



## NOTICE OF ADMINISTRATIVE DECISION

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- Date of Issuance:** September 22, 2017
- Project File Number:** PLN-2017-02071
- Project Type:** Design Review – Type II
- Project Name:** Best Tire Center
- Applicant:** Wedderman Architecture
- Project Site:** 19710 SR 410 E
- Tax Parcel(s):** 7000040041
- Description of the Project:** Convert an existing building into a Best Tire Center. Exterior modifications include adding (5) glass garage doors to the front (north side) of the building, painting the existing awning, and to add an asphalt ramp to meet the sidewalk level at the new garage doors.
- 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 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 7,000 square feet. Business use are required to provide one (1) space for every 300 square feet of building area. Following the removal of the parking stalls to allow for the garage bay doors, there will be twenty-four parking stalls which is sufficient to meet the minimum code requirements of BLMC 18.31.010.A.

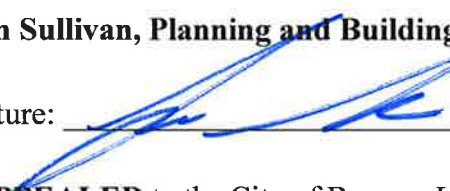
3. There is no new parking lot; therefore, bicycle parking is not required pursuant to BLMC 18.39.050.F.
4. The project site is 1.83 acres; since the site is less than two acres the pedestrian plaza is not required.
5. The existing building is not wider than 100 feet; therefore, the project is not required to comply with the Midtown building articulation pursuant to BLMC 18.39.070.B.
6. The only exterior change is the installation of service bay doors. This proposed change is classified as a minor exterior change. 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.A.

**Conditions of Approval:** NONE

**Responsible Official:** Jason Sullivan, Planning and Building Supervisor

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



9/22/17

**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 27, 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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Public Services Department

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