

(1 0619101001 9100)
WESTON DOUGLAS A & LYNN M
12417 321ST AVE E
BUCKLEY, WA, 98321-9166

(2 0619101020 1152)
DORN WILLIAM & MARIA
PO BOX 1623
BUCKLEY, WA, 98321-1623

(3 0619101026 1800)
JUSTICE CHERYL
1281 RYAN RD
BUCKLEY, WA, 98321-9123

(4 0619101031 1101)
ALFANO KURTIS M & JENNIFER M
574 SPIKETON RD
BUCKLEY, WA, 98321-9069

(5 0619101047 1101)
WHITEHOUSE GERALD K
PO BOX 309
BUCKLEY, WA, 98321-0309

(6 0619101055 1101)
DEBOER CAMERON L & AMY A
700 SPIKETON RD
BUCKLEY, WA, 98321-9116

(7 0619101056 9100)
DEBOER CAMERON L & AMY A
700 SPIKETON RD
BUCKLEY, WA, 98321-9116

(8 0619101061 1101)
MEADOWS JAMES & MELISSA
536 SPIKETON RD
BUCKLEY, WA, 98321-9069

(9 0619101063 1101)
NEUROTH TRAVIS
1241A RYAN RD
BUCKLEY, WA, 98321-9123

(10 0619101068 6310)
WARFORD ENTERPRISES LLC
PO BOX 1170
BUCKLEY, WA, 98321-1170

(11 0619101074 9100)
RAWSON GENE & KAREN K
27312 153RD ST E
BUCKLEY, WA, 98321-9663

(12 0619101076 9100)
E & E BUCKLEY LLC
1457 130TH AVE NE
BELLEVUE, WA, 98005-2253

(13 0619101077 1101)
ANDERSON BRANDON J & ILEXIS L
690 SPIKETON RD
BUCKLEY, WA, 98321-9691

(14 0619101080 9100)
JACOBS PATTY ET AL
11004 61ST AVE E APT 3-101
PUYALLUP, WA, 98373-4289

(15 0619101082 1101)
TEGENFELDT LOREN & SAUNDERS MARGARET
1081 TANNER AVE
BUCKLEY, WA, 98321-9810

(16 0619101083 9100)
THATCHER JOSEPH B & ANGELYN M
PO BOX 1252
BUCKLEY, WA, 98321-1252

(17 0619101084 9166)
PIERCE COUNTY TAX TITLE
1102 BROADWAY STE 302
TACOMA, WA, 98402-3526

(18 0619101086 1101)
MCDERMITT CLIFFORD T
11004 61ST AVE E APT 3-101
PUYALLUP, WA, 98373-4289

(19 0619102012 1155)
RAWDON LAURENCE L
669 SPIKETON RD
BUCKLEY, WA, 98321-9691

(20 0619102013 9100)
WASH FED ST EMP LOCAL 491
PO BOX 520
BUCKLEY, WA, 98321-0520

(21 0619102014 1101)
NAROLSKI VICKI L
PO BOX 1166
BUCKLEY, WA, 98321-1166

(22 0619102017 1101)
SHEPLER ROSE M ET AL
3005 14TH ST
EAU CLAIRE, WI, 54703-2628

(23 0619105009 1101)
PFAHL JOHN A & MARILYN R
PO BOX 1331
BUCKLEY, WA, 98321-1331

(24 0619106006 1101)
GALLION DONALD & SHERRIE
PO BOX 564
BUCKLEY, WA, 98321-0564

(25 0619106007 9100)
EXCELSIOR MORTGAGE EQUITY FUND II LLC
5800 MEADOWS RD STE 230
LAKE OSWEGO, OR, 97035-8253

(26 2506000040 1101)
BROWN RANDALL D & PATRICIA A
540 BEVLO ST
BUCKLEY, WA, 98321-9449

(27 2506000050 1101)
BOUCHER RONAEELE F
1118 KAREN AVE
