



City of Buckley

P.O. Box 1960 • Buckley, WA 98321 • (360) 829-1921 ext. 200

NOTICE OF DECISION
FRONTAGE IMPROVEMENT MODIFICATION
PERSONS: 273 - 4TH STREET

Date: November 18, 2009

Deferral Request: The applicant is in the process of constructing a single-family residence at 273 - 4th Street (Pierce County parcel #2950000061) and is requesting that the City Council grant a modification waiver from the 50 feet of frontage improvements that are required to be installed on the property frontage pursuant to BMC 17.08.050 and BMC 17.08.010 (4.07.A). The applicant is requesting that the City limit the required improvements to installation of a sidewalk and graveled shoulder for the frontage distance to match existing infrastructure in the immediate area instead of standard full curb, gutter, planter strip and street widening.

Applicant: Person's Investment Properties, LLC, 718 Griffin Ave #140, Enumclaw WA 98022

Site Location: Subject parcel is located at 273 - 4th Street and is a single-family building lot under construction with a new residence.

Decision: At a regular scheduled meeting on November 10, 2009, the Buckley City Council did review the request and determine that due to location and utility conflicts a modification from the full standard was warranted. The City Council determined that a granting of this request would be consistent with the review criteria BMC 17.08.010 (4.07.C).

Therefore the City Council granted the request for modification of the frontage improvement requirement subject to compliance with the following conditions;

- (a) Applicant shall be required to install frontage improvements consisting of sidewalk, concrete driveway approach and compacted gravel shoulders all to adopted City public works standards prior to final occupancy of the residence; and
- (b) Applicant shall extend sidewalk improvements to connected properties for a distance of approximately 85' intersecting at the corner of Park Ave and 4th Street and accompanying ADA ramp if required by public works standards; and
- (c) Applicant shall be required to sign a waiver of protest in a Local Improvement District (L.I.D.), or Utility Local Improvement District (U.L.I.D.) prior to final occupancy of the residence.

Signed: _____

Dave Schmidt, City Administrator

Date: 11/18/09