[1]		A	A	A		<u>A</u>						

Zone Use	NAICS Code(s)	RC-5	R-1	R-2	R-3	C-1	C-2	E	MC	DC	DM	PF
...												
Apartment /condominiums <u>Multifamily</u>					P		p ^[2]			P ^[3]	P	
....												

Section 24. Amendment. Section 18.22.090 of the Bonney Lake Municipal Code is hereby amended to read as follows:

18.22.090 Accessory dwelling units.

A. The regulations contained in these sections have been adopted to:

1. Provide homeowners with a means of providing companionship and security.
2. Add affordable units to the existing house supply.
3. Make housing units within the city available to ~~moderate-income people~~ households with a variety of incomes.
4. Provide an increased choice of housing that responds to changing needs, lifestyles (e.g., young families, retired), and modern development technology.
5. Protect neighborhood stability, property values, and the single-family residential appearance by ensuring the ADUs are installed in a compatible manner under the conditions of this section.
6. Increase density in order to better utilize existing infrastructure and community resources, support public transit, neighborhood retail and commercial services.

B. Any property owner seeking to establish or construct an ADU shall obtain a permit consistent with the following:

1. Any person desiring to establish, construct, or legalize an ADU shall submit an application prepared using forms and checklists provided by the director. The director shall prepare a submittal checklist providing a list of the application materials that shall be considered the minimum necessary to constitute a complete application.

2. The owner(s) of the property shall occupy the primary ~~residence-dwelling unit~~ or ~~an attached~~ the ADU as their principal residence for at least six months of every year on any lot that contains any undevelopable critical area, as defined in BLMC 16.20.030, or that is fully or partially located within a watershed serving a reservoir for potable water if that watershed is or was listed, as of July 1, 2025, as impaired or threatened under section 303(d) of the Federal Clean Water Act (33 USC § 1313 (d)).

3. ~~An ADU, either attached or detached, shall not be segregated in ownership from the primary structure.~~ The property owner(s) shall sign a covenant documenting the existence of a lawfully permitted ADU and any conditions of the permit, agreeing to these conditions and the other requirements of this section, which shall be recorded with the Pierce County auditor. The applicant is responsible for recording the document with the Pierce County auditor and providing a conformed copy to the city. The form of the covenant shall be specified by the director.

4. After receiving a completed application and approving an ADU permit, the ADU shall be inspected to ensure that the ADU complies with all of the requirements of subsection C of this section.

5. Satisfactory inspection of the property and verification that the covenant discussed in subsection (B)(3) of this section has been recorded with Pierce County shall result in the issuance of a certificate of occupancy.

C. The creation of an ADU shall be subject to the following requirements, which shall not be subject to waiver or variance:

1. ~~One ADU shall be allowed per~~ The proposed ADU must be located on a legal building lot 2,000 square feet or greater in size as an accessory use to the principal single-family residence primary dwelling unit, as follows:

a. A maximum of one attached or detached ADU shall be allowed as an accessory use to a single-family dwelling unit on a lot that contains any undevelopable critical area, as defined in BLMC 16.20.030.

b. A maximum of one attached or detached ADU shall be allowed as an accessory use to a single-family dwelling unit on a lot that is fully or partially located within a watershed serving a reservoir for potable water if that watershed is or was listed, as of July 1, 2025, as impaired or threatened under section 303(d) of the Federal Clean Water Act (33 USC § 1313 (d)).

c. On all other lots, a maximum of two ADUs shall be allowed as an accessory use to a single-family dwelling unit, duplex, triplex, or townhouse. The ADUs may be:

i. Two attached ADUs.

ii. One attached and one detached ADU.

iii. Two detached ADUs, which may be in either one or two detached structures.

iv. A conversion of an existing, legally constructed accessory building or structure, such as a detached garage, completed on or before June 30, 2025, that does not meet current setback requirements for a dwelling unit or current impervious surface requirements.

2. An ADU shall not be located on a lot which contains ~~either a duplex or multiple-family dwelling units.~~

3. Either the ~~principal residence~~ primary dwelling unit or the unit designed to become the ADU may be constructed first. If the unit designed to be the ADU is built first, it shall be considered the primary dwelling unit ~~residence~~ until a second unit is built and shall be subject to the utility connection fees provided for in BLMC 13.04.070 and 13.12.100. The second unit built shall be considered an ADU for purposes of the utility connection fee exemptions provided for in BLMC 13.04.070(D)(2)(c) and 13.12.100(E).

