



NOTICE OF ADMINISTRATIVE DECISION

- Date of Issuance:** May 11, 2017
- Project File Number:** PLN-2016-01974
- Project Type:** Design Review – Type II
- Project Name:** ACD Commercial Development
- Applicant:** Auburn Commercial Development, Inc.
- Project Site:** Corner of 234th Ave. E. & State Route 410
- Tax Parcel(s):** Pierce Co. parcels 0519012040 and 0519012042
- Description of the Project:** At this time, the applicant is proposing to develop the site with one commercial building for manufacturing and/or warehouse use. Site development will occur to allow for future manufacturing and/or warehouse uses in such a way as to accommodate construction of up to four (4) additional buildings. Future phases of this project will be reviewed separately.
- SEPA Determination:** The City issued a Mitigated Determination of Non-Significance (MDNS) on December 22, 2016. The appeal period concluded on January 23, 2017 and no appeals were filed with the City.
- Conditions of Approval:** The following conditions of approval have been imposed:
1. The City's Development Engineer, in a letter dated May 5, 2017, has indicated that the applicant can install a deceleration lane along SR 410 to allow for 'right-in' traffic access to the site. This site-configuration, coupled with the building design and location proposed, would not meet the requirement of BLMC 18.29.050.A.2 for a 55-foot setback from SR 410. Minor adjustments to the location or design of the building to meet the setback requirement will be necessary to accommodate the deceleration lane, and such adjustments will not require a second Design Review. If the City determines that proposed alterations constitute a significant change to the

approved design, the City may require the project to undergo Design Review for the new proposal.

2. Any alterations to the width of the vehicular access from 234th Avenue must be approved by the City's Engineer, but will not constitute a significant change that will require Design Review.
3. This approval is subject to all conditions of approval found in the official staff report, dated April 20, 2017, and all mitigation measures required by the MDNS for the project issued December 22, 2016.

Responsible Official: Jason Sullivan, Planning and Building Supervisor

Signature:  Date: 5/11/17

THIS DECISION MAY BE APPEALED to the City of Bonney Lake Hearing Examiner. Please refer to BLMC 14.120.020 for appeal procedures. A complete appeal application and fee shall be received by the Public Services Department prior to the close of business May 29, 2017. Any appellant should be prepared to make specific factual objections.

A copy of this notice was mailed to the applicant, the county assessor, and anyone who, prior to the decision, requested notice of the decision or submitted substantive comments on the application or was otherwise a party of record.

For any questions regarding this project, please contact:

Nate Schildmeyer, Assistant Planner

Phone: (253) 447-4350 Email: schildmeyern@ci.bonney-lake.wa.us

City of Bonney Lake

9002 Main Street East, Suite 300

P.O. Box 7380

Bonney Lake, WA 98391

Public Services Department

9002 Main Street East, Suite 300, Bonney Lake, WA 98391

(253) 862-8602

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