

**DESIGN COMMISSION  
MEETING**

**October 12, 2022  
6:00 p.m.**

**AGENDA**



*“Where Dreams Can Soar”*

*The City of Bonney Lake’s Mission is to protect the community’s livable identity and scenic beauty through responsible growth planning and by providing accountable, accessible and efficient local government services.*

[www.ci.bonney-lake.wa.us](http://www.ci.bonney-lake.wa.us)

Location: Bonney Lake Justice & Municipal Center, 9002 Main Street East, Bonney Lake, Washington.

The public is invited to attend Design Commission Meetings in person, via conference call or over the internet. The information for attending is provided below.

If you wish to address the Design Commission for comments, Citizen comments can be made in-person, by phone or virtually during this portion of the meeting. Comments are limited to 5 minutes. Those planning to comment via phone or virtually will need to sign up prior to the meeting in order to comment. When signing up, please provide your name, your screen name, phone number (for callers) and if your comments are for general public comments or for the public hearings and which hearing, by email to [mcdonaldd@cobl.us](mailto:mcdonaldd@cobl.us) or calling in also at 253-447-4356. Virtual and call in registrations need to be received by 5:00 p.m. the day of the meeting. During the meeting, your name will be called when it is your turn. Your microphone will be activated, and you will be able to comment. Those physically appearing at the Council meeting to speak during citizen comments do not need to sign up but will be asked to state their name and address for the meeting record.

Design Commission Meetings attendance options:

In-Person: Bonney Lake Justice & Municipal Center at 9002 Main Street East in Bonney Lake

By phone: 408-740-7256 (Meeting ID: 211 779 361#)

By internet: Chrome- <https://bluejeans.com/211779361>

**Design Commission Members:**

Debbie Strous-Boyd (Chair)  
Thomas Kennedy (Vice-Chair)  
Jamie Bendon  
David Colbeth  
Paul Webber  
Joseph Parente  
Melissa Munson-Merritt

**City Staff:**

Jason Sullivan, Planning and Building Supervisor  
Mettie Brasel, Associate Planner  
Debbie McDonald, Design Commission Clerk

- I. Call to Order**
- II. Roll Call & Next Meeting Poll (November 9, 2022)**
- III. Approval of Minutes June 8, 2022**
- IV. Planning Commission Report**
- V. Public Comments and Concerns**
- VI. Old / Continuing Business NONE**

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**VII. New Business**

Pg. 5           A. PLN-2022-02742 – Hillside Apartments

**VIII. For the Good of the Order**

- A. Correspondence
- B. Staff Comments
- C. Commissioner Comments

**IX. Adjournment**

**Next Meeting:** November 9, 2022

**DESIGN COMMISSION  
MEETING**

**June 8, 2022  
6:00 p.m.**

**DRAFT MINUTES**



*"Where Dreams Can Soar"*

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**Location:** Justice & Municipal Center, 9002 Main Street East, Bonney Lake.

- I. Call to Order:** The meeting was called to order at 6:02 P.M.
- II. Roll Call:** Design Commissioners in attendance were Vice-Chair Thomas Kennedy, Commissioner Joseph Parente and Commissioner Melissa Munson-Merritt
- Absent:** Chair Debbie Strous-Boyd, Commissioner David Colbeth, Commissioner Jamie Bendon and Commissioner Paul Webber
- Staff members in attendance were Planning and Building Supervisor Jason Sullivan, Associate Planner Mettie Brasel
- III. Approval of Minutes:**
- Motion was made by Commissioner Munson-Merritt and seconded by Commissioner Parente to approve the April 13, 2022, minutes with no corrections.**
- Motion Approved 5-0**
- IV. Planning Commission Report:**
- Chair Strous-Boyd not in attendance.
- V. Public Comment and Concerns:** NONE
- VI. Old Business:** NONE
- VII. New Business:**
- A. PLN-2022-02695 – Target Drive-Up Expansion + Canopy**
- Associate Planner Mettie Brasel gave an overview of the project, with them adding 24 new parking spaces with half of them being covered with a canopy for their drive-up services. They just need to provide a lighting plan. Only other recommendation is relocating the light pole and the crosswalk.
- Commissioner Parente appreciated the attention to detail with the landscaping plan.
- Motion was made by Vice-Chair Kennedy and seconded by Commissioner Munson-Merritt to approve the Target Drive-Up Expansion + Canopy project with the conditions stated in the Staff Report.**

**Motion Approved 3-0**

**B. PLN-2021-02655 – 21096 Premier Storage**

Planning and Building Supervisor Sullivan introduced Robin Murphy and Robert DeJean representing the 21096 Premier Storage project.

Mr. Murphy presented the project with a site plan and architect drawings of the building. After meeting with City staff, they have made some improvements to the project. Discussed the landscaping along the street.

Vice-Chair Kennedy asked what the security gates look like.

Mr. Murphy explained they are black eight-foot fencing with gates that lift up. He is sorry they don't have a picture.

Associate Planner Brasel presented the Staff's recommendations for approval of the project.

**Motion was made by Vice-Chair Kennedy and seconded by Commissioner Munson-Merritt to approve the 21096 Premier Storage project with the conditions stated in the Staff Report.**

**Motion Approved 3-0**

**VII. For the Good of the Order:**

**A. Correspondence:** NONE

**B. Staff Comments:**

Planning and Building Supervisor stated we are looking at moving into the new building in August. Until then the meetings will continue in the Council Chambers.

**C. Commissioner Comments:**

Vice-Chair Kennedy wanted it on the record that the three of them were at the Open Meeting Training last night at City Council.

**X. Adjournment:**

**Motion was made by Vice-Chair Kennedy and seconded by Commissioner Parente to adjourn the meeting.**

**Motion Approved 3-0**

**Meeting adjourned at 6:43.**

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Debbie McDonald Planning Commission Clerk



# Administrative Staff Report

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## GENERAL INFORMATION

**From:** Mettie Brasel – Associate Planner

**To:** Bonney Lake Design Commission

**Date:** September 29, 2022

**Project:** Hillside Apartments

**File Number:** PLN-2022-02742

**City Contact:** Mettie Brasel – Associate Planner

**Applicant:** James Guerrero  
7520 Bridgeport Way W.  
Lakewood, WA 98499

**Owner:** JR & JA, LLC.

**Address:** 18426 Veterans Memorial Dr. E.  
Bonney Lake, WA 98391

**Tax Parcel Number:** 5640000580 & 5640000860

**Request:** Approval of a design review application under Chapter 14.95 of Bonney Lake (the “City”) Municipal Code (BLMC). The design review is required for the construction of a two (2) twelve-unit apartment buildings, totaling 22,269 square feet, with site improvements, such as thirty-two (32) parking spaces.

**Recommendation:** Approve the requested design review application subject to the conditions of approval contained in the staff report.

### Attachments:

1. Master Land Use Application

Public Services Department

9002 Main Street East, Suite 300, Bonney Lake, WA 98391

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2. Owner Authorization
3. Project Narrative
4. Design Review Plans
5. SEPA Determination of Non-Significance
6. City of Bonney Lake Administrative Decision for geological hazard
7. Affidavit of Public Notice – Notice of Application
8. Public Comment Summary: Hillside Apartments

## PROJECT OVERVIEW:

The project includes construction of two (2), three-story, 12-unit apartment buildings and site improvements for vehicular and pedestrian circulation. Common open space will be provided with an open space area on-site and unitized decks/patios. Off-street parking and waste collection will be provided, and runoff will be treated with an underground stormwater management system to be located under the parking area.

## BACKGROUND

### Site Characteristics:



The site is 1.57 acres (68,459 sq. ft.) and is vacant with natural vegetation. The northern portion of the site is encumbered with steep slopes and the southern portion, where development is proposed, is predominantly flat. The sloped areas consist of trees and brush and the flat portion consists of few trees, shrubs, and grass.

### Access:

The site can be accessed from Veterans Memorial Dr. E.

### Zoning and Comprehensive Plan Designations:

The project is within the Downtown Mixed-Use

*Figure 1 Aerial of the project site.*



# Administrative Staff Report

(DM) zoning district as described in BLMC 18.37. The project is designated Commercial – Mixed Use within the Comprehensive Plan, *Bonney Lake 2035*.

## Surrounding Uses:

Below is a table showing the zoning and land use designation of the surrounding properties.

Direction	Land Use Designation	Zoning	Existing Use
North	Residential – Low Density and Public Facility	Low Density Residential (R1)	Residential, vacant lot, and stormwater pond
South	Public Facility	Public Facility (PF)	Police Department and East Pierce Fire & Rescue
West	Commercial – Mixed Use	Downtown Mixed Use (DM)	Vacant
East	Commercial – Mixed Use	Downtown Mixed Use (DM)	Residential

## Environmental Review:

The City of Bonney Lake acting as the Lead Agency has reviewed the SEPA checklist submitted by the applicant and issued the Determination of Non-significance (DNS)<sup>1</sup> on October 6, 2022, for the project pursuant to WAC 197-11-355. Two (2) comments were received and are discussed in the Processing Background section of this staff report.

## Shoreline

This proposal is not within the shoreline jurisdiction.

## Critical Areas

The proposed project is located within the one (1) year time-of-travel zone for the City’s water system wells, which is regulated as a Critical Aquifer Recharge Area. The applicant will be required to submit a level 1 hydrogeologic assessment in compliance with BLMC 16.24.050. As a condition of approval, an approved level 1 hydrogeologic assessment is required prior to the approval of the Building Permit.

The project site is encumbered with Class 1 Landslide Hazard areas as defined by BLMC 16.28.010.B. The proposed project was required to submit a Critical Area Report Review of a Geotechnical report. The City approved the findings and recommendations of the Geotechnical report on May 5, 2022<sup>2</sup>.

<sup>1</sup> See Determination of Non-Significance issued on October 6, 2022 (Attachment 5).

<sup>2</sup> See the City of Bonney Lake Administrative Decision issued on May 5, 2022 (Attachment 6).



# Administrative Staff Report

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## **Processing Background:**

A pre-application conference was held on March 10, 2022. The design review application was received on July 19, 2022. The City deemed the application officially complete on August 5, 2022 and issued the Notice of Application<sup>3</sup> on August 12, 2022. The mandatory fifteen (15) day comment period was provided from August 12, 2022, until August 29, 2022. The City received two (2) comment letters. The City has reviewed the public comments and has prepared comment matrix<sup>4</sup>, which includes the City's response to each of the comments. One (1) comment from the Snoqualmie Tribe has requested that the applicant prepare an Inadvertent Discovery Plan (IDP). As a condition of approval, an IDP will be required during the building permit review process. As of the date of the design commission meeting, the application has been under review for sixty (60) days as calculated pursuant to BLMC 14.10.070.

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<sup>3</sup> See Affidavit of Public Notice – Notice of Application (Attachment 7).

<sup>4</sup> See Public Comment Summary: Hillside Apartments (Attachment 8).





# Administrative Staff Report

## ANALYSIS

Design review is required for all property improvements, except for those identified in BLMC 14.95.020. The proposed project does not meet one of the exemptions provided in BLMC 14.95.020 and therefore is 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 and the Downtown Bonney Lake Design Standards (DBLDS).

Below is a discussion of how this proposal meets the development standards.

**Downtown Bonney Lake Design Standards (DBLDS):** This chapter provides requirements pertaining to the design standards outlined in the DBLDS and the proposal meets some of these requirements as provided below:

### 1. Site Planning

#### 1.1. Street Front Orientation

##### 1.1.2. Properties adjacent to Mixed-Use Streets and Corridors:

- b) Developments are required to provide a minimum 10-foot landscape strip or pedestrian-oriented space between the back of the sidewalk and the building, parking area, storage, or service area. The landscaping must include one (1) tree per 300 square feet of landscaped area, one (1) shrub per 20 square feet of landscaped area and enough ground cover to provide 100% coverage of the landscaped area after three (3) years. The project provides a 10-foot landscaping strip between the sidewalk and the building frontage. In addition, the landscape plan identifies 2,250 sq. ft. of landscaping between the building frontage and the sidewalk. The landscape plan does not provide information of the types of plantings. As a condition of approval, a more accurate planting plan identifying the types of plants will be required. Along the landscape frontage area, the eight (8) trees will be required and one-hundred and thirteen (113) shrubs.

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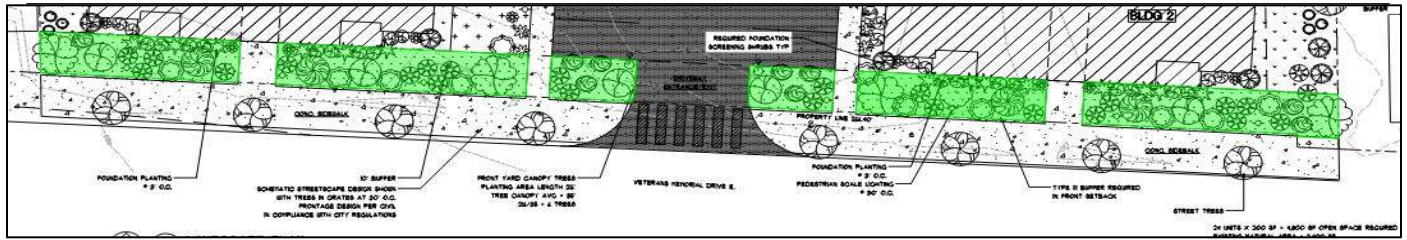


Figure 2 Ten-foot-wide landscaping strip along the Veteran's Memorial Dr. E. frontage.

- c) Buildings must feature pedestrian entrances that face the streets. However, an exception allows buildings organized around the courtyard and may have entrances facing the courtyard provided there is clear pedestrian access to the courtyard. The project provides entrances facing a courtyard that is accessible from the sidewalk along the frontage of Veteran's Memorial Dr. E. and from the parking area to the rear of the site. The project complies with this standard.
- d) Parking must be located to the rear or side of the buildings. The parking for the project is located behind the buildings towards the rear of the buildable area and to the side of the building in between the two (2) apartment buildings. The project complies with this standard.

### 1.1.5. Blank Walls:

A blank wall is a ground wall or portion of ground floor wall<sup>5</sup> that does not include a transparent window or door; or any portion of a ground floor wall having a surface area of 400 square feet or greater with no transparent window or door. The building elevations depicts at least two (2) windows on each side of the structures. In addition, no portion of the buildings have more than 350 square feet of blank wall. The project complies with this standard.

## 1.3. Sub-District Standards and Guidelines

### 1.3.4. North Downtown:

- a) The applicant must provide safe, convenient, and attractive pedestrian and vehicular connectivity and must integrate at least one internal north-south pedestrian connection that

<sup>5</sup> The portion of the ground floor wall is defined as six (6) feet in height and has a horizontal length greater than fifteen (15) feet.



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links uses with Sumner Buckley Highway<sup>6</sup>. The property provides pedestrian connections throughout the project, specifically, around the parking areas, to the courtyard of both buildings, and connecting the internal sidewalks to the frontage sidewalk along Veteran's Memorial Dr. E. The project complies with this standard.

- b) The development is required to incorporate the hillside into the design of the structures. However, the Critical Area Code outlined in Title 16, Division II of the BLMC, has become stricter about what is allowed to occur within a Class 1 landslide hazard area<sup>7</sup> since the DBLDS were implemented. The project is not allowed to impact the Class 1 landslide hazard area under the updated code. Any encroachments into the landslide hazard area were reviewed under the Critical Area Report Review as stated in the Critical Area Section above. This project complies with this standard.

## 1.4. Service Elements

### 1.4.1. Trash and recycling enclosures:

- a) Trash and recycling areas visible from the street, pathway, pedestrian-oriented space, or parking area shall be enclosed and screened by a wall or fence at least seven (7) feet tall, covered with a roof, and have self-closing doors. The project provides a covered trash enclosure. However, no elevations of the trash enclosure have been provided to verify the height and the type of doors. As a condition of approval, elevations of the trash enclosure shall be provided for review for the required building permit.
- b) Trash and recycling areas should be designed to match the architecture of the primary structures, including similar materials and/or detailing. The project provides a covered trash enclosure. However, no elevations of the trash enclosure have been provided to verify the architectural design. As a condition of approval, elevations of the trash enclosure shall be provided for review for the required building permit.
- c) If the trash enclosure is adjacent to a public or private street, sidewalk, or internal pathway, a landscaped planting strip a minimum of three (3) feet wide shall be required on three (3) sides of the facility. The project does not propose any landscaping around the trash enclosure, which is adjacent to the internal walkways of the site. As a condition of approval, the project will be required to add landscaping to three (3) sides of the trash enclosure to meet this standard.

### 1.4.2. Service element location:

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<sup>6</sup> Sumner Buckley Highway was renamed to Veteran's Memorial Dr. E. in 2012.

<sup>7</sup> The Critical Area Code was updated in 2019 and the Downtown Bonney Lake Design Standards was implemented in 2007.

