



CITY OF BUCKLEY ♦ PO BOX 1960 ♦ BUCKLEY, WA 98321  
360-829-1921 ♦ Fax 360-829-2659 ♦ www.cityofbuckley.com

**CITY OF BUCKLEY**  
**MASTER LAND USE APPLICATION**

File # LP 3120

Check all that apply:

- |  |  |
|--|--|
| <input type="checkbox"/> BOUNDARY LINE ADJUSTMENT    | <input type="checkbox"/> SHORT SUBDIVISION     |
| <input checked="" type="checkbox"/> FULL SUBDIVISION | <input type="checkbox"/> BINDING SITE PLAN     |
| <input type="checkbox"/> REZONE                      | <input type="checkbox"/> VARIANCE              |
| <input type="checkbox"/> CONDITIONAL USE PERMIT      | <input type="checkbox"/> ZONING CODE AMEND     |
| <input type="checkbox"/> SITE PLAN                   | <input type="checkbox"/> CRITICAL AREAS PERMIT |

Please print or type a response to each question as thoroughly as possible. If you need further information, please contact the City at 360-829-1921. A preliminary meeting with staff, prior to application, is recommended.

- Applicant/Property Owner: E&E Buckley LLC E-Mail: megiver1@hotmail.com  
Phone # (509) 670-3431 Address: P O Box 1744, Wenatchee, WA 98807-1744
- Applicant (if other than property owner) : Evans Development West LLC E-Mail: same as owner  
Phone # same as owner Address: same as owner
- Planner/Engineer: Lisa Klein / Matt Weber E-Mail: lklein@ahbl.com / mweber@ahbl.com  
Phone # 253-383-2422 Address: 2215 N 30th Street, Suite 300, Tacoma, WA 98403
- Location/Address of Project: XX Spiketon Road PC Assessor's Parcel No(s): 0619101076
- Legal description (attach additional sheets if necessary): See enclosed plans
- If rezone or zoning code amendment; Description of requested change (attach additional sheets if necessary): n/a
- Project Description/Activity: Request Preliminary Plat approval for 63 single family residential lots  
✓ Provide site plan and project design specifications:  check
- Provide a complete environmental checklist for SEPA review\*:  check  
\*(if required by the City)
- Provide completed application checklist:  check

10. \*If clearing, grading and/or filling:

Estimate number of cubic yards: 23,000 – 36,000 CY. if over 500 cubic yards, attach SEPA checklist.

( X ) Regraded ( ) Removed from site ( ) Imported to site ( ) Other

Maximum height of fill: 1 to 1.5 feet of fill Maximum depth of cut: n/a.

Square footage of area to be covered with impervious surface: 386,850 square feet

11. Describe and identify on site plan any streams, drainage course or wetlands known or suspected within 200 feet of the property and indicate whether or not the project will effect or impact any of these as well as alter the flow of stormwater across the property: The enclosed site plan depicts two wetlands located in the eastern 1/3 of the property.

12. Identify whether or not the project will effect or impact the flow of stormwater across the property. If the project will impact a flow please indicate on the site plan the current drainage pattern and how the project will effect the flow: Stormwater currently drains to Spiketon Ditch, which eventually flows to the White River. The drainage pattern post development will be the same. See the enclosed drainage report.

Note: The total fee associated with this permit for which the applicant is responsible shall be the amount of the actual costs incurred by the city during the permit review process (see BMC 20.01.265).

  
SIGNATURE OF APPLICANT\*

2-22-16  
DATE

- (Must be the owner of the property or have a documented legal ownership interest verified by the City)

Agency Use Only:

Application fees/deposits:

Amount Received:

<input type="checkbox"/> Subdivision (Full/Short)	_____	Date received _____
<input type="checkbox"/> Boundary Line Adjustment	_____	Date received _____
<input type="checkbox"/> Binding Site Plan	_____	Date received _____
<input type="checkbox"/> SEPA Review (checklist)	_____	Date received _____
<input type="checkbox"/> Rezone	_____	Date received _____
<input type="checkbox"/> Variance	_____	Date received _____
<input type="checkbox"/> Conditional Use Permit	_____	Date received _____
<input type="checkbox"/> Zoning Code Amend	_____	Date received _____
<input type="checkbox"/> Site Plan	_____	Date received _____
<input type="checkbox"/> Critical Areas Permit	_____	Date received _____

Application packet materials (check if received):

