



NOTICE OF ADMINISTRATIVE DECISION

Date of Issuance:	June 6, 2017
Project File Number:	PLN-2017-02004
Project Type:	Design Review – Type II
Project Name:	Fennel Creek Industrial Park
Applicant:	Tyler Litzenberger
Project Site	Southeast Corner of 96th Ave. E and 223rd Street East
Tax Parcel(s):	0519012033
Description of the Project:	The Fennel Creek Industrial Park (Phase One) consists of construction of frontage improvements, utilities, the first building containing 186,000 square feet (with associated parking), the stormwater system, septic system to serve the development until sewer service becomes available, critical area restoration, and the installation of landscaping.
SEPA Determination:	The City issued a Mitigated Determination of Non-Significance (MDNS) on December 12, 2016. The comment period on the MDNS was provided from December 12, 2016 to December 29, 2016. The MDNS determination features 14 mitigation measures as a part of the decision, and those measures will be included as conditions of approval for this project moving forward. The appeal period concluded on January 13, 2017 and no appeals were filed with the City.
Conditions of Approval:	<p>The following conditions of approval have been imposed:</p> <ol style="list-style-type: none">1. This project is subject to the conditions of the Mitigated Determination of Non-Significance (MDNS) SEPA determination issued by the City of Bonney Lake on December 22, 2016. All of the required mitigation measures contained therein are conditions of approval for all phases of this project.2. The allowed uses for all buildings on the site, based on the limited levels of parking being provided, will be limited to light manufacturing and warehouse (categorized in BLMC 18.08.020 as “Manufacturing, Wholesale and Industrial”) uses. No retail, food service, office, or any other uses will be allowed within the proposed building, unless adequate parking can be provided. A notice to title for the site to this affect is a condition of approval for this project, and must be recorded prior to the issuance of building permits for this project.

3. Reduce the size of the driveway located on the south side of the building to thirty-feet as required by City Engineering Standards S-11. If during the review of the civil plans, the City Engineer grants a deviation from the standard, this condition of approval will become null and void.
4. If there are any changes to the light design than what is shown on the provided Photometric Plan, the applicant must submit a revised plan demonstrating that there is no off site glare or light trespass.
5. The applicant will need to address the following comments during the building permit review phase:
 - a. Provide a lighting schedule demonstrating that the lighting fixtures selected incorporate cutoff shields to prevent off-site glare and are "Dark Sky" compliant.
 - b. On the west side of the building at the south end of the parking area, there is one row of eleven parking stalls between the landscaping islands. Per BLMC 16.14.170.E.4, no more than 10 parking spaces may be allowed in a row without the installation of a planting island. The site plan must be revised to comply with this requirement.
6. Frontage improvements are required across the entire length of the frontage of the property adjacent to 233rd Avenue East and SR-401 pursuant Section 606 of the Engineering Design Standards adopted by reference in BLMC 12.04.010. As part of the frontage improvements the sidewalk installed along 233rd Avenue East is require to be extended to meet the existing section of sidewalk at the corner of 233rd Avenue East and SR-410. Along SR-410, the applicant will need to install a five foot wide bicycle lane, a four foot wide landscaping strip, and a ten foot wide sidewalk.

Responsible Official: Jason Sullivan, Planning and Building Supervisor

Signature:  Date: 6/6/17

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 June 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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