- a) Trash and recycling enclosures, storage areas, gas and electrical meters, and other similar service elements shall be located to minimize impacts on the pedestrian environment and be concentrated where they are accessible to service vehicles and tenants. The trash enclosure is located within the parking area between the two (2) proposed apartment buildings, and adjacent to the driveway. This allows easy access from the tenants of both buildings. However, there is concern on the maneuverability for trash pickup from the trash hauler. As a recommendation, we propose moving the trash enclosure northwest across the drive aisle, where two (2) parking spaces are located and replace the current trash enclosure area with the removed parking. However, as a condition of approval, a site plan approved by the trash hauler will be required for review at building permit submission.

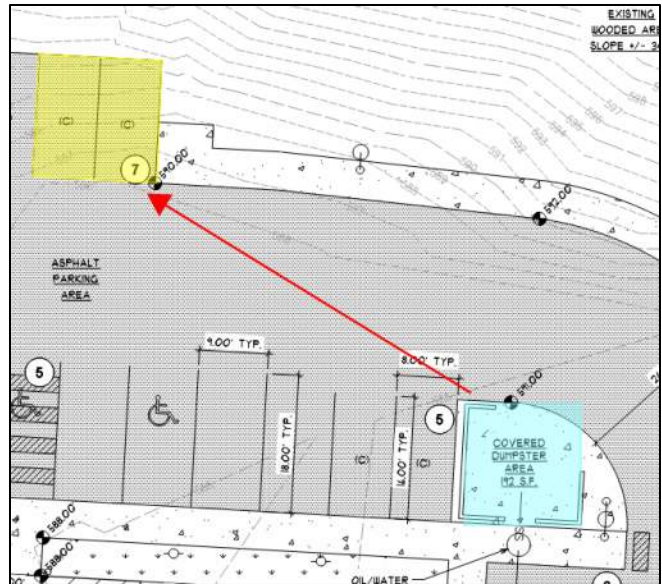


Figure 3 Recommended trash enclosure location in yellow. Current location in blue.

## 2. Pedestrian Access, Amenities, and Open Space

### 2.1. Internal Pathways

#### 2.1.1. Interior pathway design:

- b) The project is required to provide five (5) foot walkways. The site plan shows five (5) foot wide sidewalks throughout the interior of the site and a ten (10) foot wide sidewalk along Veteran’s Memorial Dr. E. Sidewalks within the interior of the site will be predominantly utilized by tenants of the apartment complex and the five (5) foot width will likely suffice for pedestrian traffic that is internal to the site. The project complies with this standard.
- c) All pedestrian pathways must correspond with Federal, State, and local codes for mobility impaired persons, and the Americans with Disabilities Act. The project will be reviewed for compliance with the Americans with Disabilities Act during the building permit process. Currently, there are no concerns about the site plan meeting the ADA requirements.

#### 2.1.2. Pedestrian access and connectivity:



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- a) The DBLDS require all projects to have clear pedestrian access to the sidewalk. The project provides internal pathways connecting both apartment courtyards to the frontage sidewalk along Veteran’s Memorial Dr. E. The project complies with this standard.

### 2.1.3. Pedestrian crossings:

- a) Crosswalks are required when a walkway crosses a paved area accessible to vehicles. Pedestrian crosswalks are provided to connect the internal pathways from Building 1 with Building 2 and across the driveway access to connect the frontage sidewalk. The project complies with this standard.
- b) Applicants must continue the sidewalk pattern and material across driveways. As stated above, the project shows a crosswalk across the driveway to provide a safe route for pedestrians. The project complies with this standard.

### 2.3. Open Space and Recreation for Residential Uses

#### 2.3.1. Open space for multi-family residential uses:

Multi-family uses must provide at least 200 square feet of open space per unit. Based on the proposed twenty-four (24) units, the project will be required to provide 4,800 square feet of open space<sup>8</sup>. Per the special requirements outlined in the DBLDS Section 2.3.1 (a)<sup>9</sup>, (b)<sup>10</sup>, (c)<sup>11</sup>, (d)<sup>12</sup>, and (e)<sup>13</sup>, the project’s open space is calculated in the table below.

Table 1 Open space calculations

Space Type	Amount provided	DBLDS percent allowance	Total amount towards Open space requirement
a) Common Open Space	1,232 s.f	100%	1,232 s.f.

<sup>8</sup> Open space can include, but not limited to, landscaped courtyards or decks, front porches, gardens with pathways, children’s play areas, or other multi-purpose recreational and/or green spaces.

<sup>9</sup> DBLDS 2.3.1 (a) outlines dimensional and design standards for common open space, such as, providing features like paths, landscaping, seating, and lighting, etc.

<sup>10</sup> DBLDS 2.3.1 (b) outlines open space allowances for balconies, porches, decks, and patios.

<sup>11</sup> DBLDS 2.3.1 (c) outlines open space allowances for rooftop decks.

<sup>12</sup> DBLDS 2.3.1 (d) outlines open space allowances for indoor recreation areas.

<sup>13</sup> DBLDS 2.3.1 (e) outlines open space allowances for natural areas.



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b) Balconies	1,332 s.f.	50%	666 s.f.
c) Rooftop Decks	0 s.f.	50%	0 s.f.
d) Indoor Rec areas	0 s.f.	25%	0 s.f.
e) Natural Areas	1,860 s.f.	50%	930 s.f.
Total amount of Open Space project provides			2,828 s.f.
Potential Open Space (Must provide amenities to be counted towards open space).			1,983 s.f.

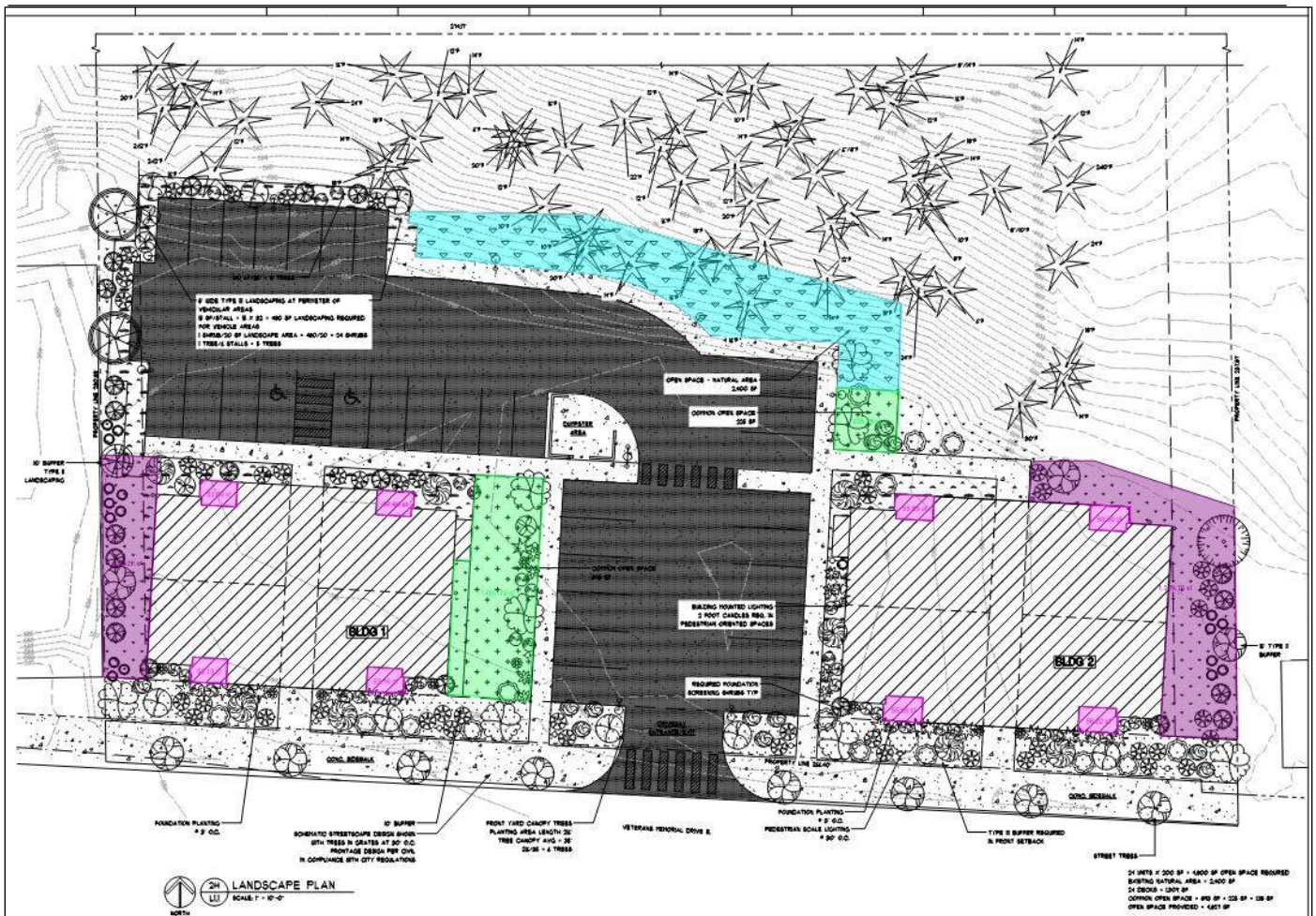


Figure 4 Open space exhibit showing common open space (green), balconies (pink), natural areas (blue), and recommended open space areas (purple).

The project is only showing 2,828 square feet of provided open space and will be required to provide additional open space. In addition, the proposed common open space will require amenities, such as playsets, meandering paths, benches, pedestrian scale lighting, and trash receptacles. As a recommendation and shown in Figure 4, the areas in purple can be considered open space, if the project provides some of the amenities described above, specifically a garden path and benches. If these areas are incorporated into the open space requirement, the project would provide 4,811 square feet of open space, which would satisfy the open space requirement. As a condition of approval, the project is to provide additional open space to meet the square footage allocation and provide amenities within the already proposed common open space areas.

### 3. Vehicular Access and Parking

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## 3.1. Access Roads

### 3.1.2. Vehicular circulation:

Developments should provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides opportunities for future connections to adjacent parcels. The project provides ingress and egress from Veteran's Memorial Dr. E. In addition, along the west property line, the parking area is a dead-end, which can be converted into a connection to the adjacent parcel in the future, if applicable.

## 3.2. Vehicular Entrances and Driveways

### 3.2.2. Limit number of driveways:

The DBLDS limits the amount of driveways to one (1) ingress and one (1) egress per three hundred (300) linear feet of frontage. The project frontage is two hundred and seventy-five (275) linear feet, which limits the site to one (1) ingress and one (1) egress. The project proposes one (1) driveway consisting of one (1) ingress and one (1) egress from Veteran's Memorial Dr. E. The project complies with this standard.

### 3.2.3. Encourage shared driveways:

Properties with less than 300 linear feet of street frontage shall make a genuine effort to negotiate shared access with adjoining property owners. The adjacent properties are vacant and a single-family residence. There is no option to negotiate a shared access currently. The project complies with this standard.

## 4. Building Design

### 4.1. Architectural Character

#### 4.1.2. All sites:

The DBLDS discourages the use of overly ornate building details that make a building look fake or contrived. The project elevations do not show any excess architectural features that make the building look fake. As shown in Figure 5, the architecture of the building is simple and applicable for a multi-use structure. The project complies with this standard.





Figure 5 Exterior Elevations of Building 1 and Building 2.

## 4.2. Architectural Scale and Building Mass

### 4.2.3. Building articulation – multi-family residential buildings and residential portions of mixed-use buildings:

All residential buildings and residential portions of mixed-use buildings shall include at least three (3) modulation and/or articulation features<sup>14</sup> at intervals no more than thirty (30) feet along all façades facing a street, common open space, and common parking area. Along the north and south façades of building 1 and building 2, the project design shows repeating window features at maximum intervals of fifteen (15) feet, provides a distinct top, middle, and bottom floor, and vertical modulation, which shows separated vertical planes that setback four (4) feet. However, utilizing the minimum four (4) foot standard must include a change in material, color, or roofline. The portion of the building that is setback to include the balcony will require a change in material, color, or roofline to



Figure 6 shows the area along the south facade that will need to utilize a different material/color to meet the articulation standard.

building 1 and building 2, the project design shows repeating window features at maximum intervals of fifteen (15) feet, provides a distinct top, middle, and bottom floor, and vertical modulation, which shows separated vertical planes that setback four (4) feet. However, utilizing the minimum four (4) foot standard must include a change in material, color, or roofline. The portion of the building that is setback to include the balcony will require a change in material, color, or roofline to

<sup>14</sup> Features can include repeating windows, vertical building modulation, horizontal modulation, and/or articulation.

comply with this standard. As a condition of approval, the balcony wall that is articulated will need to consist of a different material and/or color on the north and south façades of buildings 1 and 2.



Figure 7 East and west elevations will require an additional feature.

Along the east and west façades of building 1 and building 2, the project design shows repeating window features at maximum intervals of fifteen (15) feet and vertical modulation. However, it is lacking in a third feature. It is recommended that the applicant update the east and west façades to include a distinctive top, middle, and bottom, which could be accomplished similarly to the north and south façades. As a condition of approval, the west and east façades of buildings 1 and 2 will need to provide another architectural feature that is outlined in DBLDS

#### 4.2.3.

#### 4.2.4. Rooflines:

Rooflines visible from a public street, open space, or public parking area must be varied by emphasizing dormers, chimneys, stepped roofs, gables, prominent cornice or wall, or a broke or articulated roofline. The project provides rooflines that are gabled on all façades. The project complies with this standard.

#### 4.2.5. Maximum façade width:

The maximum façade width<sup>15</sup> is 120 feet. The elevations show building 1 to have a maximum width of seventy-five (75) feet and building 2 to have a maximum width of seventy-eight (78) feet. The project complies with this standard.

### 4.3. Building Details

#### 4.3.2. Year of construction plaque:

All new buildings must note the year of construction of a building by the installation of a plaque attached to the building. The project does not discuss this standard. As a condition of approval, the project will be required to place a “year of construction” plaque that follows the requirements outlined in the DBLDS 4.3.2.

<sup>15</sup> The façade includes the apparent width of the structure facing the street and includes required modulation.



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### 4.3.3. Window design:

Building facades shall employ techniques to incorporate window trim at least four inches in width that features color that contrasts with the base building color. The elevations show a dark brown, four (4) inch trim around the edges of all the windows. The project complies with this standard.

### 4.4. Exterior Building Materials and Color

#### 4.4.1. High quality materials:

The DBLDS encourages the use of high-quality building materials that add visual interest and detail, which are durable and easily maintained. The project proposes using hardie board siding in natural colors. Hardie board siding is a durable material that is easily maintained for longevity. The project complies with this standard.

#### 4.4.6. Limit bright colors:

Bright building colors should be limited to trim and accents, generally no more than 10% of the façade. The elevations show natural colors, such as, grey, slate, and brown. No bright colors are proposed. The project complies with this standard.

#### 4.4.7. All buildings:

Mirror glass and textured or scored plywood is prohibited. The project does not propose using any prohibited materials. The project complies with this standard.

## 5. Streetscape, Landscaping, and Signage

### 5.1. Streetscape Design

#### 5.1.1. Downtown streetscape standards:

##### b) Mixed-use streets and corridors must include the following:

- i. Ten (10) foot minimum sidewalk widths are required for the frontage along Veteran's Memorial Dr. E. The project provides ten (10) foot sidewalks along the frontage of Veteran's Memorial Dr. E; thus, the project complies with this standard.
- ii. Street trees are required every 30-feet on center within tree grates. The project site plan shows street trees every 30-feet with the exception that no tree is provided within the driveway areas. The landscape plan does not provide any detail on the tree grate, or the types of trees planted along the street. As a condition of approval, the project will be



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required to provide a more detailed landscape plan, which will be reviewed at the time of the building permit.

- iii. Parallel on-street parking is encouraged where right-of-way widths allow. The project does not propose any on-street parallel parking as the right-of-way width would not be sufficient. In addition, East Pierce Fire and Rescue and the City of Bonney Lake police department driveways are across Veteran's Memorial Dr. E. and parallel parking would not be conducive to their operations.
- iv. Curb bulbs at intersection and crosswalks are encouraged, where street design allows. The project
- v. Pedestrian-scaled lighting spaced at 30-foot intervals, between trees, is required. The project does not depict any street lighting on the Photometric Plan. As a condition of approval, the project will be required to provide an updated Photometric Plan with lighting specifications during the building permit review process.

**Chapter 18.37 BLMC – DM (Downtown Mixed-Use District):** This chapter provides requirements pertaining to setback and bulk regulations and the proposal meets these requirements as provided below:

### General Intent

The general intent of the Downtown Mixed-Use District is to implement the mixed-use portion of the downtown center plan. The intended land uses are a mix of high-density dwelling units, offices, cultural activities, and retail sales and services, with protections against retail sales and services becoming dominant. Mixing of uses on the same site is encouraged. The proposed project is considered a high-density dwelling unit, thus meeting the intent of the DM zone.