4. ~~An ADU shall not contain less than 300 square feet if constructed as part of a primary residential unit, and no less than 450 square, excluding any related garage and stair areas, if constructed in a structure detached from the primary residential structure. Size.~~

a. The size of an attached ADUs shall proportionate to the size of the associated primary dwelling unit, as follows:

<u>Size of Primary Dwelling Unit</u>	<u>Minimum Size of Attached ADU</u>	<u>Maximum Size of Attached ADU</u>
<u>Up to 2,500 Gross Square Feet</u>	<u>300 Gross Square Feet</u>	<u>1,000 Gross Square Feet</u>
<u>2,501 to 3,000 Gross Square Feet</u>		<u>40% of the Primary Dwelling Unit</u>
<u>More than 3,000 Gross Square Feet</u>		<u>1,200 Gross Square Feet</u>

b. Detached ADUs shall be a minimum of 450 gross square feet and a maximum of 1,200 gross square feet, regardless of the size of the primary dwelling unit.

5. ~~An ADU whether within the primary residence or in a detached structure shall not contain more than 1,200 square feet, excluding any related garage, stair areas and accessory storage areas accessed from the exterior of an ADU.~~ Detached and attached ADUs may be segregated in ownership from the primary dwelling unit through:

a. Subdivision or other segregation from the property under Chapter 58.17 RCW and Title 17 BLMC; or

b. Conversion to a condominium unit.

6. ~~The square footage of an ADU within the primary residence shall not exceed 40 percent of the total square footage of the primary residence.~~ Utility connections.

a. All ADUs shall be required to obtain a separate water meter and connection as required by Chapter 13.04 BLMC.

b. All ADUs shall be required to be connected to sanitary sewer or be served by a private wastewater disposal system as required by Chapter 13.12 BLMC.

7. Repealed by Ord. 1678.

8. Repealed by Ord. 1678.

9. Parking.

a. There shall be one off-street parking space provided for an ADU with one bedroom and two off-street parking spaces provided for an ADU with two or more bedrooms. If the ADU will be located on a lot that is 6,000 square feet or less in size, one off-street parking space shall be provided, regardless of number of bedrooms.

b. Off-street parking spaces for the ADU shall be in addition to those which are required for the primary residence dwelling unit and shall be located in a carport, garage, or designated space.

c. Tandem parking for an ADU is allowed on lots over 6,000 square feet in size.

10. ~~An~~ The ADU shall be designed to maintain the appearance of the existing single-family residence and shall comply with the setback and bulk regulations established by the underlying zoning classification, provided that:

a. Any detached ADU proposed along a lot line that abuts a public alley that is not routinely snow plowed may reduce the setback from the lot line abutting the public alley to 0 feet.

b. The maximum building height of any new detached ADU is 24 feet. Existing, legally constructed buildings that exceed this height limit may be converted to an ADU.

11. ~~The accessory dwelling unit~~ ADU shall meet all technical code standards including building, electrical, fire, plumbing and other applicable code requirements.

12. Legalization of Nonconforming ADU. All owners of an illegal ADU shall be required to:

a. Legalize ~~legalize~~ the unit. An application to legalize an existing ADU shall include an application for an ADU permit, showing changes made to the primary dwelling unit or detached accessory building to accommodate the ADU. Approval shall be consistent with the ADU regulations and process outlined in this section. The ADU shall be reviewed using the current editions of building codes in place at the time its owner brings the unit forward for permit; or

b. Remove the illegal ADU. The owner must record a statement on the property title clarifying the space within the primary dwelling unit or detached structure shall not be utilized as an ADU and comply with one of the following requirements below:

1. a.—Remove the range and cap the plumbing within the kitchen so the ADU is not considered an independent living space.

2. b.—Remove plumbing fixtures and cap the plumbing within the bathroom so the ADU is not considered an independent living space.

c. ~~Record a statement on the property title clarifying the space within the primary dwelling unit or detached structure shall not be utilized as an ADU.~~ Nothing in this section shall require that the city permit existing ADUs that are determined to be dangerous pursuant to Chapter 15.04 BLMC.

Section 25. Amendment. Section 19.04.060.G of the Bonney Lake Municipal Code is hereby amended to read as follows:

19.04.060 Calculation of impact fees.

... G. As applies to residential development activity, the amount of the impact fee calculated pursuant to this section shall be charged for each single-family residential unit (~~including new accessory dwelling units~~), and for each dwelling unit included in a multifamily residential development (e.g., duplex, apartment, condominium, mobile home park). The amount of the impact fee calculated pursuant to this section for each accessory dwelling unit shall be 50% of the fee for a single-family residential unit.

Section 26. Amendment. Section 19.06.060.G of the Bonney Lake Municipal Code is hereby amended to read as follows:

19.06.060 Calculation of impact fees.

... G. As applies to residential development activity, the amount of the impact fee calculated pursuant to this section shall be charged for each single-family residential unit (~~including new accessory dwelling units~~), and for each dwelling unit included in a multifamily residential development (e.g., duplex, apartment, condominium, mobile home park). The amount of the impact fee calculated pursuant to this section for each accessory dwelling unit shall be 50% of the fee for a single-family residential unit.

