

**ADMINISTRATIVE DETERMINATION 2020-01**

January 7, 2020



Bonaventure Senior Housing LLC  
ATTN: Ben Settecase, Director of Development  
3425 Boone Road SE  
Salem, Oregon 97317

P.O. Box 7380 • Bonney Lake, WA 98391  
(253) 862-8602

RE: Code Interpretation, BLMC Section 19.06.060 D.  
Park Impact Fee Adjustment

Mr. Settecase;

The authority to adjust the standard parks impact fee at the time the fee is imposed is granted to the Director of the Public Services Department in Section 19.06.060 D. of the Bonney Lake Municipal Code. The Director will consider unusual circumstances in specific cases to ensure that impact fees are imposed fairly.

The City renders this code interpretation in reference to the imposition of Parks Impact Fees for the Bonaventure Senior Housing Project located in Bonney Lake, Washington.

**Citation**

BLMC 19.06.060

D. The director may adjust the standard impact fee at the time the fee is imposed to consider unusual circumstances in specific cases to ensure that impact fees are imposed fairly.

**Context**

Specifically, you have requested that the Bonaventure Senior Housing Project not be subject to any Parks Impact fees. Parks Impact Fees shall only be imposed for system improvements reasonably related to the new development; shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the new development; and shall be used for system improvements that will reasonably benefit the new development (BLMC 19.06.040 B. 1, 2, & 3)

**Interpretation/Reasoning**

The Bonaventure Senior Housing Project will not create a significant adverse impact to the City park system nor will it require any system improvements to the City park system. As such, Parks Impact Fees will not be imposed on the Bonaventure Senior Housing Project.

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Justice & Municipal Center:  
9002 Main Street East  
Bonney Lake, WA 98391  
Fax (253) 862-8538

Public Safety Building:  
18421 Veterans Memorial Dr E  
Bonney Lake, WA 98391  
Fax (253) 863-2661

Public Works Center:  
19306 Bonney Lake Blvd.  
Bonney Lake, WA 98391  
Fax (253) 826-1921

Senior Center:  
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**Final Action**

All final actions of the Director, including code interpretations shall be final and conclusive unless the applicant, a department of the city or county, or other party of record or agency with jurisdiction files a written appeal within 15 days following the decision. Appeals shall contain all grounds on which error is assigned to the decision and shall be accompanied by the appropriate fee. Following the timely filing of an appeal, notice of the date, time and place for the Hearing Examiner's consideration shall be mailed to the applicant and to all other parties of record (BLMC 14.120.020)

Sincerely,

Ryan Johnstone, P.E.  
Interim Public Services Director

Attachment:

Bonaventure Senior Housing Park Impact Fees request dated December 3, 2018.

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