### Permitted Uses

The proposed use is an apartment building and is a permitted use within the Downtown Mixed-use District. The proposal is to construct two (2) 12-unit apartment buildings. The project complies with this standard.

### Setback and bulk regulations

The project is required to be setback at least 20-feet from any residential zone and is required to increase the setback of the building if taller than thirty- five (35) feet at a rate of one (1) additional foot of setback for



# Administrative Staff Report

every one (1) additional foot in height of building. The maximum height of the building is thirty-eight (38) feet, and the nearest residentially zoned district is 107-feet to the north of the subject property. Based on the distance from the residentially zoned property, the project complies with the setback standard.

The maximum height allowed in the DM zone is fifty (50) feet. As stated above, the project proposes a thirty-eight (38) foot height. The project complies with this standard.

## Off-street parking and loading requirements

Within the downtown plan, parking shall be placed to the rear or side of buildings. The proposed parking area will be at the rear of building 1 and located in between building 1 and building 2. The parking areas are shown to the rear and side of the building, thus complying with this standard.

**Chapter 18.22 – Residential Development Standards:** This chapter provides requirements pertaining to parking and the proposal meets these requirements as provided below:

## Parking requirements

Multiple dwelling unit uses are required to provide two (2) parking spaces for every individual dwelling unit. Based on this ratio, the project is required to provide forty-eight (48) parking spaces. However, BLMC 18.22.100 allows projects within the DM zone to reduce their parking requirement by fifty (50) percent. The project is required to provide twenty-four (24) spaces. The project provides thirty-two (32) parking spaces and will comply with this standard.

BLMC 18.22.100.B.2 requires a parking plan to be submitted and approved prior to the approval of the building permit. As a condition of approval, a parking plan shall be approved prior to the issuance of the building permit.

**Chapter 16.68 BLMC – Landscaping:** This chapter provides requirements pertaining to the design of landscaping for the project and the proposal meets these requirements as provided below:

## General landscaping requirements

Plant sizes at the time of installation must meet the standards outlined in BLMC 16.68.030.I and a minimum of fifty (50) percent of the plantings are required to be native to the area. The project does not provide a



# Administrative Staff Report

detailed landscape plan describing the types and sizes of plantings. As a condition of approval, a detailed landscape plan will be required that meet the landscape plan requirements outlined in BLMC 16.69.020 at the time of building permit review.

## Required Landscaping Areas

Table 16.68.B included as part BLMC 16.68.040 provides specific buffering requirements between different zoning districts. The properties to the east, and west of the site is zoned Downtown Mixed-use and requires three (3) feet of landscaping with no required buffer. The property to the north is zoned Low-Density Residential (R-1) and requires six (6) feet of Type II landscaping buffer<sup>16</sup>. The property to the south is zoned Public Facilities (PF) and the project requires five (5) feet of Type III landscaping buffer<sup>17</sup>. However, the front yard landscaping for the project is subject to the standards within the DBLDS as described in Section 1.1.2: Properties adjacent to Mixed-Use Streets and Corridors, which requires ten (10) feet of landscaping along mixed-use streets and corridors.

The project provides ten (10) foot wide landscaping area along the south property line, which is adjacent to Veteran's Memorial Dr. E. Along the west property line, the project provides ten (10) feet of landscaping up to the toe of the Class 1 landslide hazard area, where natural vegetation continues to the rear property line. Similarly on the east property line, the project provides fifteen (15) feet of landscaping along the development up until the toe of the Class 1 landslide hazard area, where natural vegetation continues to the rear property line. The north property line consists of Class 1 landslide hazard area, which will remain in its natural state and is a minimum of twenty-eight (28) feet. Type II and Type III landscaping requirements could not be reviewed in detail since the landscape plan does not provide a detailed planting schedule. As a condition of approval, the project will be required to provide a detailed landscape plan with planting schedule to be reviewed during the building permit review process.

## Vehicle Use Area Landscaping

BLMC 16.68.090.B requires thirty (30) percent of the vehicular use area to have shade cover upon tree maturity. A shade exhibit was not submitted and will need to be reviewed during the building permit process. As a condition of approval, a shade exhibit showing thirty (30) percent of the vehicular use area consisting of

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<sup>16</sup> Type II landscaping buffers are intended as a functional partial visual screening barrier between uses, which consists of, trees and shrubs, earthen berms, fences, wall, or a combination thereof pursuant to BLMC 16.68.060.

<sup>17</sup> Type III landscaping buffers are intended to provide aesthetic enhancement while preserving visibility and pedestrian access between uses and consists of low-growing shrubs and groundcovers pursuant to BLMC 16.68.070.

shade upon tree maturity is required for the building permit review process.



Figure 8 shows 1,401 square feet of internal landscape area to meet the parking space landscaping requirement.

BLMC 16.68.090.C requires twenty-five (25) square feet per parking space for lots containing 11 to 50 stalls. The project provides thirty-two (32) spaces and requires 800 square feet of vehicular use area landscaping. As shown in **Figure X**, the project provides 1,401 square feet of vehicular use area landscaping. The project complies with this standard.

BLMC 16.68.090.D requires a five (5) foot wide landscape area around all vehicular use areas. The project provides a five (5) foot wide landscaping strip around the vehicular use area beyond the required sidewalk. The project complies with this standard.

BLMC 16.68.090.E requires a minimum of five (5) percent of the vehicular use area shall be devoted to landscaping islands and must contain one (1) tree. The project has approximately 10,476 square feet of vehicular use area and must contain 524 square feet of landscape islands throughout the parking area. The project provides 664 square feet of landscaping islands, thus complying with this standard.

**Chapter 16.64 BLMC – Trees:** This chapter provides requirements pertaining to the tree replacement and retention standards:



Development should be designed to minimize the removal of significant trees and maximize on-site retention



# Administrative Staff Report

pursuant to Chapter 16.64 BLMC. The project site is forested on the north portion of the property and will maintain the natural vegetation within the Class 1 landslide hazard area. As a condition of approval, the project will be required to place the north portion of the site into a conservation tract/easement prior to the building permit approval process.

The trees that are proposed to be removed will be subject to a tree removal permit and required replacement per Chapter 16.64 BLMC. As a condition of approval, A tree removal permit will be required for all trees proposed to be removed, above 6-inches in DBH<sup>18</sup>, and will require approval prior to the approval of any site development permits.

## **CONCLUSION**

The design review is consistent with the applicable City development regulations and the Downtown Bonney Lake Design Standards provided that the conditions of approval below are imposed on the project.

## **CONDITION OF APPROVAL**

1. An approved level 1 hydrogeologic assessment is required prior to the approval of the Building Permit.
2. An Inadvertent Discovery Plan (IDP) will be required during the building permit review process to address the Snoqualmie Tribe's comment.
3. Elevations of the trash enclosure shall be provided for review during the building permit review process to meet DBLDS 1.4.1.a.
4. The project will be required to add landscaping to three (3) sides of the trash enclosure and will be reviewed during the building permit review process.
5. A site plan approved by the trash hauler will be required during the building permit review process to meet DBLDS 1.4.2.
6. The project is required to provide additional open space to meet the square footage allocation and provide amenities within the already proposed common open space areas to meet DBLDS

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<sup>18</sup> "Diameter breast height (DBH)" means trunk diameter measured 54 inches above the ground adjacent to the tree.





## Administrative Staff Report

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2.3.1.

7. The articulated balcony wall will need to consist of a different material and/or color on the north and south façades of buildings 1 and 2 to meet DBLDS 4.23.3.
8. The west and east façades of buildings 1 and 2 will need to provide another architectural feature as outlined in DBLDS 4.2.3
9. The project will be required to place a “year of construction” plaque that follows the requirements outlined in the DBLDS 4.3.2.
10. A detailed landscape plan will be required that meet the landscape plan requirements outlined in BLMC 16.69.020 during the building permit review process.
11. The project will be required to provide an updated Photometric Plan with lighting specifications during the building permit review process.
12. A shade exhibit showing thirty (30) percent of the vehicular use area consisting of shade upon tree maturity is required for the building permit review process.
13. The project will be required to provide an updated Parking Plan during the building permit review process.
14. The project will be required to place the north portion of the site into a conservation tract/easement prior to the building permit approval process.
15. A tree removal permit will be required for all trees proposed to be removed, above 6-inches in DBH, and will require approval prior to the approval of any site development permits.

**Public Services Department**

9002 Main Street East, Suite 300, Bonney Lake, WA 98391

(253) 862-8602

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# Master Land Use Application

City of Bonney Lake-Permit Center



Submitted On: Jul 15, 2022, 11:47AM PDT

**ATTACHMENT 1**

## Project Information

<b>Project Name:</b>	Hillside Apartments
<b>Tax Parcel Number(s):</b>	5640000580, 5640000860
<b>Site Address:</b>	18426 Veterans Memorial Drive E
<b>Project Description:</b>	(2) 12-unit apartment buildings and site improvements
<b>Type of Land Use Approval requested (a separate application is required for each land use type):</b>	Design Review - SEPA Required

## Property Owner

<b>Name:</b>	JR & JA LLC
<b>Address:</b>	<b>Street Address:</b> 20725 Snag Island Dr <b>City:</b> Lake Tapps <b>State:</b> WA <b>Zip:</b> 98391

## Project Contact/Applicant

<b>Name:</b>	<b>First Name:</b> James <b>Last Name:</b> Guerrero
<b>Full Address</b>	<b>Street Address:</b> 7520 Bridgeport Way West <b>City:</b> Lakewood <b>State:</b> WA <b>Zip:</b> 98499
<b>Phone Number:</b>	253-581-6000
<b>Email:</b>	james@jgarch.net

## Property Information

<b>Zoning:</b>	Downtown Mixed Use
<b>Land Use Designation:</b>	Residential - Moderate Density
<b>Current Use:</b>	Vacant
<b>Total Acres:</b>	1.57
<b>Environmental Critical Areas (check all located on the property):</b>	Geological Hazardous Areas

## Notices:

1. VESTED RIGHTS: In order for a short plat application or a plat application to vest, a complete application must be submitted the City. Land uses applications, to include plats and short plats do not vest the subsequent building permits to the development regulations in effect at the time the land use application was submitted. Pursuant to RCW 19.27.095, building permits are reviewed under the land use regulations

in effect at the time that a complete application for a building permit is submitted to the City.

2. **COMPLETENESS:** Your application will be deemed complete 29 days after submittal, unless otherwise notified.
3. **RIGHT OF ENTRY:** By signing this application, the applicant grants unto the City and its agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.
4. **BALD EAGLE PROTECTION:** By signing this application, the applicant agrees to adhere to the Bald and Golden Eagle Protection Act and the U.S. Fish and Wildlife Service National Bald Eagle Management Guidelines (2007).
5. **OWNERSHIP:** The Owner of the property as identified on the Pierce County Tax Assessor's website must either sign this application form or submit a notarized letter stating that the Applicant and/or Project Contact to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing land use applications and have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications. If the property was recently purchased and sale is not reflected on the Pierce County Assessor's website, the new Owner must submit documentation demonstrating that he/she has purchased the property.

## Certification

<b>I am the:</b>	Project Contact/Applicant
<b>Signature Data</b>	First Name: Ricky Last Name: Burns Email Address: rickyb@jgarch.net    Signed at: July 15, 2022 11:46am America/Los_Angeles



PUN-2022-02742  
07/19/2022 10:28:08

Form  
**Owner Authorization**

**ATTACHMENT 2**

**LETTER FROM PROPERTY OWNER GRANTING AUTHORIZATION TO ACT**

A copy of this letter must be submitted for each property owner involved

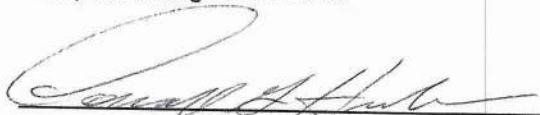
I, **Don Huber** (PROPERTY OWNER), being duly sworn declare that I am the owner of the

property involved in this application. I hereby grant **James Guerrero** (AGENT)

of **James Guerrero Architects** (CORPORATION) to act on my behalf. I further declare that all

statements, answers, and information herein submitted are in all respects true and correct to the best

of my knowledge and belief.

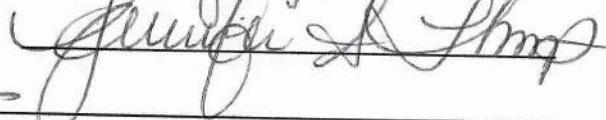
  
SIGNATURE

7-15-22  
DATE

**P.O Box 64160**

**Tacoma, WA 98464**  
ADDRESS

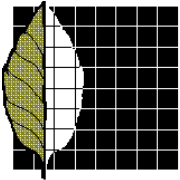
Subscribed and sworn to before me this 15<sup>th</sup> day of July 2022

Notary Public in and for the State of Washington,  
Residing at Peace County 

JENNIFER A THROOP  
Notary Public  
State of Washington  
Commission # 6684  
My Comm. Expires Sep 22, 2023

Save Form

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James Guerrero  
Architects, INC



July 15, 2021

City of Bonney Lake Design Review Commission  
9002 Main St. E  
Bonney Lake, WA 98391

Project: Hillside Apartments  
18426 Veterans Memorial Drive E  
Bonney Lake, WA 98391

RE: City of Bonney Lake Application Number: PRE-2021-00197

To whom it may concern,

This written narrative outlines in detail how our proposal has been designed to comply with all applicable standards that apply to the project scope. Our goal is to clearly demonstrate compliance with the City of Bonney Lake Municipal Code and Design Review Standards and to ensure this project is acceptable to you.

**PROJECT DESCRIPTION:**

Project includes construction of two, three-story, 12-unit apartment buildings and site improvements for vehicular and pedestrian circulation. Common open space will be provided with an open space area on-site and unitized decks/patios. Off-street parking and waste collection will be provided, and runoff will be treated with an underground stormwater management system to be located under the parking area. The objective of the proposed development is to provide market-rate housing to Bonney Lake residents.

**APPLICABILITY:**

- Pre-Application Conference was applied for and comments were provided to on March 10<sup>th</sup>, 2021
- Proposed project lies within the Downtown Mixed District and is subject to Downtown Bonney Lake Design Standards
- Public noticing is required for this proposal pursuant to BLMC 14.50. The City of Bonney Lake will be responsible for sending and posting the notices at the cost of the applicant. The Public Services Director will make a final decision on the Land Use Application.

## APPLICABLE DESIGN GUIDELINES

### Zoning:

- Proposed structures to be set back at least 20 feet from any single-family residential zone. There is a single-family residential zone to the north of the site and all proposed structures comply with this requirement as shown in the attached Site Plan.
- The maximum building height is 50 feet. All proposed structures are currently less than 38 feet. Minor changes to the building height are expected when the structural design is further developed.

### Design Review Compliance

- Section 1.1.2 – Proposed pedestrian entrances face Veterans Memorial Drive and 10 feet and a Type III Landscape Buffer is provided along the frontage.
- Section 1.1.5 – Transparent windows and doors have been placed so that there are no portions of wall with a horizontal length greater than 15 feet.
- Section 1.3.4.b – For our hillside development, we have contoured the development into the site. A pedestrian path along the North side of the development leads along the foot of the hillside leading to a common open space area.
- Section 1.4 – Trash and recycling area is centrally located on-site and will be screened with a full-height wall around the perimeter, be concealed on top, and have self-closing doors. The enclosure will be designed consistent with the architecture of the primary structures.
- Section 2.1 – All interior pathways have been designed to feature five feet of unobstructed width and will comply with Federal, State, and local codes for mobility impaired persons, and the Americans with Disabilities Act. All buildings have clear pedestrian access to Veterans Memorial Drive, parking areas, and common open space. Pedestrian circulation is designed so that and the path of travel is interconnected between the two buildings and common areas.
- Section 2.3 – Open space requirement for this development is 4,800 s.f. and is provided with a combination of private patios and common open space. More detailed square footage data is provided on the attached Site Plan.
- Chapter 3 – Proposed site layout generally meets the intent and requirements. Development provides a safe and convenient pedestrian path with 5'-0" walkways, crosswalks, and ADA accessibility. Vehicle access route is limited to one entry and exit for the entire development.
- Section 4.2.3 – Proposed building design includes the following modulation/articulation features:
  - Repeating distinctive window patterns
  - Recessed balconies integrated with the building's architecture
  - Modulated roof line with gables roof for each articulation level
- Section 4.2.4 – Rooflines visible from Veterans Memorial Drive are emphasized with modulation at the gabled roof in a segment that is greater than 20 feet in width.



