



NOTICE OF LAND USE APPLICATION

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 February 18th, 2022.

Application Submittal:	1/3/2022	Application Complete:	1/31/2022
Notice Date:	2/4/2022	Comment Due Date:	2/21/2022
Application Type:	Design Review		
Project Description:	The proposal consists of the construction of a 99,964 square foot self-storage facility with associated site improvements.		
Project Name:	21096 Premier Storage		
Name of Applicant(s):	Premier Storage Investors c/o Gella Tong	Site Address:	9910 205 th Ave. E. Bonney Lake, WA 98391
Application Number(s):	PLN-2021-02655	Tax Parcel Number(s):	0519036070
Environmental Review:	<p>This development was previously evaluated in the following environmental documents:</p> <ul style="list-style-type: none"> • WSU SITE PROJECT BONNEY LAKE DRAFT ENVIRONMENTAL IMPACT STATEMENT - prepared by the City of Bonney Lake dated August 2009; • WSU SITE PROJECT BONNEY LAKE FINAL ENVIRONMENTAL IMPACT STATEMENT - prepared by the City of Bonney Lake dated November 2009; <p>The City has determined it is acting on the same underlying proposal evaluated in these environmental documents and that there are no new significant environmental impacts. Therefore, a new a threshold determination will not be issued pursuant to WAC 197-11-600(3) and WAC 197-11-310(1). Additionally, since the City is acting on the same proposal a formal notice of adoption will not be issued pursuant to WAC 197-11-600(4).</p>		
Public Hearing:	The above application is classified as Type 2 Permit pursuant to BLMC 14.30.010 and does not require a public hearing pursuant to BLMC 14.30.020.		
Other Applications:	Civil Permits (infrastructure, right-of-way, grade and fill), Building permit		
Staff Contact:	Mettie Brasel, Associate Planner; (253) 447-4350, braselm@cobl.us		
Documentation Available:	Land Use application, Photometric Plan, Elevations, Traffic Study, Exterior Materials Board, and Project Narrative		