Section 27. Amendment. Section 19.08.120 of the Bonney Lake Municipal Code is hereby amended to read as follows:

19.08.120 School impact fees.

The school impact fee schedules set forth in this section are generated from the formula for calculating impact fees set forth in the district's capital facilities plan. The impact fee for each accessory dwelling unit shall be 50% of the impact fee for a single-family dwelling unit. Except as otherwise provided herein and in BLMC 19.08.040, 19.08.050 and 19.08.140, all new residential developments in the city will be charged the school impact fees in accordance with the appropriate schedule. The fee payer shall pay the school impact fee based on the schedule for the school district in which the development is located as established in Pierce County Code Chapter 4A.30, School Impact Fees.

Section 28. Direction to Clerk. The City Clerk is directed to maintain one copy of this Ordinance and one copy of each of the statutes, regulations, or standards referenced herein on file at the City Clerk's office for use and examination by the public during regular business hours.

Section 29. Direction to Public Services Director. The Public Services Director is directed to transmit one copy of the approved Ordinance to the Commerce within ten days after final adoption, consistent with RCW 36.70A.106. The Public Services Director is further directed to update application materials to clearly state that obtaining approval of a proposed ADU by a homeowner's association is the sole responsibility of the applicant

Section 30. 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 31. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 32. 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 33. 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 10th day of June 2025.

APPROVED by the Mayor this 10th day of June 2025.

Signed by:

339AD7C713E9E69C
Terry Carter, Mayor

AUTHENTICATED:

DocuSigned by:

3E60DC45B4BC451...
Sadie A. Schaneman, MMC, City Clerk

AB25-40
Passed: 6/10/2025
Valid: 6/22/2025
Published: 6/17/2025
Effective Date: 6/22/2025
This Ordinance totals 33 page(s)

Enumclaw Courier Herald


Affidavit of Publication

State of Washington }

County of King } ss

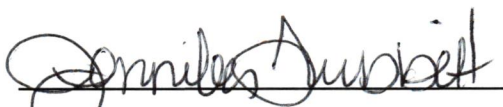
Amanda Kahlke being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Enumclaw Courier Herald a weekly newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a weekly newspaper in King County, Washington and is and always has been printed in whole or part in the Enumclaw Courier Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of King County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of ECH1015104 ORD 1737 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 06/18/2025 and ending on 06/18/2025 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$48.85.



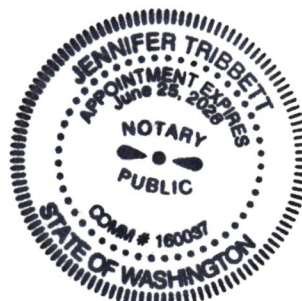
Subscribed and sworn before me on this

18 day of June,
2025



Notary Public in and for the State of
Washington.

City of Bonney Lake- LEGAL ADS | 51701648
SADIE A. SCHANEMAN



Classified Proof

Client	3100013000 - City of Bonney Lake- LEGAL ADS	Phone	(253) 862-8602		
Address	9002 Main St E, Suite 300	E-Mail	SchanemanS@bonneylake.gov		
	Bonney Lake, WA, 98391	Fax			
Order#	1015104	Requested By	SADIE A. SCHANEMAN	Order Price	\$48.85
Classification	3030 - Legal Notices	PO #	ORD 1737	Tax 1	\$0.00
Start Date	06/18/2025	Created By	0917	Tax 2	\$0.00
End Date	06/18/2025	Creation Date	06/11/2025, 09:48:13 am	Total Net	\$48.85
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			

**Notice of Ordinance
Adoption**

**Ordinances adopted
June 10, 2025:**

**AB25-40 - Ordinance
1737 [D25-40]**

An Ordinance Of The
City Council Of The City
Of Bonney Lake, Pierce
County, Washington,
Regarding Accessory
Dwelling Units; Amend-
ing Sections 8.08.040,
13.04.030,
13.04.070.D.2.C,
13.04.100.C,
13.04.120.E, 13.12.010,
13.12.082.D.1,
13.12.100.E, 13.12.130,
14.95.020, 15.14.020,
15.14.035, 18.04.010,
18.04.030, 18.04.040,
18.04.070, 18.04.090,
18.04.140, 18.04.160,
18.04.190, 18.04.200,
18.22.090, 19.04.060.G,
19.06.060.G, And
19.08.120 BLMC To Up-
date Regulations Gov-
erning Accessory Dwell-
ing Units In Accordance
With House Bill 1337,
Laws Of 2023; Providing
For Severability And
Corrections; And Estab-
lishing An Effective
Date.

The full text of ordinanc-
es is available online at
www.ci.bonney-lake.wa.us or upon re-
quest to the City Clerk.

- Sadie A. Schaneman,
MMC, City Clerk
ECH1015104
6/18/25