- Section 4.2.5 – Maximum façade width is 57 feet at the protruding gable of Building 2.
- Chapter 4.3 – Proposed building design incorporates the following details from the Details Toolbox listed in this chapter
  - A) Windows divided into a grid of multiple planes
  - C) Decorative feature above corridor on street side of the building
  - K) Decorative railings
- Section 4.3.3 – Windows above floor level are specified to include 4” trim
- Chapter 4.4 – Hardie cement fiber board siding is currently specified and will consist of board & batten and horizontal siding.
- Section 5.1.b – The following features from this chapter have been incorporated into the design:
  - Ten foot sidewalk width along the Veterans Memorial Drive frontage
  - Street trees at 30’-0” on-center
  - Pedestrian scaled lighting spaced at 30-foot intervals in the form of bollard lights
- BLMC 16.68 – The landscape design has been carefully reviewed to comply with the landscaping standards of the Municipal Code. A Type III Buffer has been incorporated into the frontage of Veterans Memorial Drive

We hope this information is sufficient for you to complete your review. We look forward to hearing your thoughtful feedback. Please feel free to reach out anytime if you have any questions or additional information.

Sincerely,

JAMES GUERRERO ARCHITECTS, INC.

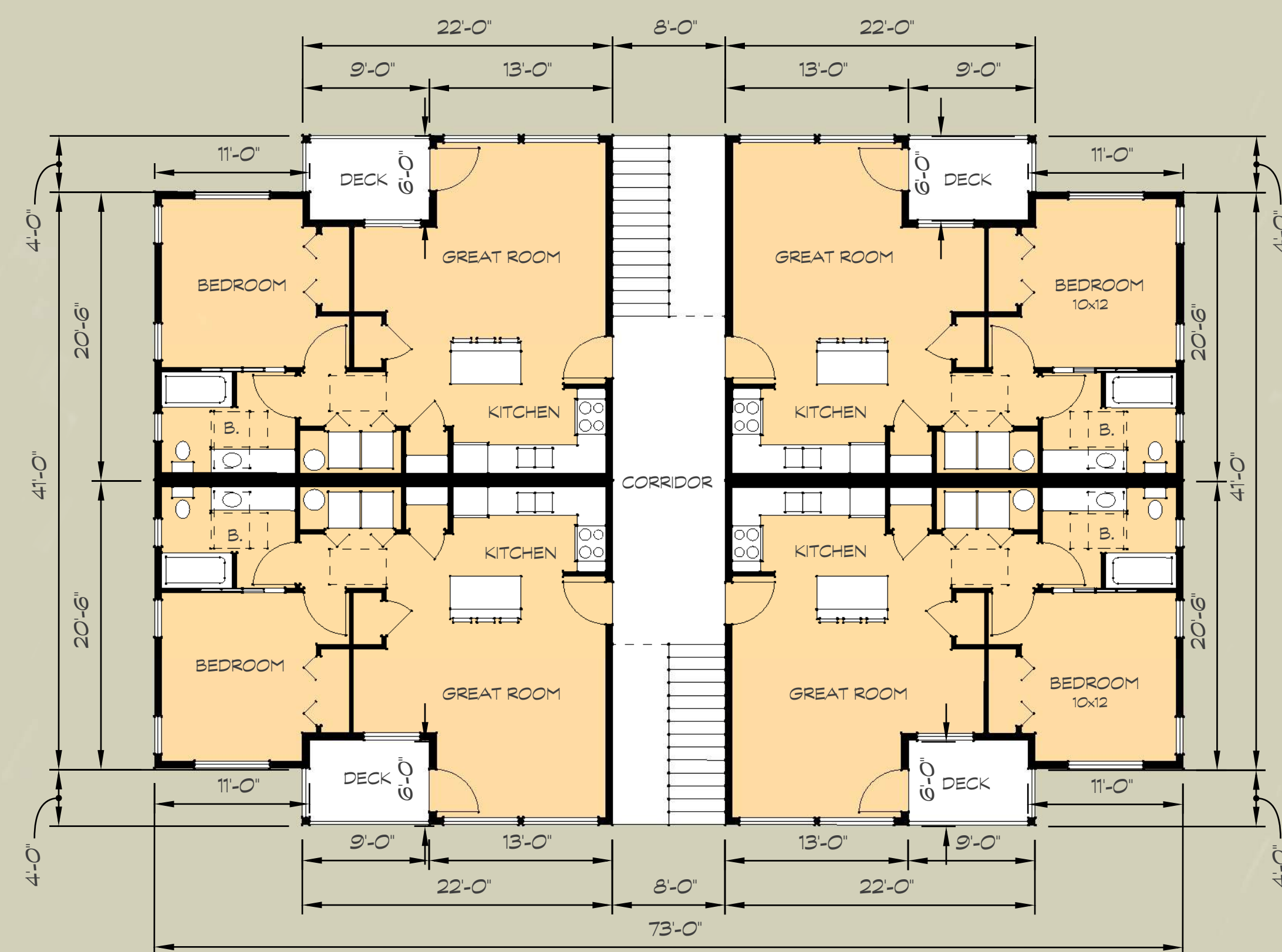
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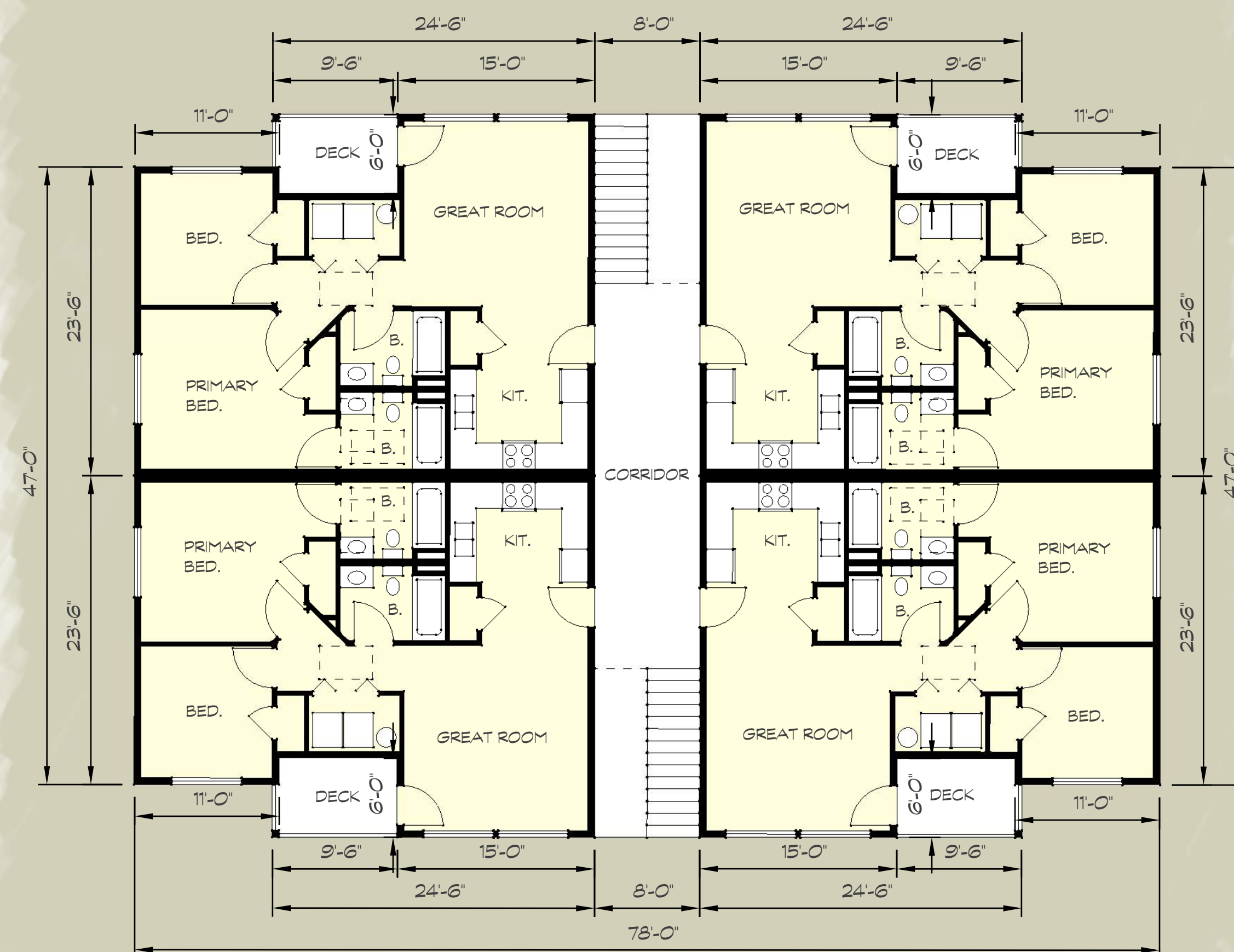
EXTERIOR PERSPECTIVE  
NOT TO SCALE

BUILDING 1

BUILDING 2



BUILDING 1 - (1) BEDROOM UNIT FLR PLAN  
SCALE: 1/8" = 1'-0"



BUILDING 2 - (2) BEDROOM UNIT FLR PLAN  
SCALE: 1/8" = 1'-0"

PROJECT INFORMATION:

SITE ADDRESS: 18426 VETERANS MEMORIAL DRIVE E.  
BONNEY LAKE, WA 98391

PARCEL NUMBER: 5640000840 & 5640000860

ZONING: DOWNTOWN MIXED USE  
OCCUPANCY CLASSIFICATION: R-2  
CONSTRUCTION TYPE: V-B  
NUMBER OF FLOORS: 2

PROPERTY OWNER: JR & JA LLC  
20725 SNAG ISLAND DRIVE  
LAKE TAPPS, WA 98391

DESIGN REVIEW ARCHITECT: JAMES GUERRERO, AIA  
253-581-6000  
james@garch.net

SHEET INDEX:

PAGE 1: COVER SHEET, PERSPECTIVE, FLOOR PLANS  
PAGE 2: COLORED EXTERIOR ELEVATIONS  
PAGE 3: COLORED EXTERIOR ELEVATIONS  
PAGE 4: SITE PLAN  
PAGE 5: LANDSCAPE PLAN  
PAGE 6: LANDSCAPE LEGEND & NOTES  
PAGE 7: LANDSCAPE DETAILS  
PAGE 8: PHOTOMETRIC LIGHTING PLAN  
PAGE 9: TREE SURVEY

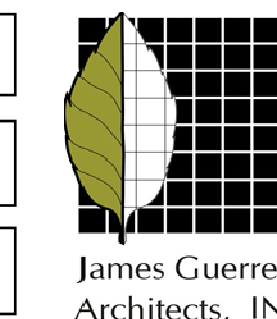
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BONNEY LAKE HILLSIDE APARTMENTS

PROJECT INFO & FLOOR PLANS

JULY 15, 2022

Page 1 of 9



James Guerrero Architects, Inc.  
7520 Bridgeport Way West  
Lakewood, WA 98499  
Telephone (253) 581-6000  
Web Site: jgarch.net



BUILDING 1 - SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



BUILDING 1 - WEST ELEVATION  
SCALE: 3/16" = 1'-0"



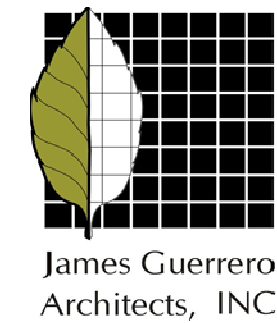
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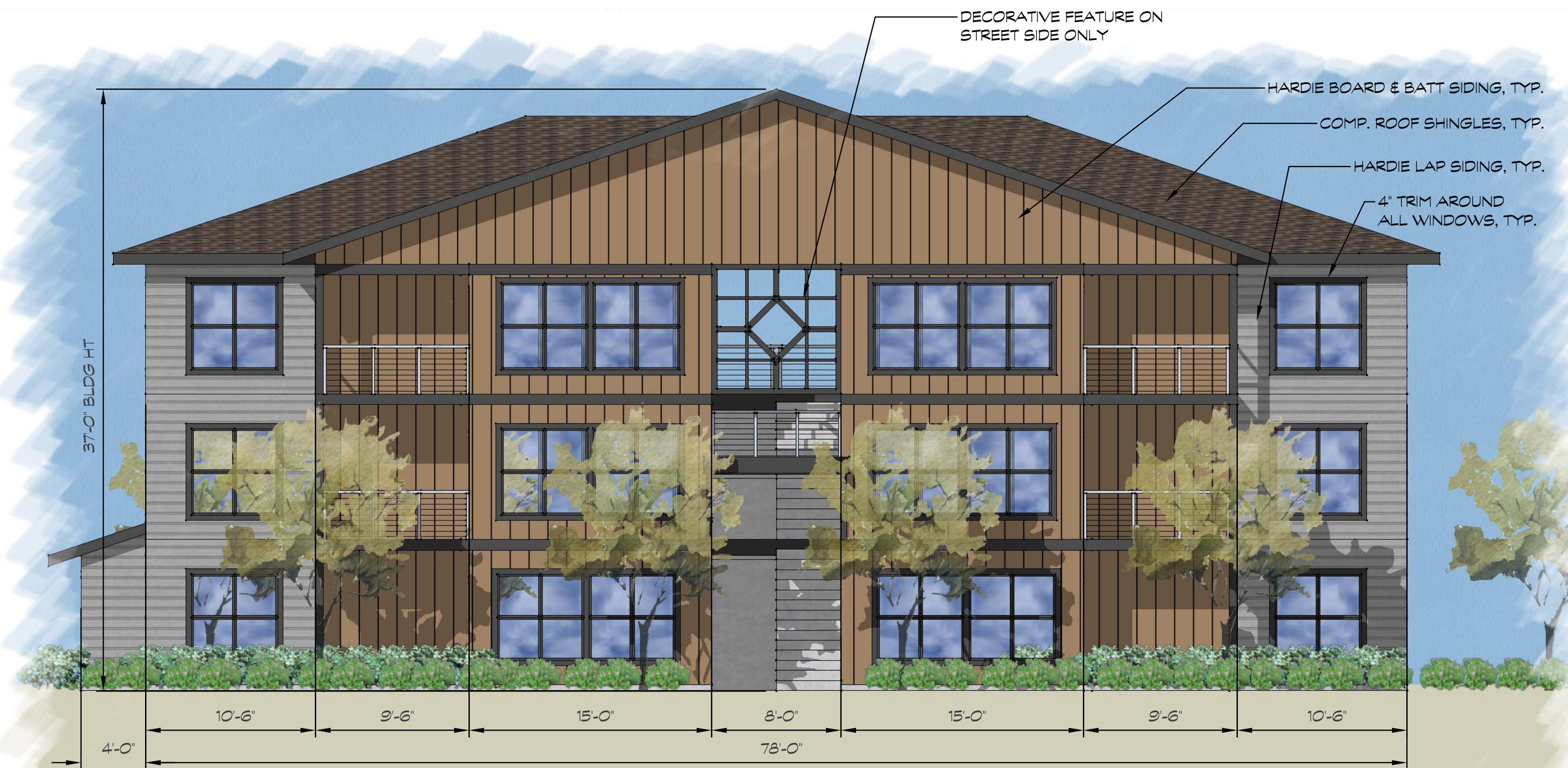
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SCALE: 3/16" = 1'-0"

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BONNEY LAKE HILLSIDE APARTMENTS	
BUILDING 1 - EXTERIOR ELEVATIONS	
JULY 15, 2022	Page 2 of 9



James Guerrero Architects, Inc.  
7520 Bridgeport Way West  
Lakewood, WA 98499  
Telephone (253) 581-6000  
Web Site: jgarch.net



BUILDING 2 - SOUTH ELEVATION  
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BUILDING 2 - WEST ELEVATION  
SCALE: 3/16" = 1'-0"