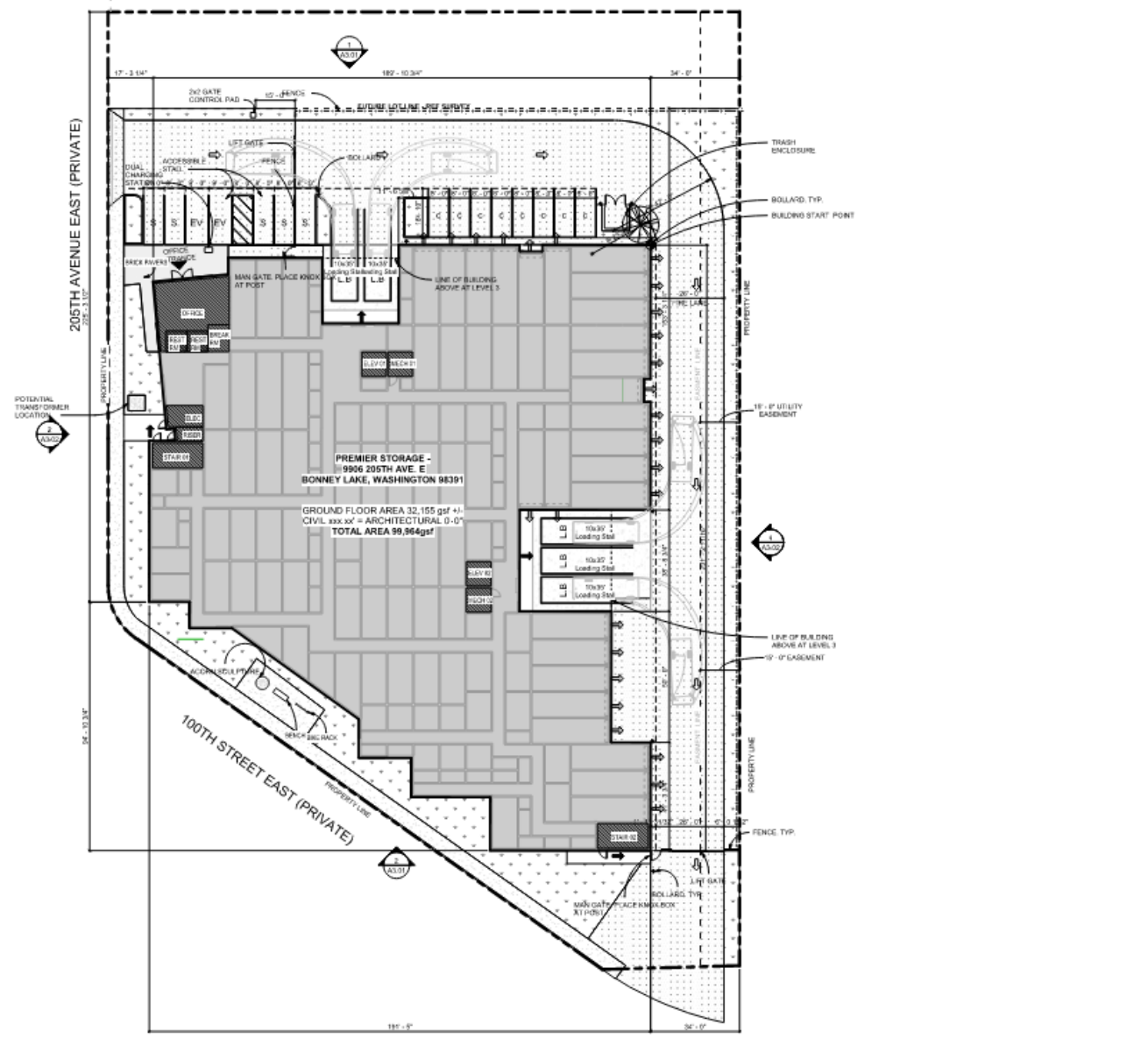
PUBLIC SERVICES DEPARTMENT

9002 Main Street East, Suite 300, Bonney Lake, WA 98391
(253)862-8602

C:\Users\jain\OneDrive\Documents\2026 - Premier Storage Lake 2026_048.dwg

07/05/2024 10:38:32 AM

SITE PLAN
1" = 20'-0"



SHEET NOTES:

- A. LIMITS OF WORK ARE DEFINED WITHIN THE PROPERTY LINES AND ADJACENT RIGHT OF WAYS.
- B. SITE CONTROLS ARE EXISTING PROPERTY CORNERS AS IDENTIFIED BY PROPERTY SURVEY.
- C. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON ALL LANDSCAPE FEATURES AND ELEMENTS.
- D. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND UTILITY LOCATIONS.
- E. EXPANSION JOISTS ARE SHOWN ON SITE PLANS; ALL OTHER LINES WITHIN CONCRETE PAVING AREAS ARE TO BE CONTROL JOISTS UNLESS OTHERWISE NOTED.
- F. REFER TO CIVIL DRAWINGS.
- G. REINFORCING TO MAINTAIN A SLOPE NO GREATER THAN 1:20 IN THE PRIMARY DIRECTION OF TRAVEL AND A SLOPE NO GREATER THAN 1:50 PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL; REFER TO CIVIL DRAWINGS.
- H. CURB TO BE MEDIUM RISE (MFRS), PARALLEL TO GUTTERLINE, UNLESS OTHERWISE NOTED.
- I. ORNLINES CORRESPOND WITH BUILDING FLOOR PLAN ORNLINES.
- J. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.
- K. ARCHITECT SITE PLAN IS SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PARAMETERS OF SITE INCLUDING ROADWORK, LANDSCAPING AND CONTROL. SITE INFORMATION.
- L. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS (FFE) - THESE CORRESPOND TO ARCHITECTURAL 0'-0".

SITE DATA

PARCEL NUMBER:
89183 - RM - 8
89183 - RM - 8

ZONING:
C-2 (COMMERCIAL DISTRICT 2)

THIS USE IS ALLOWED IN THIS ZONE AND IS SUBJECT TO A VESTED C-2 COMMERCIAL DISTRICT ZONING CODE. THE VESTING IS ALLOWED UNDER CURRENT AGREEMENT THAT EXPIRES ON DECEMBER 22, 2024. TO BE VESTED PRIOR TO THE EXPIRATION DATE, A COMPLETE BUILDING PERMIT APPLICATION MUST BE FILED BEFORE DECEMBER 22, 2024. AFTER EXPIRATION, THE ZONING WILL REVERT TO MEDIUM DENSE AND THE PROPOSED STORAGE FACILITY WILL BE SUBJECT TO LEGAL NON-CONFORMING USE SUBJECT TO LIMITATION PER S.M.C. 18.54.

OCCUPANCY CLASSIFICATION:
S-1 SELF STORAGE

LOT COVERAGE:
LOT 6: 43,185 (2.78 ACRES)
LOT 7: 41,202 (2.89 ACRES)
TOTAL LOT 76,387 sqf (1.73 ACRES) PRE LOT ADJUSTMENT
TOTAL LOT 98,088 sqf (1.52 ACRES) AFTER LOT ADJUSTMENT

BLDG. FOOTPRINT 32,115 sqf
BUILDING COVERAGE: 42%
LANDSCAPE SLOPE: 13% (REQUIRED MIN IS 10%)
HARDSCAPE 26,098 SF, 38%

NET NEW AREA PER FLOOR:
GROUND FLOOR: 32,115 SF
SECOND FLOOR: 32,115 SF
TOTAL USE: 64,230 SF

PARKING:
MIN. 5 FOR CUSTOMER PARKING
PROVIDED: 5
3 STANDARD (8x10)
2 COMPACT (8x16)
2 VAN ACCESSIBLE (8x19)

LOADING PROVIDED: 4 (LOADING 15x30)

BIKE/PARKING:
PROVIDED: 2

KEYNOTES:

LEGEND	NOTE
	ASPHALT
	CONCRETE
	LANDSCAPE
	CORNER
	TRAFFIC DIRECTION
	1ST/LAST EXTERIOR UNIT
	1 HOUR RATED WALL
	PREMIER FENCE
#	NOTE



NOT FOR CONSTRUCTION FOR REFERENCE ONLY

PREMIER STORAGE INVESTORS
530 OAK COURT DRIVE, SUITE 155
MEMPHIS, TN 38117

PREMIER SELF-STORAGE
9910 205TH AVE. E & 9906
205TH AVE. E
BONNEY LAKE, WASHINGTON 98391

DATE	BY	REVISION/NOTES

PROJECT NO.: 2106
PROJECT MGR.: RM
DRAWN BY.: AK, GT
CHECKED BY.: RM

SITE PLAN
A1.00

JACKSON | MAIN ARCHITECTS