Revised 8/10  
 Completed application checklist

## MASTER LAND USE APPLICATION CHECK LIST\*

<p>A. Completed application form _____</p> <p>B. Ownership and consent statement _____</p> <p>C. Site Plan Map (consisting of):</p> <p style="padding-left: 20px;">1 - reproducible tracing _____</p> <p style="padding-left: 20px;">8 - prints of proposed _____</p> <p style="padding-left: 20px;">2 - 11" x 17" reductions _____</p> <p style="padding-left: 40px;">or _____</p> <p style="padding-left: 20px;">1 – Electronic PDF of all Maps _____</p> <p style="padding-left: 20px;">1 - transparency of plan/vicinity maps _____</p> <p>Note* reproducible prints shall be 18" X 24" and allow 3" border, left side (prepared by engineer or land surveyor)</p> <p style="text-align: center;">Map Contents;</p> <p>1. Vicinity sketch (w/ N arrow) _____ (all adj. subdivisions, major structures, watercourses, drainage, etc.)</p> <p>2. Names, addresses, phone numbers of subdivider and Surveyor/Engineer _____</p> <p>3. Names and owners of property within 300 ft. _____</p> <p>4. Boundary lines to scale of tract to be subdivided. _____</p> <p>5. Location, width and names of existing streets, right-of-ways, within or adjacent to, perm buildings, watercourses, power lines, railroads, section lines. _____</p> <p>6. Existing contours (Solid) proposed contours (dotted) at intervals of 1 ft.(unless otherwise approved by the City), contours are to extend 100 ft beyond _____</p> <p>7. Profiles/grades of streets _____</p> <p>8. Parcels for dedication/reserved for public or deeded for common use with purpose, conditions, or limitations _____</p> <p>9. Existing and proposed easements _____</p> <p>10. Date, scale, north arrow and meridian _____</p> <p>11. Source of water supply (letter of water availability) _____</p> <p>12. Method of sewage disposal (letter of sewer availability) _____</p> <p>13. Zoning of existing and proposed _____</p>	<p>14. Existing structures and conditions delineated (w/note indicating whether structures are to be removed) _____</p> <p>15. Natural drainways and water courses, including drainage ditches. _____</p> <p>16. Proposed restrictive covenants or appropriate limitations and conditions for the use of the land _____</p> <p>17. Number of gross and net lots per/acre, amount of land and total area of each lot _____</p> <p>18. Lots numbered consecutively from 1,2.... _____</p> <p>19. Conceptual Utilities Plan, identifying both existing and proposed (water, sanitary sewer, gas, stormwater, etc.) _____</p> <p>20. Legal description of original and *proposed _____</p> <p>21. Identification and delineation of critical areas (w/type &amp; buffer if applicable) _____</p> <p>22. Title Report or Plat Certificate (no older than 30 days) _____</p> <p>23. Building setback line on all proposed lots indicated by a dashed line _____</p> <p>24. Proposed landscaping plans _____</p> <p>D. Critical Areas Report (if required by the City) _____</p> <p>Provide details of all work waterward of the Ordinary High Water Mark (OHWM = that area where the presence and action of waters are so common and usual, as to mark upon the soil a distinct characteristic...more information on this definition is available)</p> <p>Provide details of any Sensitive/Critical Areas studies including information for all potential impacts to any waterways, wetlands or critical areas. Identify any actions to avoid or minimize impacts.</p> <p>E. Traffic Impact Analysis (May be required by the City for projects generating &gt;25 vehicle trips/day) _____</p> <p>F. Stormwater Drainage Report _____</p> <p>G. Environmental Checklist (completed and signed) _____</p> <p>H. Stamped envelopes with names and addresses of all property owners within 300 feet of the project boundary and a property listing from Pierce County or a title company. _____</p> <p>I. Profiles showing existing grade and proposed street grades, include typical cross sections of proposed grade, roadway and sidewalks. _____</p> <p>(Include completed plans, drawings and engineer specifications)</p>
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**Payment of application fees.**

No application for subdivision, short subdivision or binding site plan approval or request for lot line adjustment shall be examined or considered by the city until the following intake fees and deposit fees have been paid in full by the applicant:

<b><u>Application</u></b>	<b><u>Intake Fee</u></b>	<b><u>Deposit Fee</u></b>
Subdivision		
Preliminary	\$50.00	\$2,500 + \$150.00/acre
Final	\$50.00	\$ 1,500.00
Short subdivision	\$50.00	\$1,000 + \$150.00/acre
Subdivision Amendment	\$50.00	\$1,500.00
Lot line adjustment	\$50.00	\$475.00
Binding Site Plan	\$50.00	\$1,500.00
SEPA Threshold Determination	\$50.00	\$375.00
Site plan review, including RV Parks		
- < or = to 1 Acre	\$50.00	\$750.00
- > 1 Acre	\$50.00	\$1,750.00
Variance		
-Public Hearing/SF Residential	\$50.00	\$250.00
-Public Hearing/Other	\$50.00	\$500.00
Conditional Use Permit		
-BOA or Hearing Exam/SF Residential	\$50.00	\$250.00
-BOA or Hearing Examiner/Other	\$50.00	\$500.00
Zoning Code Ordinance Amendments		
-Text	\$50.00	\$700.00
-Rezone	\$50.00	\$1,775 + \$100.00/acre
Type B Home Occupation CU Permit	\$50.00	\$250.00

**Calculation of total fees.**

(1) The land use and/or permit applicant shall pay to the city all costs incurred by the city that are associated with processing the land use proposals and/or permits, including consultant costs. City and consultant reimbursables include, but are not limited to staff time for application review, assessment, engineering, inspections, legal, secretarial, administrative costs, cost of publications, and other city processing costs; provided, however, that no charge will apply for one preapplication meeting. City will notify the applicant, in writing, of the applicability of hourly charges for further consultation on a project after the pre-application meeting..

(2) The total fee referred to in subsection (1) of this section shall be reduced by the amount of the deposit fee previously paid. Prior to final city action on the application or request, the applicant shall remit to the city the amount by which the latter's actual costs exceed the deposit fee. Final city approval of the application or request may be conditioned upon payment in full of the amount. If the deposit fee exceeds that of the city's actual costs, the balance shall be promptly refunded to the applicant.