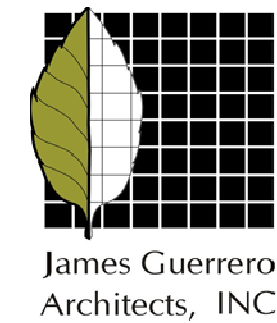
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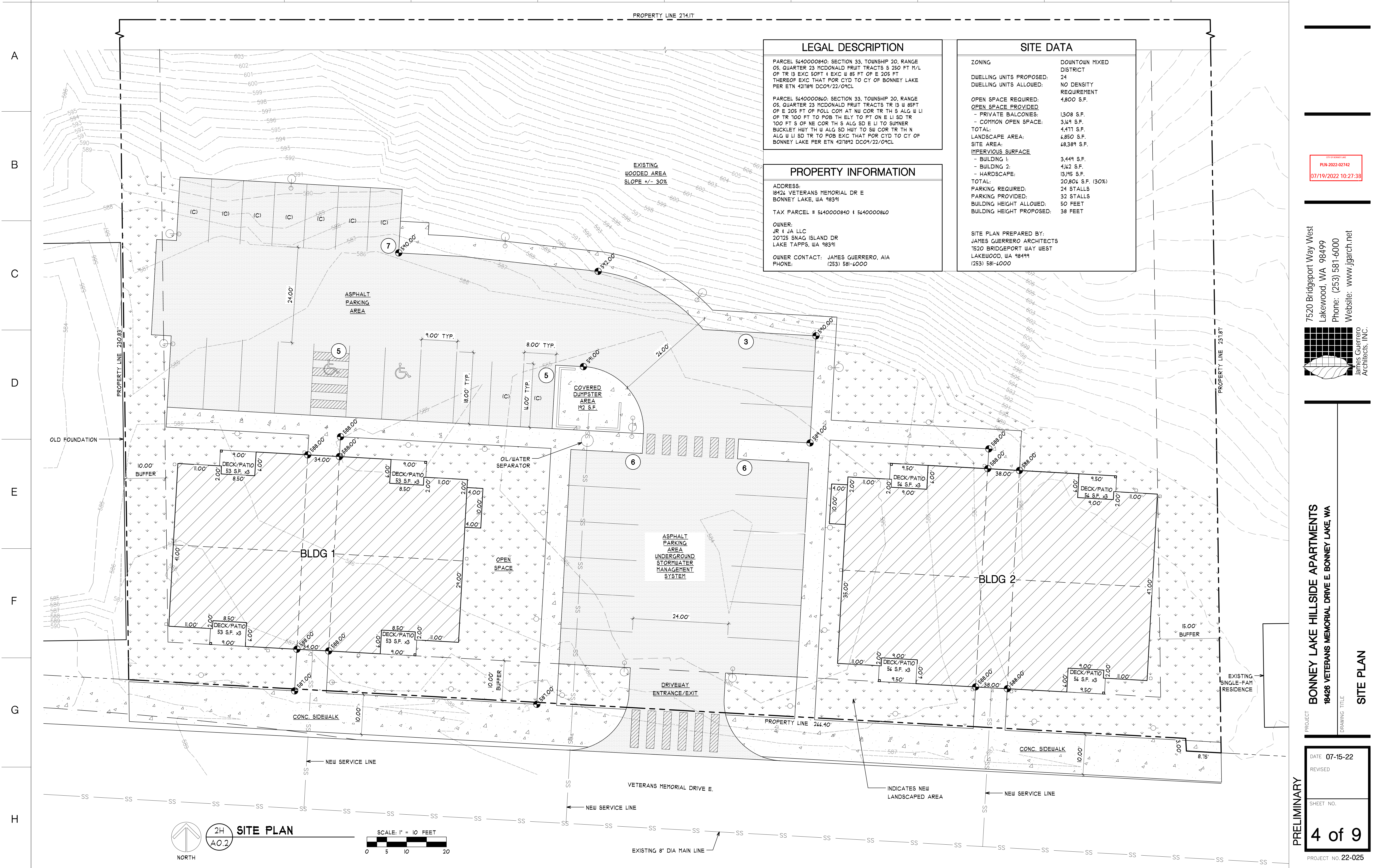
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SCALE: 3/16" = 1'-0"

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BONNEY LAKE HILLSIDE APARTMENTS
BUILDING 2 - EXTERIOR ELEVATIONS
JULY 15, 2022



James Guerrero Architects, Inc.  
7520 Bridgeport Way West  
Lakewood, WA 98499  
Telephone (253) 581-6000  
Web Site: jgarch.net



**LEGAL DESCRIPTION**

PARCEL 544000840; SECTION 33, TOWNSHIP 20, RANGE 05, QUARTER 23 McDONALD FRUIT TRACTS S 250 FT W/L OF TR 13 EXC 50FT 1 EXC W 85 FT OF E 205 FT THEREOF EXC THAT FOR CYD TO CY OF BONNEY LAKE PER ETN 421891 DCO/22/01CL

PARCEL 544000840; SECTION 33, TOWNSHIP 20, RANGE 05, QUARTER 23 McDONALD FRUIT TRACTS TR 13 W 85FT OF E 205 FT OF FOLL COM AT NW COR TR TH S ALG W LI OF TR 100 FT TO POB TH ELY TO PT ON E LI SD TR 100 FT S OF NE COR TH S ALG SD E LI TO SUMNER BUCKLEY HWY TH W ALG SD HWY TO SW COR TR TH N ALG W LI SD TR TO POB EXC THAT FOR CYD TO CY OF BONNEY LAKE PER ETN 421892 DCO/22/01CL

**PROPERTY INFORMATION**

ADDRESS:  
18428 VETERANS MEMORIAL DR E  
BONNEY LAKE, WA 98391

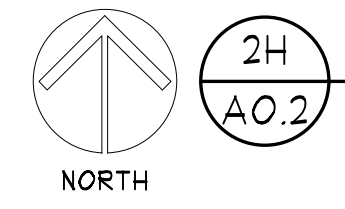
TAX PARCEL # 544000840 | 544000840

OWNER:  
JR I JA LLC  
20715 SWAG ISLAND DR  
LAKE TAPPS, WA 98391

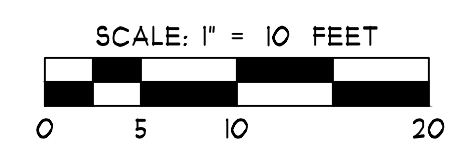
OWNER CONTACT: JAMES GUERRERO, AIA  
PHONE: (253) 581-4000

**SITE DATA**

ZONING	DOWNTOWN MIXED DISTRICT
DWELLING UNITS PROPOSED:	24
DWELLING UNITS ALLOWED:	NO DENSITY REQUIREMENT
OPEN SPACE REQUIRED:	4,800 S.F.
OPEN SPACE PROVIDED:	
- PRIVATE BALCONIES:	1,308 S.F.
- COMMON OPEN SPACE:	3,492 S.F.
TOTAL:	4,800 S.F.
LANDSCAPE AREA:	4,850 S.F.
SITE AREA:	48,389 S.F.
<b>IMPERVIOUS SURFACE</b>	
- BUILDING 1:	3,449 S.F.
- BUILDING 2:	4,142 S.F.
- HARDSCAPE:	13,195 S.F.
TOTAL:	20,804 S.F. (30%)
PARKING REQUIRED:	24 STALLS
PARKING PROVIDED:	32 STALLS
BUILDING HEIGHT ALLOWED:	50 FEET
BUILDING HEIGHT PROPOSED:	38 FEET
SITE PLAN PREPARED BY: JAMES GUERRERO ARCHITECTS 1520 BRIDGEPORT WAY WEST LAKEWOOD, WA 98499 (253) 581-4000	



**2H SITE PLAN**



PLN-2022-02742  
07/19/2022 10:27:38

7520 Bridgeport Way West  
Lakewood, WA 98499  
Phone: (253) 581-6000  
Website: www.jgarch.net

James Guerrero Architects, INC.

**BONNEY LAKE HILLSIDE APARTMENTS**  
18428 VETERANS MEMORIAL DRIVE E BONNEY LAKE WA

PROJECT  
DRAWING TITLE

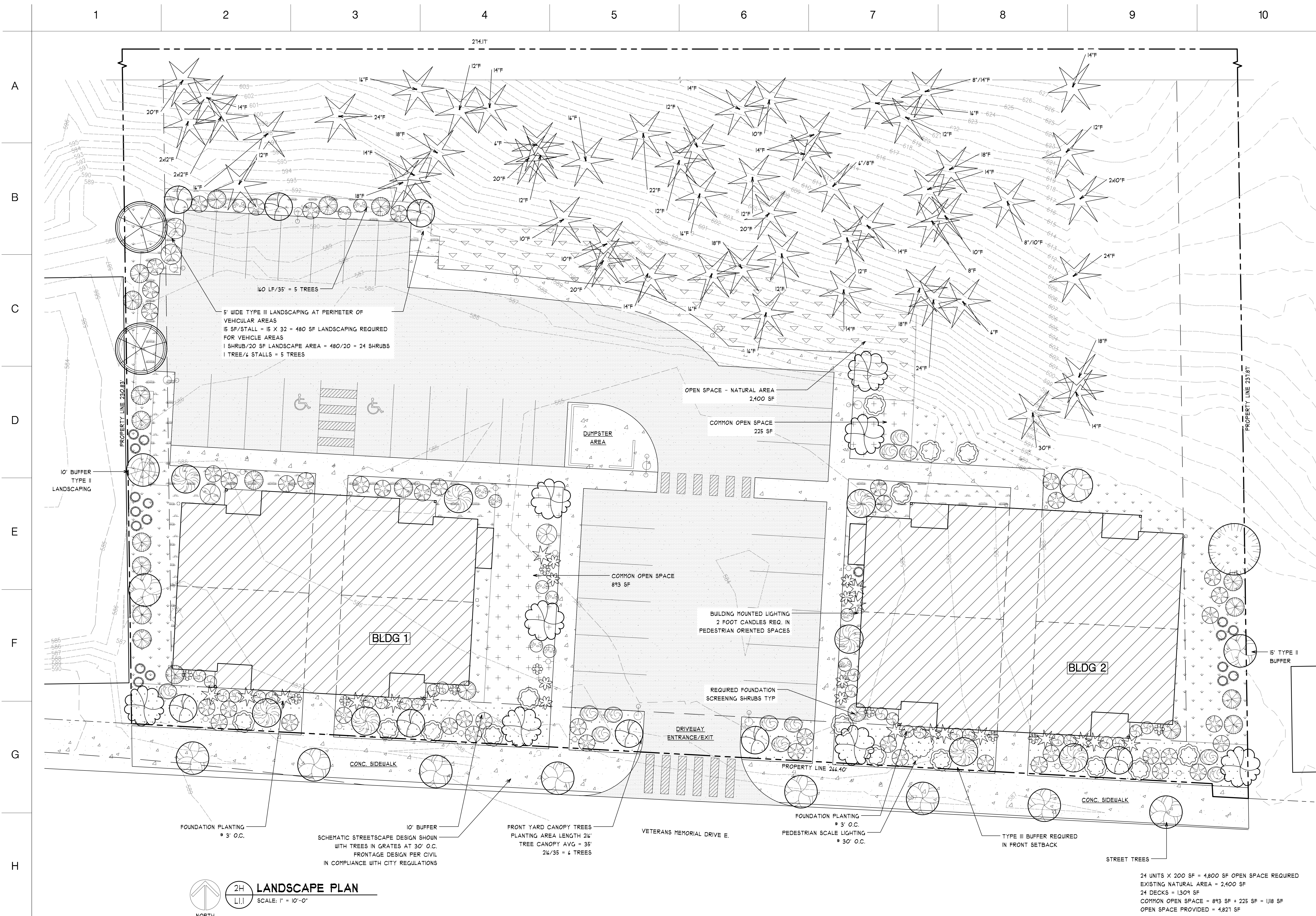
**SITE PLAN**

DATE: 07-15-22  
REVISED

SHEET NO.  
**4 of 9**

PRELIMINARY

PROJECT NO. 22-025



5' WIDE TYPE III LANDSCAPING AT PERIMETER OF VEHICULAR AREAS  
 15 SF/STALL = 15 X 32 = 480 SF LANDSCAPING REQUIRED FOR VEHICLE AREAS  
 1 SHRUB/20 SF LANDSCAPE AREA = 480/20 = 24 SHRUBS  
 1 TREE/4 STALLS = 5 TREES

FOUNDATION PLANTING  
 3' O.C.

10' BUFFER  
 SCHEMATIC STREETScape DESIGN SHOWN WITH TREES IN GRATES AT 30' O.C. FRONTAGE DESIGN PER CIVIL IN COMPLIANCE WITH CITY REGULATIONS

FRONT YARD CANOPY TREES  
 PLANTING AREA LENGTH 214'  
 TREE CANOPY AVG = 35'  
 2 1/4' / 35' = 4 TREES

FOUNDATION PLANTING  
 3' O.C.  
 PEDESTRIAN SCALE LIGHTING  
 30' O.C.

TYPE III BUFFER REQUIRED IN FRONT SETBACK

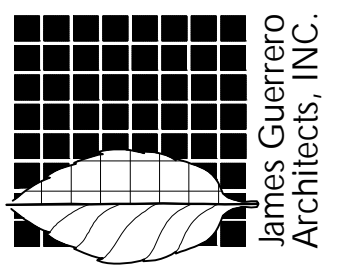
STREET TREES

**LANDSCAPE PLAN**  
 SCALE: 1" = 10'-0"  
 NORTH

24 UNITS X 200 SF = 4,800 SF OPEN SPACE REQUIRED  
 EXISTING NATURAL AREA = 2,400 SF  
 24 DECKS = 1,309 SF  
 COMMON OPEN SPACE = 893 SF + 225 SF = 1,118 SF  
 OPEN SPACE PROVIDED = 4,821 SF

CITY OF BONNEY LAKE  
 PLN-2022-02742  
 07/19/2022 10:27:42

7520 Bridgeport Way West  
 Lakewood, WA 98499  
 Phone: (253) 581-6000  
 Website: www.jgarch.net



**BONNEY LAKE HILLSIDE APARTMENTS**  
 18426 VETERANS MEMORIAL DRIVE E. BONNEY LAKE, WA  
 PROJECT  
 DRAWING TITLE

DATE: 07-15-22  
 REVISED

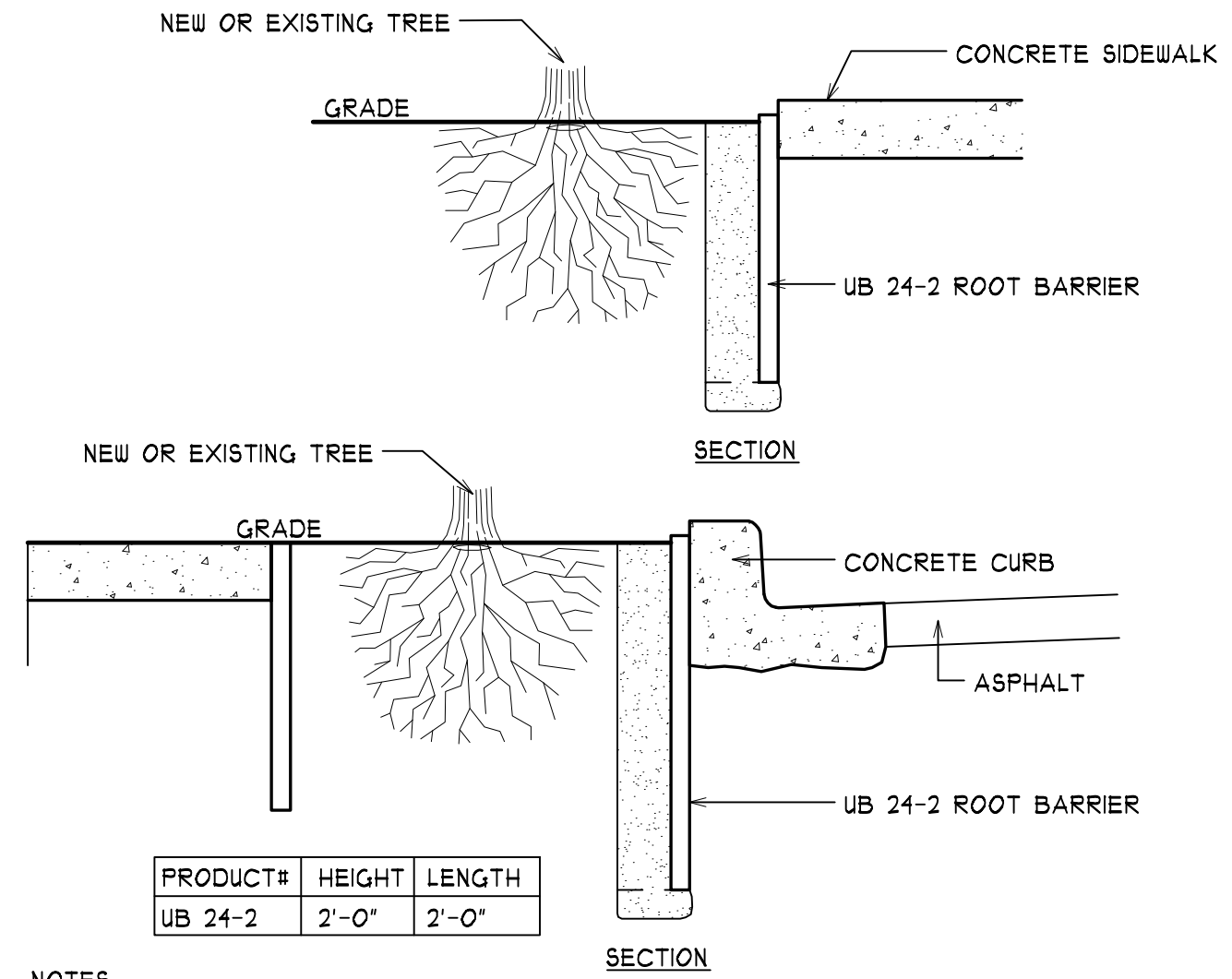
SHEET NO.

