



NOTICE OF LAND USE APPLICATION - OPTIONAL SEPA PROCESS

The public has the right to review the contents of the official file for the proposal, provide written comments, participate in the public hearings/meetings, and request a copy of the final decision. The most current application materials are available for public review by clicking on the application number(s) provided in this notice, or by requesting a link from the staff contact listed in this notice. Comments may be emailed to the staff contact identified in the notice, mailed to the attention of the staff contact to P.O. Box 7380, Bonney Lake, WA 98391, or delivered to the Public Services Department located at 9002 Main Street East, Suite 300, Bonney Lake, WA 98391. Comments will be accepted if filed with the Public Services Department on or before 5PM on 1/25/2021.

Application Submittal:	12/4/2020	Application Complete:	1/6/2021
Notice Date:	1/8/2021	Comment Due Date:	1/25/2021
Application Type:	Design Review (PLN-2020-02496) and SEPA Review (PLN-2020-02497)		
Project Description:	Construction of the new East Pierce Co. Fire & Safety Station 111		
Project Name:	East Pierce Fire Station 111		
Name of Applicant(s):	Phil Herrera, East Pierce Fire and Rescue	Site Address:	18302 Veteran's Memorial Dr. E. Bonney Lake, WA 98391
Application Number(s):	PLN-2020-02496 (D.R.) and PLN-2020-02497 (SEPA)	Tax Parcel Number(s):	5640000943, 5640001109, 5640001109, and 5640001021
Environmental Review:	<p>NOTICE IS HEREBY GIVEN that the City expects to issue either a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for this proposal using the optional DNS process provided in WAC 197-11-355. This will be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.</p>		
Public Hearing:	The above applications are classified as Type 2 Permits pursuant to BLMC 14.30.010 and do not require a public hearing pursuant to BLMC 14.30.020.		
Other Applications:	Civil construction permit(s), grade-and-fill permit, right-of-way permit(s), building permit(s)		
Staff Contact:	Nate Schildmeyer, Associate Planner; (253) 447-4350 or schildmeyern@cobl.us		
Documentation Available:	Land use application, SEPA checklist, Project narrative, Elevation drawings, Site plan, Landscaping plan, Photometric plan		



BUILDING INFORMATION

CONSTRUCTION TYPE:	VB
BUILDING HEIGHT:	39.5 FT.
GROSS FLOOR AREA:	
LEVEL 1:	15,307 S
LEVEL 2:	17,107 S
TOTAL:	32,464 S
LOT COVERAGE:	23%

REQUIRED PARKING

REQUIRED:	
FIRE FIGHTER	12
OFFICE STAFF	40
VISITOR	20
TOTAL	72*
*DM ZONING ALLOWS FOR UP TO 50% REDUCTION	