



NOTICE OF ADMINISTRATIVE DECISION

Date of Issuance: September 6, 2017

Project File Number: PLN-2017-02067

Project Type: Design Review – Type II

Project Name: Computer Shack Relocation

Applicant: Michelle Armstrong

Project Site 8705 188th Avenue East.

Tax Parcel(s): 5640001300

Description of the Project: Converting the existing residential building into a commercial space to serve as the Computer Shack’s next location. Exterior modifications include adding parking stalls, ADA access to the building, a deck to the rear of the building, and painting existing building.

SEPA Determination: The proposed renovations are categorically exempt from review under the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(3).

Findings of Fact and Conclusions

1. Design review is required for all property improvements, except for those identified in BLMC 14.95.020. The proposed project does not meet any of the exemptions provided in BLMC 14.95.020, and is therefore is required to go through the design review process. While the purpose of design review is provided in Chapter 14.95 BLMC, there are no specific standards listed in this chapter. Therefore, the required design standards are those standards established in other chapters of the development code.
2. The building contains 1,928 square feet. Business use typically are required to provide one (1) space for every 300 square feet of building area; however, in the DM zone, the minimum number of parking space is reduced by fifty percent (50%) pursuant to BLMC 18.31.010. Therefore, the total required parking is one stall for every 600 square feet of building area. The applicant has provided the required three parking stalls.

3. The change in use will not result in changes to the exterior of the building and the only three parking stalls will be required to be installed. Therefore the property is not required to be brought into full compliance with the City's Landscaping Code, Chapter 16.14 BLMC, pursuant to BLMC 16.14.030.B and BLMC 16.14.170.A.1.
4. The property is not within the area subject to the *Downtown Bonney Lake Design Guidelines* (DBLDG) as shown on Figure 1 of the DBLDG.

Conditions of Approval:

1. All signage will be installed consistent with the sign permit approved by the City under PLN-2017-02068
2. The applicant shall install the landscaping shown on the landscaping plan and discussed in the project narrative provided with the Design Review application.
3. The Computer Shack will pay the appropriate transportation impact fees based on the 2017 Schedule of Transportation Impact Fees. This site will be classified as ITS Land Use 826 Specialty Retail. The applicant will receive credit for the original Single Family Detached Housing during fee calculation.
4. In accordance with 2008 Development Policies and Public Works Standards Section 606, frontage improvements are required along 188th Avenue East in the form of sidewalks. Any pedestrian improvements must comply with current ADA regulations.
5. Storm water design and construction must comply with 2015 Pierce County Stormwater Manual. All storm water calculation and modeling must comply with this manual.
6. The civil plans must include a Standard Detail M8 with Stormwater ESU Table and Calculation Block.
7. Storm Development Charges will be assessed when the individual building permit is issued. Currently 2,600 sq. ft. equals 1 ESU.

Responsible Official: Jason Sullivan, Planning and Building Supervisor

Signature: _____

Date: 9/6/17

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 September 21, 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:

Jason Sullivan, Planning and Building Supervisor

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