**5 of 9**

PRELIMINARY  
 PROJECT NO. 22-025

**LANDSCAPE PLAN**

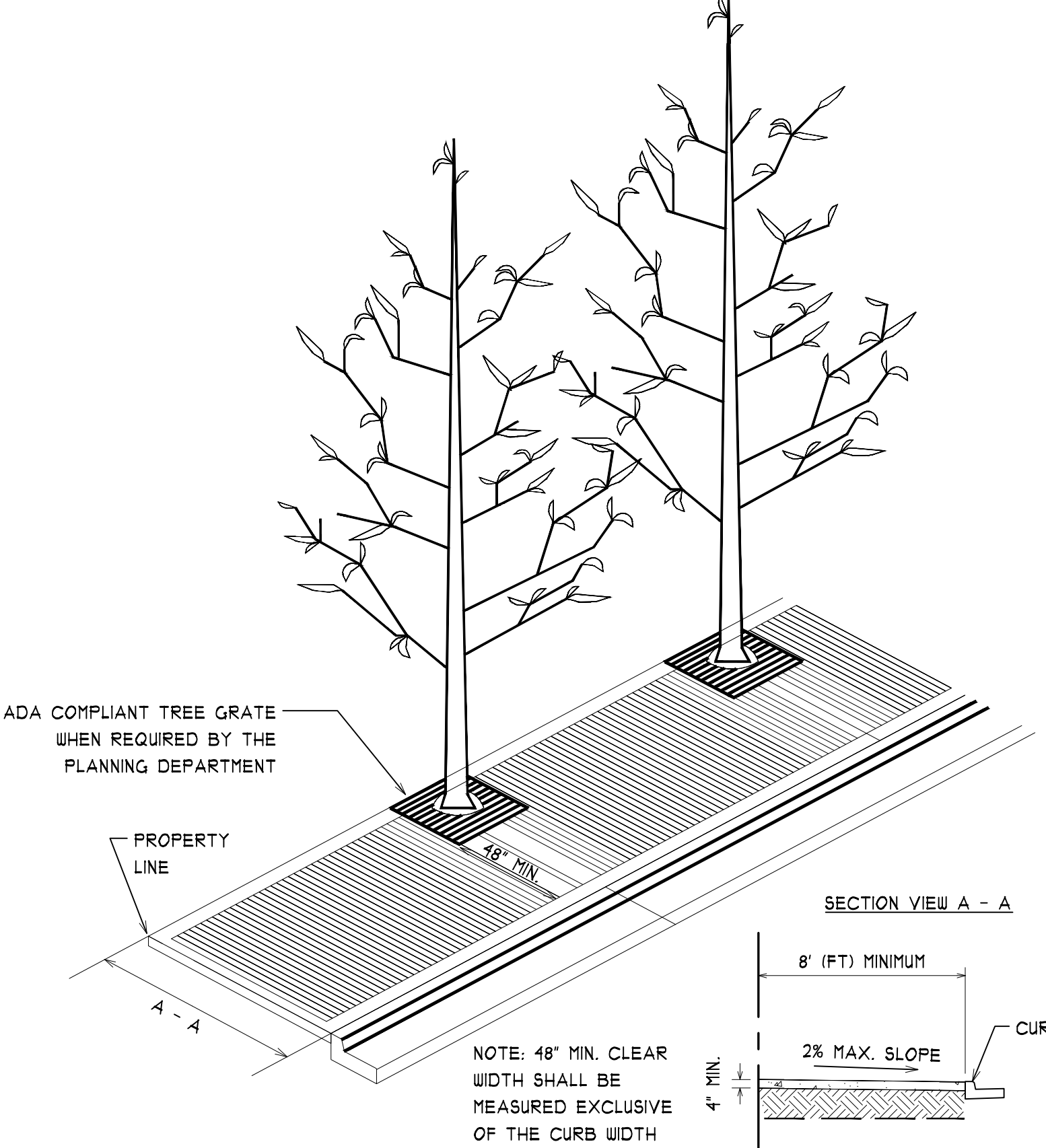
A  
B  
C  
D  
E  
F  
G  
H



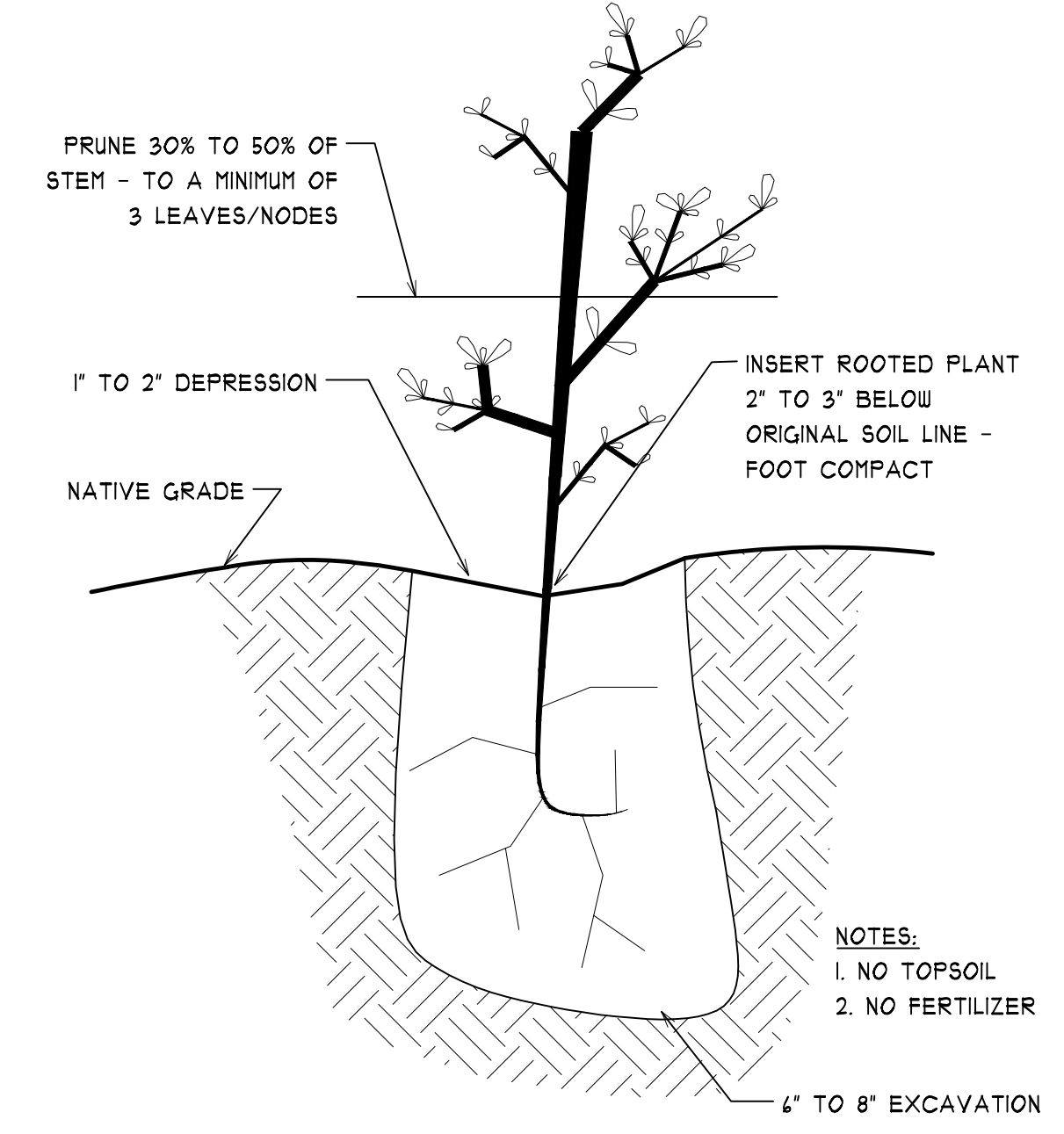
PRODUCT# HEIGHT LENGTH  
UB 24-2 2'-0" 2'-0"

NOTES:  
1. ROOT BARRIERS SHALL BE REQUIRED IN ALL STREET TREE PLANTING INSTALLATIONS WHETHER NEW OR EXISTING, WHEN STREET TREES ARE INSTALLED IN RIGHT-OF-WAY OR IN A PLANTING EASEMENT\*.  
2. ROOT BARRIERS USED SHALL BE DeepRoot ROOT BARRIERS OR EQUIVALENT.  
3. UB-24 SHALL BE USED.  
4. ROOT BARRIERS SHALL BE INSTALLED IF REQUIRED BY THE CITY  
5. INSTALLATION OF ROOT BARRIERS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.  
6. THE PANEL SHALL BE INSTALLED ON EACH SIDE OF ROOT BALL FOR 8' OF PROTECTION.  
7. FOR PRODUCT INFORMATION VISIT:  
[http://www.deeproot.com/template.php?sec=products&nav=treeRoot&contact=rb\\_app&sub=24&sel=1](http://www.deeproot.com/template.php?sec=products&nav=treeRoot&contact=rb_app&sub=24&sel=1)  
\* "PLANTING EASEMENT" SHALL MEAN THAT PORTION OF LAND MADE AVAILABLE AS A PUBLIC EASEMENT FOR THE PURPOSE OF PLANTING AND MAINTAINING CITY STREET TREES. ALL STREET TREES PLANTED WITHIN A PLANTING EASEMENT SHALL BE PLANTED WITHIN THREE FEET OF RIGHT-OF-WAY.

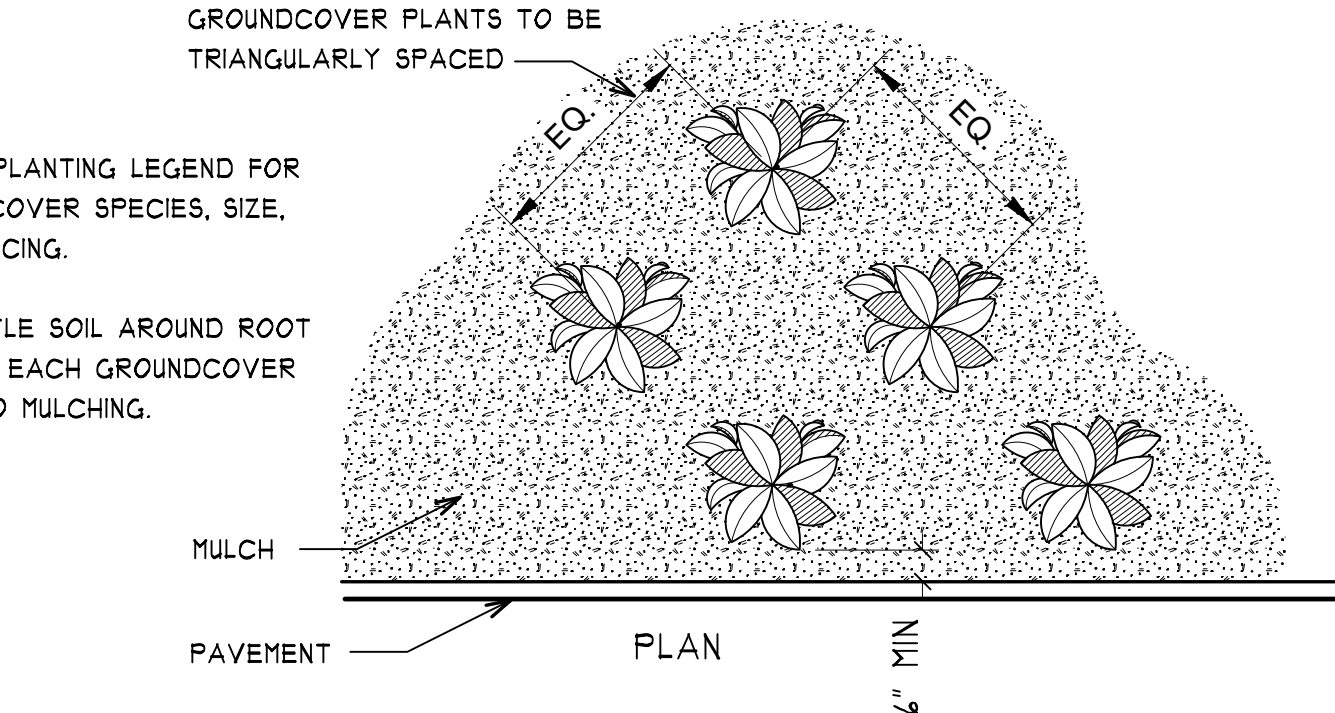
1 ROOT BARRIER DETAIL  
SCALE: NTS



2 STREET TREE PLANTER BLOCKOUTS FOR SIDEWALKS  
SCALE: NTS



3 ROOTED CUTTING/OFFSET/SEEDLING DETAIL  
SCALE: NTS



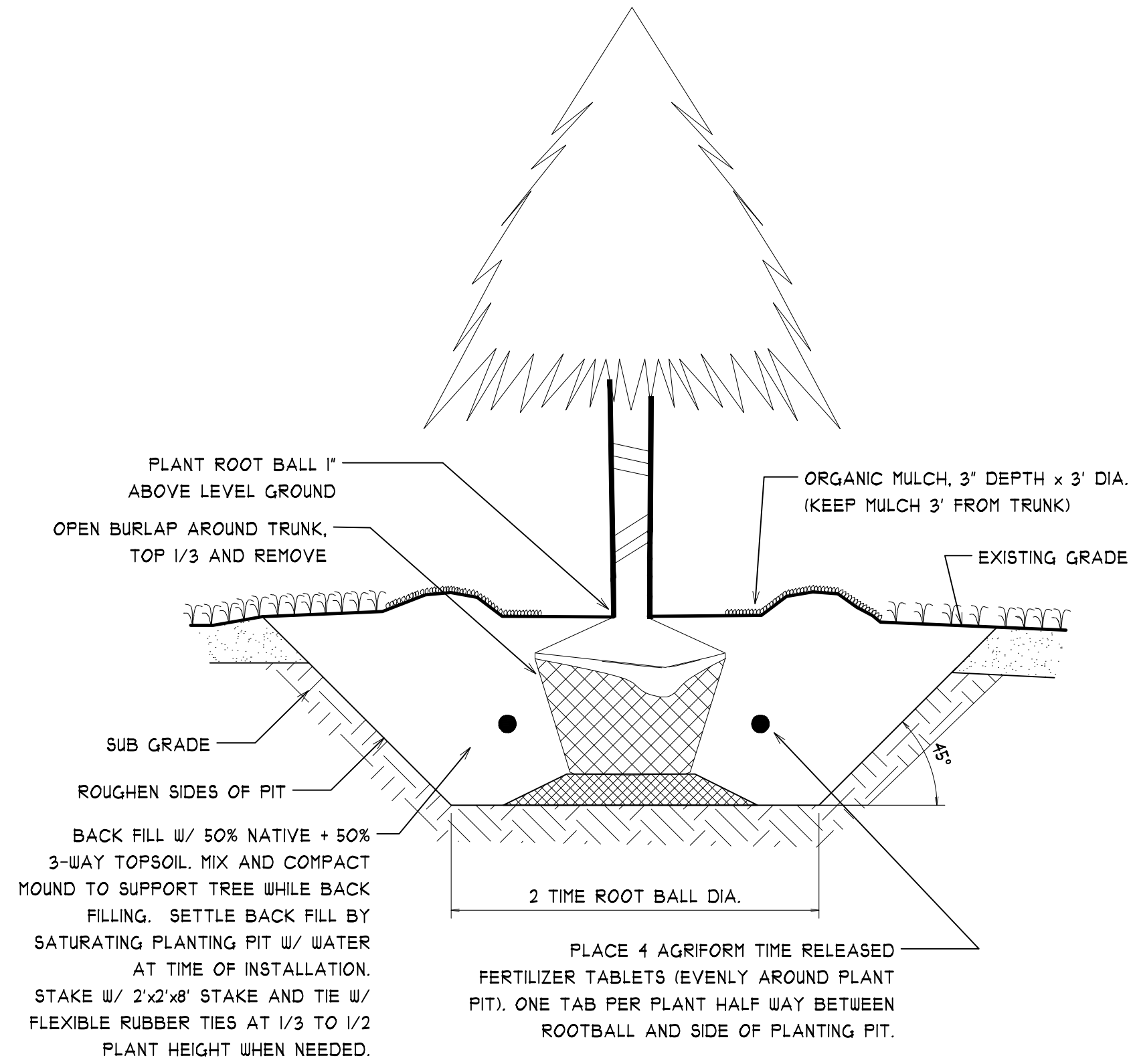
NOTES:  
1 - SEE PLANTING LEGEND FOR GROUND COVER SPECIES, SIZE, AND SPACING.  
2 - SETTLE SOIL AROUND ROOT BALL OF EACH GROUND COVER PRIOR TO MULCHING.

