



Submittal Worksheet
REASONABLE USE EXCEPTION

WHAT IS THE PURPOSE OF THIS WORKSHEET?

This worksheet is to help prospective applicants prepare the required documentation needed to submit a complete application. Please note that this is not the official application, but a tool to assist in the compilation of the materials required for the review by the City. It is important that prospective applicants contact the Planning and Building Division prior to submitting an application as some projects may not require the submittal of all the materials listed or may require additional materials not listed. In order to help work out any potential problems before the formal submittal, the City of Bonney Lake encourages applicants to attend a pre-application meeting.

DIGITAL SUBMITTAL REQUIRED

The City has implemented a paperless permit system for all planning permits. All required application materials are required to either be submitted on a CD or uploaded to the City's Box System. All submittal documents are required to be consistent with the Digital Planning Permit Submittal Requirements.

Application: The Land Use Application must be signed by the property owner or the applicant must also submit a notarized copy of the Agent Authorization Form.

Fee: \$3,000

Project Narrative: Provide a project narrative that includes a brief explanation of the project and a written response to explain how the project satisfies all the following criteria established by BLMC 16.20.145:

1. The provisions of this title would deny all reasonable economic use of the property and that there is no other reasonable use with less impact on the critical area or its buffer.
2. Any alterations to the critical area are the minimum necessary to allow for a reasonable use of the property.
3. The proposed development does not pose an unreasonable threat to the public health, safety, or welfare on or off the property.
4. The proposal conforms to all other applicable regulations and code provisions.
5. Any impacts permitted to the critical area are mitigated in accordance with BLMC 16.20.065 and 16.20.110 to the greatest extent possible.
6. The need for the exception is not the result of the applicant's deliberate actions.

Public Services Department

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7. The exception would not impact anadromous fish habitat.
8. The proposed development protects critical areas and/or buffer functions and values consistent with best available science;
9. The development would not threaten the potability of public drinking water supply(ies); and
10. The application is sufficiently documented (for example, critical area report, mitigation plan, permit applications, and environmental documents) to make a determination regarding these criteria.

Site Plan: Provide a basic site plan with a maximum scale of one (1) inch equals forty (40) feet displaying the following:

1. Scale of drawing, scale bar, date of drawing, and North Arrow.
2. Subject property with all property lines dimensioned.
3. Existing and proposed structures and distances to property lines.
4. Square footage of lot(s) and of existing and proposed structures.
5. Impervious surfaces allowed and proposed.
6. Location of the nearest street(s).
7. Location of off street parking areas.
8. Existing and proposed land contours at two (2) foot intervals. Areas within the boundary that will not be altered by the development may be indicated as such and contours approximated for that area.
9. The approximate location of significant and exceptional trees, their size and their species, an indication whether the tree is to be removed or retained and information on how the proposal complies with Chapter 16.64 BLMC.
10. Location of critical areas as defined in Title 16 Division II BLMC