



ADMINISTRATIVE DECISION

Date of Issuance: July 10, 2023

Project File Number: PLN-2022-02672

Project Type: Design Review

Project Name: Daffodil Self-Storage

Applicant: John Kay; K+ Architect

Project Site Address: 23015 SR 410

Tax Parcel(s): 0519016004

Description of the Project: Construction of a 99,000 square foot self-storage facility on an existing vacant lot.

SEPA Determination: The City issued a DNS on 4/13/2022 under WAC 197-11-350 and WAC 197-11-355 utilizing the Optional Determination of Non-significance (DNS) method. The required comment period was provided from 3/11/2022 until 3/28/2022. The Notice of the Optional DNS was filed with the Department of Ecology under SEPA Number 202201737.

Decision: Approved with Conditions

Conditions of Approval:

1. The project will be required dedicate the northern 25-feet of property for the future street once construction has been completed by the developer.
2. The project will be required to relocate the entrance to the property to the future street once the street is constructed. A notice will be recorded prior to certificate of occupancy.
3. The project will be required to provide two (2) additional articulation features along the north façade to meet the building design requirements.
4. The project will be required to locate the bicycle parking separated from vehicle parking areas by way of physical barriers, such as bollards, posts, or landscaping and should be delineated on the site plan for the building permit review process.

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5. The applicant will be required to provide an updated photometric plan for the building permit review process.
6. The project is allowed to provide an averaged front yard buffer along the SR 410 E., until the drive aisle is relocated, then, the alternative landscape plan will be required to be administered and the fifty-five (55) foot landscaping yard will be in place.
7. The project will provide a different species of evergreen tree since arborvitae are not recognized as a tree in the code to meet the forty percent (40%) evergreen requirement for the Type 2 Landscaping Buffer.
8. The project will provide a different species of evergreen tree since arborvitae are not recognized as a tree in the code to meet the sixty percent (60%) evergreen requirement for the Type 1 Landscaping Buffer.
9. The project is allowed to provide a reduced landscape island along the SR 410 E. drive aisle, until the drive aisle is relocated, then the alternative landscape plan will be required to be administered.
10. The project will be required to provide additional landscape islands to meet the provision stating that the five percent (5%) of the vehicular use area to be devoted to landscape islands.
11. The project will be required to provide enough trees to meet the required fifty-seven (57) tree credits pursuant to BLMC 16.64.080.

Total Review Days: 118 days pursuant to the methodology adopted in BLMC 14.10.070.

Signature:



Date: 7/10/2023

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



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Public Services Department prior 5:00PM on Thursday, July 27, 2023. Any appellant should be prepared to make specific factual objections.

For any questions regarding this project, please contact:

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Email: braselm@cobl.us

City of Bonney Lake

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