2' MULCH, COMPACTED  
1/2' ABOVE GRADE  
1" MULCH @ CROWN  
1" ABOVE GRADE

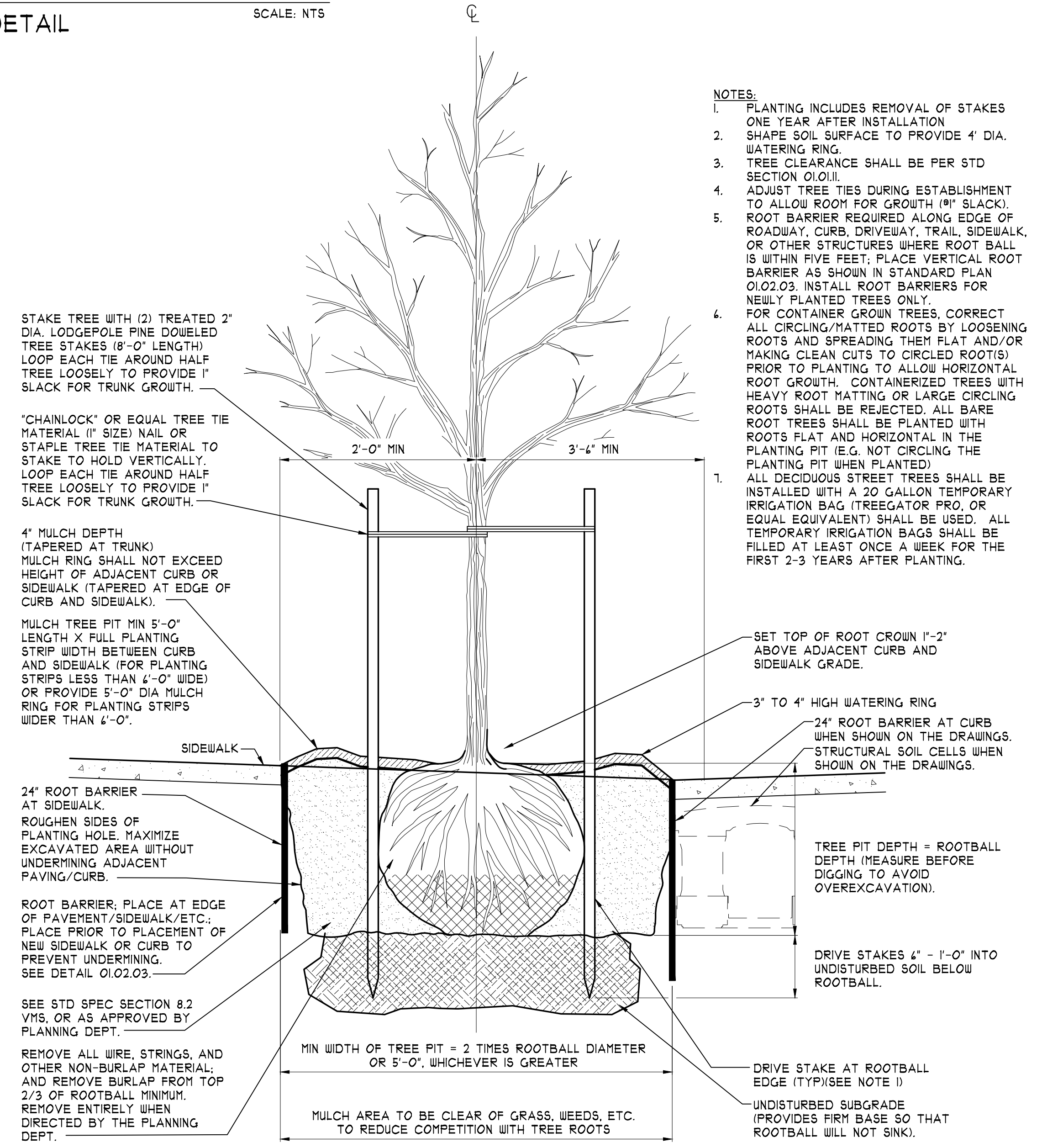
FEATHER EXCESS SOIL UNDER MULCH  
PREPARE PLANTING BED; TILL SOIL TO 8" DEPTH  
BACK FILL TO BE SETTLED USING WATER ONLY  
SUBSOIL  
REMOVE CONTAINER AND SCORE ROOT BALL; SPREAD OUT CIRCLING ROOTS

LESS THAN 1-GALLON CONTAINER (PLANTED AFTER MULCH)  
1-GALLON CONTAINER AND LARGER (PLANTED BEFORE MULCH)

4 GROUND COVER PLANTING DETAIL  
SCALE: NTS



5 BALL AND BURLAP PLANTING DETAIL  
SCALE: NTS

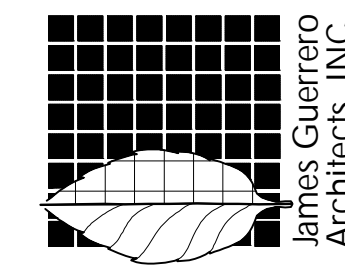


6 STREET TREE PLANTING IN PLANTING STRIP  
SCALE: NTS

NOTES:  
1. PLANTING INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION SHAPE SOIL SURFACE TO PROVIDE 4" DIA. WATERING RING.  
2. TREE CLEARANCE SHALL BE PER STD SECTION 01.01.11.  
3. ADJUST TREE TIES DURING ESTABLISHMENT TO ALLOW ROOM FOR GROWTH (1" SLACK). ROOT BARRIER REQUIRED ALONG EDGE OF ROADWAY, CURB, DRIVEWAY, TRAIL, SIDEWALK, OR OTHER STRUCTURES WHERE ROOT BALL IS WITHIN FIVE FEET; PLACE VERTICAL ROOT BARRIER AS SHOWN IN STANDARD PLAN 01.02.03. INSTALL ROOT BARRIERS FOR NEWLY PLANTED TREES ONLY.  
4. FOR CONTAINER GROWN TREES, CORRECT ALL CIRCLING/MATTED ROOTS BY LOOSENING ROOTS AND SPREADING THEM FLAT AND/OR MAKING CLEAN CUTS TO CIRCLED ROOTS) PRIOR TO PLANTING TO ALLOW HORIZONTAL ROOT GROWTH. CONTAINERIZED TREES WITH HEAVY ROOT MATTING OR LARGE CIRCLING ROOTS SHALL BE REJECTED. ALL BARE ROOT TREES SHALL BE PLANTED WITH ROOTS FLAT AND HORIZONTAL IN THE PLANTING PIT (E.G. NOT CIRCLING THE PLANTING PIT WHEN PLANTED)  
5. ALL DECIDUOUS STREET TREES SHALL BE INSTALLED WITH A 20 GALLON TEMPORARY IRRIGATION BAG (TREEGATOR PRO, OR EQUAL EQUIVALENT) SHALL BE USED. ALL TEMPORARY IRRIGATION BAGS SHALL BE FILLED AT LEAST ONCE A WEEK FOR THE FIRST 2-3 YEARS AFTER PLANTING.

07/19/2022 10:27:50  
PLAN-2022-02742

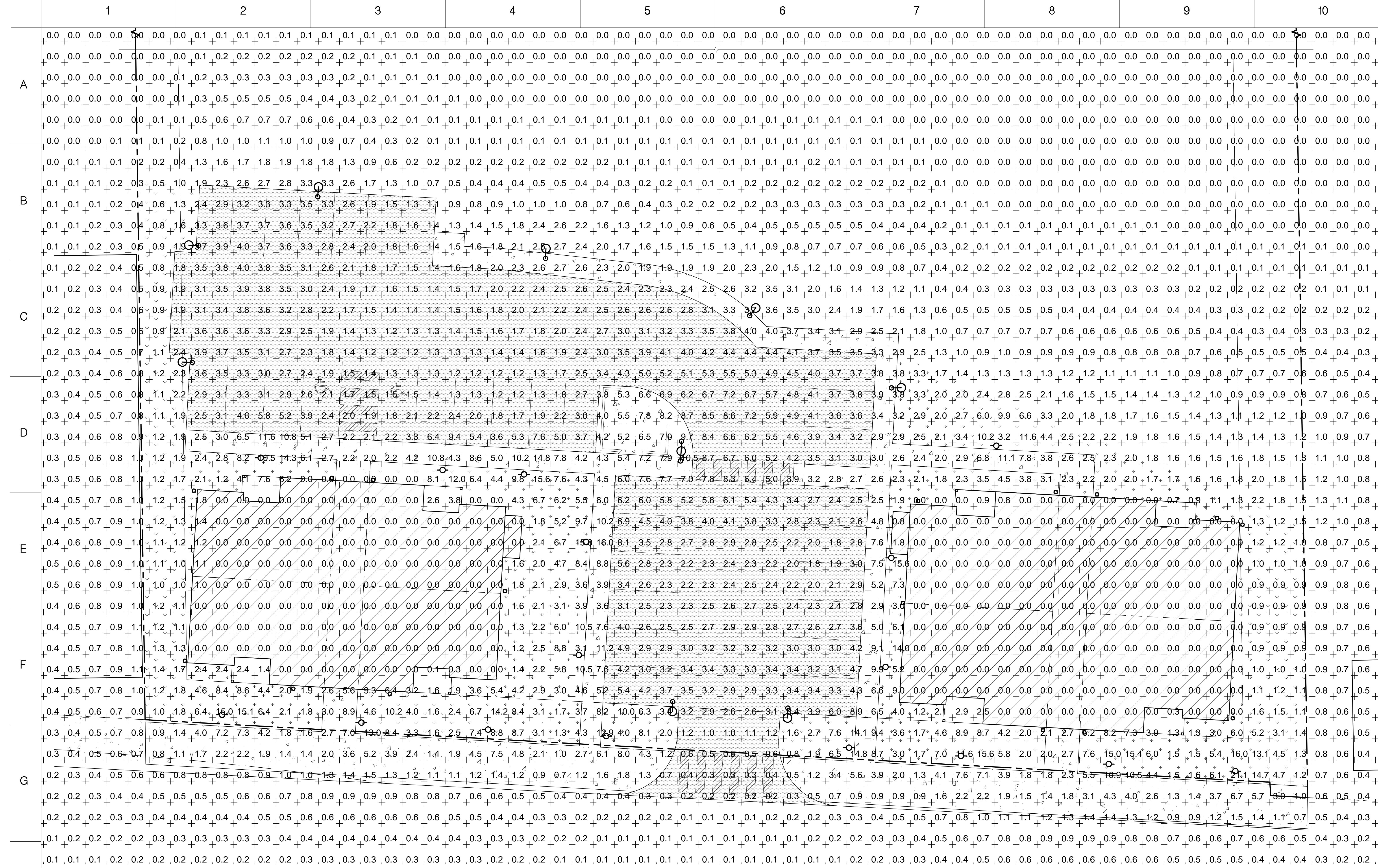
7520 Bridgeport Way West  
Lakewood, WA 98499  
Phone: (253) 581-6000  
Website: www.jgartrch.net

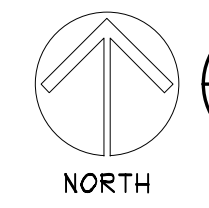
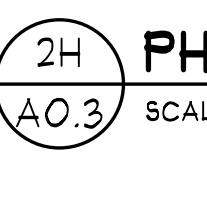




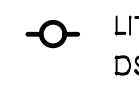

PROJECT: BONNEY LAKE HILLSIDE APARTMENTS  
18426 VETERANS MEMORIAL DRIVE E BONNEY LAKE WA  
DRAWING TITLE: LANDSCAPE DETAILS

DATE: 07-15-22  
REVISED  
SHEET NO.: 7 of 9  
PRELIMINARY  
PROJECT NO. 22-025

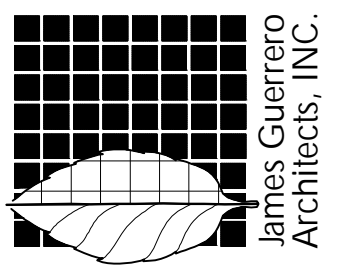






**PHOTOMETRIC LIGHTING PLAN**  
 SCALE: 1" = 10'-0"

LUMINAIRE LEGEND			
	LITHONIA LIGHTING POLE MOUNTED LIGHT DSXB LED P1 30K T4M MVOLT HS TYPE III OPTICS, 3,322 LUMENS 15'-0" MOUNTING HEIGHT, WITH SHIELDING QTY: 8		LITHONIA LIGHTING POLE MOUNTED LIGHT ESXI LED P1 40K R3 TYPE III OPTICS, 1,815 LUMENS 15'-0" MOUNTING HEIGHT QTY: 1 (2 LUMINAIRE ON POLE)
	LITHONIA LIGHTING BOLLARD DSXB LED I&C 530 50K SYM TYPE V5 OPTICS, 2,412 LUMENS 4'-0" MOUNTING HEIGHT QTY: 16		LITHONIA LIGHTING WALL MOUNTED LIGHT WJGE2 LED P2 21K 10CRI T4M TYPE IV OPTICS, 2,042 LUMENS 15'-0" MOUNTING HEIGHT QTY: 16

CITY OF BONNEY LAKE  
 PLN-2022-02742  
 07/19/2022 10:27:54

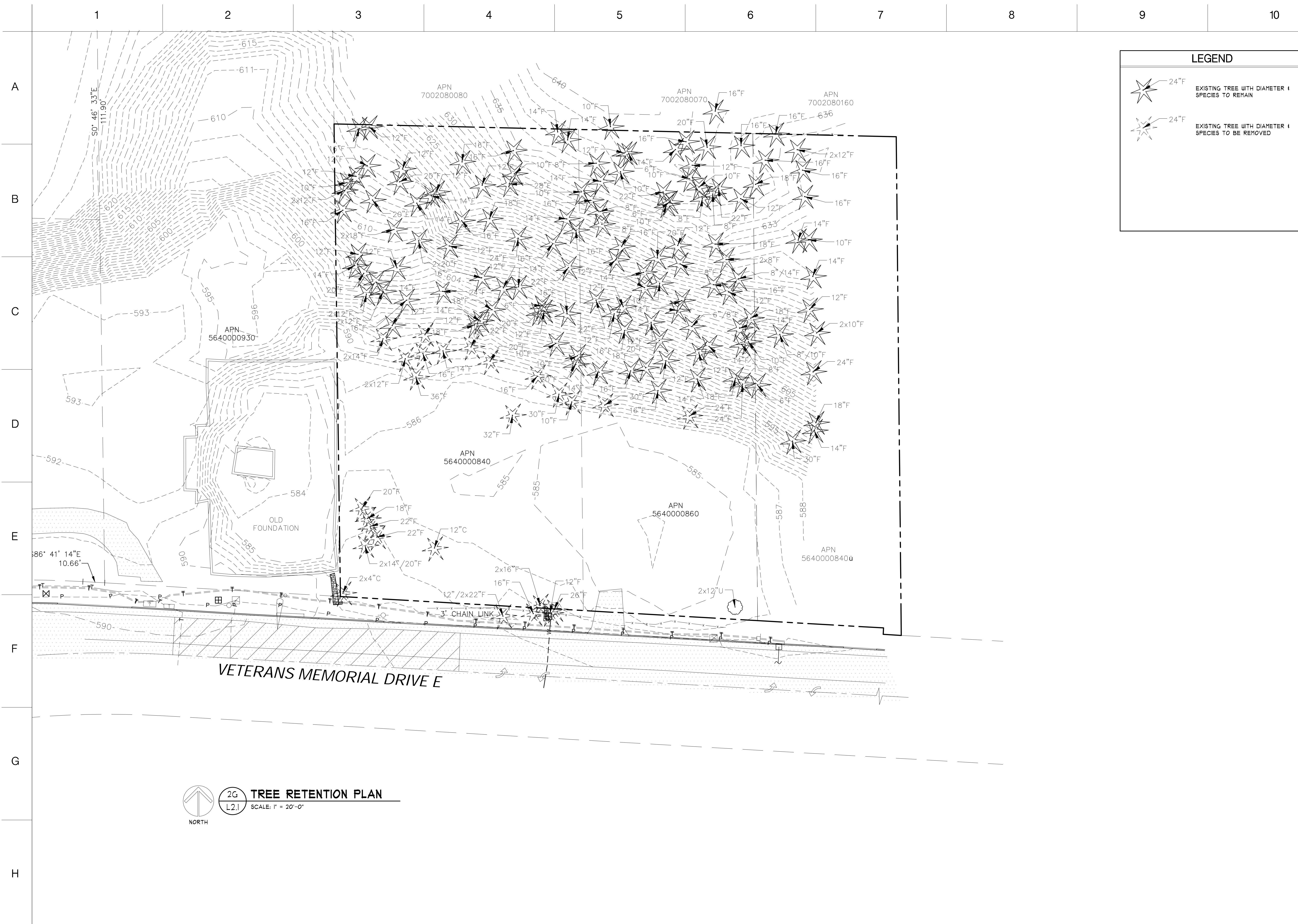
7520 Bridgeport Way West  
 Lakewood, WA 98499  
 Phone: (253) 581-6000  
 Website: www.jgarth.net  

 James Guerrero  
 Architects, INC.

PROJECT: **BONNEY LAKE HILLSIDE APARTMENTS**  
 18428 VETERANS MEMORIAL DRIVE E BONNEY LAKE WA  
 DRAWING TITLE: **PHOTOMETRIC LIGHTING PLAN**

DATE: 07-15-22  
 REVISION:

SHEET NO.  
**8 of 9**  
 PROJECT NO. 22-025

PRELIMINARY



**LEGEND**

- 24" F EXISTING TREE WITH DIAMETER & SPECIES TO REMAIN
- 24" F EXISTING TREE WITH DIAMETER & SPECIES TO BE REMOVED

PLN-2022-02742  
07/19/2022 10:27:58

7520 Bridgeport Way West  
Lakewood, WA 98499  
Phone: (253) 581-6000  
Website: www.jgar.ch.net

**James Guerrero Architects, INC.**

**BONNEY LAKE HILLSIDE APARTMENTS**  
18426 VETERANS MEMORIAL DRIVE E, BONNEY LAKE, WA

**TREE RETENTION PLAN**

**2G TREE RETENTION PLAN**  
L2.1 SCALE: 1" = 20'-0"

**PRELIMINARY**

DATE: 07-15-22  
REVISED:  
SHEET NO.  
**9 of 9**  
PROJECT NO. 22-025



## STATE ENVIRONMENTAL POLICY ACT THRESHOLD DETERMINATION OF NON-SIGNIFICANCE

**Description of proposal:** Construction of two (2) 12-unit apartments with site improvements.

**Applicant:** James Guerrero on behalf of JR & JA, LLC.

**Location:** 18426 Veteran's Memorial Dr. E.

**Tax Parcel:** 5640000580 & 5640000860

**Lead agency:** City of Bonney Lake

The City of Bonney Lake has determined that the above described project does not have probable significant adverse environmental impacts on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The City of Bonney Lake as the lead agency has also determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A RCW and in other applicable local, state, or federal laws or rules as provided by RCW 43.21C.240 and WAC 197-11-158. Therefore, the City of Bonney Lake will not require mitigation measures under SEPA.

This DNS is issued under WAC 197-11-340 and WAC 197-11-355. The City utilized the optional DNS method and provided a comment period from **August 12, 2022 to August 29, 2022**.

Responsible official	Ryan Johnstone, P.E.
Position/title	Public Services Director
Phone	253 447-4347
Address	P.O. Box 7380, Bonney Lake, WA 98391-0944

10/6/2022 | 7:58 AM PDT

Date

DocuSigned by:  
  
 17C6486E0AA94BA...

Signature

**APPEAL:** This SEPA determination may be appealed by filling a written appeal with the City of Bonney Lake Public Services Department. Such appeal must be filled by 5:00PM on **October 21, 2022** and shall be consistent with the requirements of BLMC 14.120.020. Please contact Mettie Brasel at [braselm@cobl.us](mailto:braselm@cobl.us) or (253) 447-4350 to ask about the procedures for SEPA appeals.

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## CRITICAL AREAS REPORT REVIEW DECISION

**Date of Issuance:** May 5, 2022  
**Project File Number:** PLN-2022-02692  
**Project Name:** Huber Bonney Lake Apartments  
**Applicant:** Sheri Green, AHBL  
**Project Site Address:** 18426 Veteran's Memorial Dr.  
**Tax Parcel(s):** 5640000840 and 5640000860  
**Description of the Project:** Geotechnical report for a proposed apartment complex.

**Decision** The City of Bonney Lake accepts the findings and recommendations of the Geotechnical Engineering Report prepared by South Sound Geotechnical Consulting, dated April 1, 2022, with the following condition:

**Conditions** 1. Retaining walls are not allowed to encroach into the slope.

Signature: 

Date: 5/5/2022

**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 May 23, 2022. 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:**

**Mettie Brasel, Associate Planner**

Phone: (253) 447-4350

Email: braselm@cobl.us

City of Bonney Lake

9002 Main Street East, Suite 300

P.O. Box 7380

Bonney Lake, WA 98391

**PUBLIC SERVICES DEPARTMENT**

9002 Main Street East, Suite 300, Bonney Lake, WA 98391

(253) 862-8602

Page 1 of 1

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## AFFIDAVIT OF PUBLIC NOTICE

---

I, Mettie Brasel, first duly sworn, upon oath depose and say that on Friday, August 12, 2022 I caused to be mailed, posted, electronically distributed, and/or otherwise properly publicly broadcast the attached Notice of Application. Notices were mailed to the attached addresses and emailed to the recipients on the City's Planning Notification List.

A handwritten signature in blue ink, appearing to read "Mettie Brasel", is written over a horizontal line.

---

**Mettie Brasel, Associate Planner**

**8/12/2022**

Phone: (253) 447-4350

Email: [braseim@cobl.us](mailto:braseim@cobl.us)

City of Bonney Lake

9002 Main Street East, Suite 300

P.O. Box 7380

Bonney Lake, WA 98391

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**PUBLIC SERVICES DEPARTMENT**

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

PLN-2022-02742  
PLN-2022-02748

Version 05/2020



## NOTICE OF DESIGN REVIEW WITH OPTIONAL SEPA

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 8/29/2022.

<b>Application Submittal:</b>	8/12/2022	<b>Application Complete:</b>	8/5/2022
<b>Notice Date:</b>	8/12/2022	<b>Comment Due Date:</b>	8/29/2022
<b>Application Type:</b>	Design Review with SEPA		
<b>Project Description:</b>	Construction of two (2) apartment buildings (24 apartments total) and associated site improvements.		
<b>Project Name:</b>	Hillside Apartments		
<b>Name of Applicant(s):</b>	James Guerrero	<b>Site Address:</b>	18426 Veterans Memorial Dr.
<b>Application Number(s):</b>	<b>PLN-2022-02742 and PLN-2022-02748</b>	<b>Tax Parcel Number(s):</b>	5640000580 and 5640000860
<b>Environmental Review:</b>	<p><b>NOTICE IS HEREBY GIVEN</b> 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. <b>This will be your only opportunity to comment on the environmental impacts of the proposed project.</b> 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>		
<b>Public Hearing:</b>	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.		
<b>Other Applications:</b>	Building Permits, Civil Permits, Tree Removal Permit, Sign Permit		
<b>Staff Contact:</b>	Mettie Brasel, Associate Planner, 253-447-4350, <a href="mailto:braselm@cobl.us">braselm@cobl.us</a>		
<b>Documentation Available:</b>	Master Land Use Application, Design Review Plans and Elevations, Narrative, Owner Authorization		



**From:** Debbie McDonald  
**Sent:** Wednesday, August 10, 2022 4:50 PM  
**To:** Mettie Brasel  
**Subject:** FW: Notice Mailing Request and SEPA Checklists  
**Attachments:** [Indigo Ridge - Mailing Labels - 20220802.pdf](#); [Indigo Ridge - NOA-20220805.pdf](#); [Vanunu - Mailing Labels - 20220802.pdf](#); [Vanunu - Notice of Application Form - 20220805.pdf](#); [Hillside Apts - Mailing Labels - 20220802.pdf](#); [Hillside Apts - Notice of Application Form - 20220805.pdf](#); [410 Auto SEPA Checklist-2022-06-24.pdf](#); [Hillside Apts - SEPA+Checklist\\_20220719.pdf](#)

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**From:** Mettie Brasel <[braselm@ci.bonney-lake.wa.us](mailto:braselm@ci.bonney-lake.wa.us)>  
**Sent:** Monday, August 8, 2022 12:16 PM  
**To:** Debbie McDonald <[mcdonaldd@ci.bonney-lake.wa.us](mailto:mcdonaldd@ci.bonney-lake.wa.us)>  
**Cc:** Jason Sullivan <[SullivanJ@ci.bonney-lake.wa.us](mailto:SullivanJ@ci.bonney-lake.wa.us)>  
**Subject:** Notice Mailing Request and SEPA Checklists

Hey Debbie,

Attached are the notices and mailing labels for four (4) permits that need to go out this Friday August 12, 2022. Please send to the additional recipients as well.

Project #1: Indigo Ridge (PLN-2022-02709)

Project #2: Vanunu (PLN-2022-02739)

Project #3: 410 Auto (PLN-2022-02740)  
**REQUIRES SEPA SUBMITTAL** – SEPA Checklist Attached

Project #4: Hillside Apts (PLN-2022-02742)  
**REQUIRES SEPA SUBMITTAL** – SEPA Checklist Attached

Please let me know if you have any questions.

Thank you,

**Mettie Brasel | Associate Planner | City of Bonney Lake**

**9002 Main Street E | Suite 300 | Bonney Lake, WA 98391**

**Phone: (253) 447-4350 | Fax: (253) 862-1116**

<http://www.ci.bonney-lake.wa.us> | [braselm@ci.bonney-lake.wa.us](mailto:braselm@ci.bonney-lake.wa.us)

*Find us on [Facebook](#) and [Twitter](#), and at [www.citybonneylake.org](http://www.citybonneylake.org)*

 *Please consider the environment before printing this email.*

Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a government entity may be disclosable to third party requesters under the Public Records Act.

**From:** Mettie Brasel  
**Sent:** Friday, August 5, 2022 4:59 PM  
**To:** Kandice Besaw; Kasee Gallagher; Sadie Schaneman  
**Cc:** Jason Sullivan  
**Subject:** Notice for posting 8/12/2022  
**Attachments:** [Stor-it Here - Notice of Decision Form - 20220805.pdf](#); [Hillside Apts - Notice of Application Form - 20220805.pdf](#); [410 Auto - Notice of Application - 20220802.pdf](#); [Indigo Ridge - NOA-20220805.pdf](#); [Vanunu - Notice of Application Form - 20220805.pdf](#)

Hello,

Please see the attached Notices. Could you please post these at the posting locations next Friday August 12?

Please let me know if you have any questions.

Thank you,

**Mettie Brasel | Associate Planner | City of Bonney Lake**

9002 Main Street E | Suite 300 | Bonney Lake, WA 98391

Phone: (253) 447-4350 | Fax: (253) 862-1116

<http://www.ci.bonney-lake.wa.us> | [braselm@ci.bonney-lake.wa.us](mailto:braselm@ci.bonney-lake.wa.us)

Find us on [Facebook](#) and [Twitter](#), and at [www.citybonneylake.org](http://www.citybonneylake.org)

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Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a government entity may be disclosable to third party requesters under the Public Records Act.



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**Public Comment Summary: Hillside Apartments**  
**Notice of Application Comment Period, August 12, 2022 – August 29, 2022**

*Prepared by Mettie Brasel, City of Bonney Lake, October 6, 2022*

Comment Number	Commenter	Comment	City Response
1	Adam Osbekoff	<p>The Snoqualmie Tribe is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliot of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.</p> <p>The Snoqualmie Indian Tribes Department of Archaeology and Historic Preservation have the following comments regarding the above-mentioned projects.</p> <p>Permit Number PLN-2022-02742 and PLN-2022-02748 Concerns but defer to more proximate tribes</p>	We have not received any additional requests from any tribes within the proximate vicinity for PLN-2022-02739 and PLN-2022-02742. Is there anything you would like to add at this point for these permits as well?
2	Adam Osbekoff	Please include an IDP in the projects mentioned in your email.	An IDP has been added to the conditions of approval for the Design Review.
3	Department of Ecology	All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.	Noted.
4	Department of Ecology	<p>This property is within a quarter mile of one known or suspected contaminated site. The site is Bonney Lake BP, Facility Site Identification (FSID) 89853161. To search and access information about this site see <a href="https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites">https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites</a>.</p> <p>If contamination is discovered or occurs during proposed construction of two apartment buildings and associated site improvements, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, the Department</p>	Noted.

		of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Sandy Smith with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9588.	
5	Department of Ecology	Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.	Noted.
6	Department of Ecology	Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.	Noted.
7	Department of Ecology	<p>Construction Stormwater General Permit: The following construction activities require coverage under the Construction Stormwater General Permit:</p> <ol style="list-style-type: none"> <li>1. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and</li> <li>2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State. <ol style="list-style-type: none"> <li>a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and</li> <li>3. Any size construction activity discharging stormwater to waters of the State that Ecology: <ol style="list-style-type: none"> <li>a) Determines to be a significant contributor of pollutants to waters of the State of Washington.</li> <li>b) Reasonably expects to cause a violation of any water quality standard.</li> </ol> </li> </ol> </li> </ol>	Noted.

8	Department of Ecology	If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.	Noted.
9	Department of Ecology	Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <a href="https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx">https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx</a> .	Noted.

**From:** Adam Osbekoff <adam@snoqualmietribe.us>  
**Sent:** Monday, August 22, 2022 10:54 AM  
**To:** Mettie Brasel  
**Cc:** Jason Sullivan  
**Subject:** RE: Public Notices for 4 Projects: Indigo Ridge, Vanunu Short Plat, 410 Auto, Hillside Apartments: Planning Notifications

Good morning Mattie

1 | Please include an IDP in the projects mentioned in your email.

I hope this finds you well!

Thank you.

Adam Osbekoff

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**From:** Mettie Brasel [<mailto:braselm@ci.bonney-lake.wa.us>]  
**Sent:** Monday, August 22, 2022 10:19 AM  
**To:** Adam Osbekoff <[adam@snoqualmietribe.us](mailto:adam@snoqualmietribe.us)>  
**Cc:** Jason Sullivan <[SullivanJ@ci.bonney-lake.wa.us](mailto:SullivanJ@ci.bonney-lake.wa.us)>  
**Subject:** RE: Public Notices for 4 Projects: Indigo Ridge, Vanunu Short Plat, 410 Auto, Hillside Apartments: Planning Notifications

Good Morning, Adam.

In regards to PLN-2022-02709, how would you like to address this? We can add the requirements to our conditions of approval at your request.

We have not received any additional requests from any tribes within the proximate vicinity for PLN-2022-02739 and PLN-2022-02742. Is there anything you would like to add at this point for these permits as well?

Please let me know if you have any questions.

Thank you,

**Mettie Brasel | Associate Planner | City of Bonney Lake**

9002 Main Street E | Suite 300 | Bonney Lake, WA 98391

Phone: (253) 447-4350 | Fax: (253) 862-1116

<http://www.ci.bonney-lake.wa.us> | [braselm@ci.bonney-lake.wa.us](mailto:braselm@ci.bonney-lake.wa.us)

Find us on [Facebook](#) and [Twitter](#), and at [www.citybonneylake.org](http://www.citybonneylake.org)

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**From:** Adam Osbekoff <[adam@snoqualmietribe.us](mailto:adam@snoqualmietribe.us)>

**Sent:** Wednesday, August 17, 2022 8:48 PM

**To:** Mettie Brasel <[braselm@ci.bonney-lake.wa.us](mailto:braselm@ci.bonney-lake.wa.us)>

**Subject:** Public Notices for 4 Projects: Indigo Ridge, Vanunu Short Plat, 410 Auto, Hillside Apartments: Planning Notifications

Hello

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

2

The Snoqualmie Indian Tribes Department of Archaeology and Historic Preservation have the following comments regarding the above mentioned projects.

Permit Number PLN-2022-02709

Cultural resource concerns

Permit Number PLN-2022-02739

Concerns but defer to more proximate tribe

Permit Number PLN-2022-02740

No current concerns

Permit Number PLN-2022-02742 and PLN-2022-02748

Concerns but defer to more proximate tribes

Thank you

Adam Osbekoff



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Southwest Region Office  
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

August 29, 2022

Mettie Brasel, Associate Planner  
City of Bonney Lake  
Public Services Department  
9002 Main Street East, Suite 300  
Bonney Lake, WA 98391

Dear Mettie Brasel:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for the Hillside Apartments Project (PLN-2022-02742, PLN-2022-02748) located at 18426 Veterans Memorial Drive as proposed by Joseph Guerrero. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287**

3

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

**TOXICS CLEANUP: Sandy Smith (360) 999-9588**

4

This property is within a quarter mile of one known or suspected contaminated site. The site is Bonney Lake BP, Facility Site Identification (FSID) 89853161. To search and access information about this site see <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites>.

If contamination is discovered or occurs during proposed construction of two apartment buildings and associated site improvements, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, the Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Sandy Smith with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9588.

**WATER QUALITY/WATERSHED RESOURCES UNIT:  
Joseph McCord (360) 791-5017**

5 Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

6 Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

- 7
1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
  2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
    - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
  3. Any size construction activity discharging stormwater to waters of the State that Ecology:
    - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
    - b) Reasonably expects to cause a violation of any water quality standard.

8 If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at [Carol.Serdar@ecy.wa.gov](mailto:Carol.Serdar@ecy.wa.gov), or by phone at (360) 742-9751.

9 Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - [Application](#). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Mettie Brasel  
August 29, 2022  
Page 3

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology  
Southwest Regional Office

(GMP:202204088)

cc: Derek Rockett, SWM  
Sandy Smith, TCP  
Joseph McCord, WQ