BUCKLEY, WA, 98321-8767

(28 2506000060 1101)
SCHULZ GORDON A & KARENA L
PO BOX 427
BUCKLEY, WA, 98321-0427

(29 2506000070 1101)
LOOMIS GERALD E & NANCY D
529 BEVLO ST
BUCKLEY, WA, 98321-9449

(30 3352000130 1101)
JOHNSON SHAWN R
20411 93RD AVENUE CT E GRAHAM,
WA, 98338-8535

(31 3352000140 1101)
GORDON TRACY A & DEBORAH
772 MOUNTAIN VIEW AVE
BUCKLEY, WA, 98321-9245

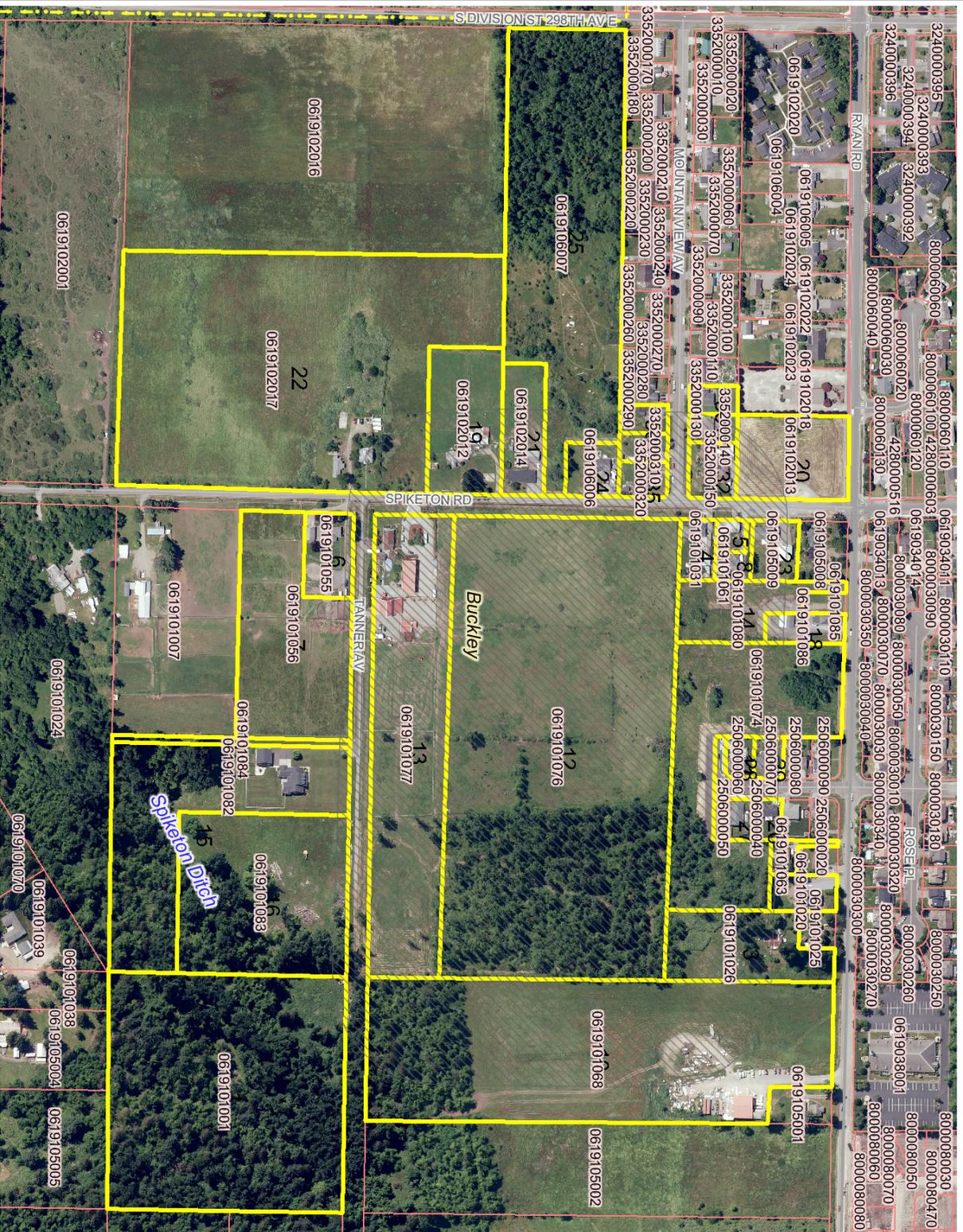
(32 3352000150 1101)
MARTIN ARLENE C
555 SPIKETON RD
BUCKLEY, WA, 98321-9069

(33 3352000300 1101)
GORRELL ELLEN L
1523 HARDING ST
ENUMCLAW, WA, 98022-2209

(34 3352000310 1101)
REEDY TAMERA G
781 MOUNTAIN VIEW AVE
BUCKLEY, WA, 98321-9245

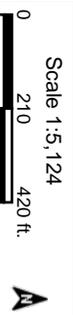
(35 3352000320 1101)
ZEOBER WILL G & JUDITH M
793 MOUNTAIN VIEW AVE
BUCKLEY, WA, 98321-9245

CountyView Web Map



Map Legend

- Highlighted Tax Parcels
- Tax Parcels
- Base Parcel
- Condominium
- Other
- Pierce County Basemap
- Roads
- Interstate
- Limited Access State Routes
- Other State Routes
- Ramps
- Major Arterial
- Collector
- Local Access
- County - 2014 - Ortho
- Hydro - Centerlines
- Planimetrics - 2014 - Building Footprints
- Building
- Zoning - Buckley



The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The orthophotos and other data may not align. Pierce County assumes no liability for variations ascertained by actual survey. All data is expressly provided AS IS and WITH ALL FAULTS. Pierce County makes no warranty of fitness for a particular purpose.

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City of Buckley

P.O. Box 1960 ♦ Buckley, WA 98321 ♦ (360) 829-1921 ext. 7801
www.CityofBuckley.com

March 23, 2016

Lisa Klein, AHBL
2215 N. 30th St, Suite 300
Tacoma, WA 98403

Re: Notice of Technically Complete Status, File Number: LP 3120
Address: 690 Spiketon; Parcel Number: 0619101076

Dear Ms. Klein,

On March 1, 2016, the City received a submittal packet regarding this project located at 690 Spiketon Road. The packet included an application, an introductory letter, an authorization to act from the property owner letting you act on his behalf, a title report dated February 25, 2016, an environmental checklist, Technical Information Report, a Traffic Report, a Critical Area Report, a Geotechnical Report, envelopes, a mailing list, and a set of drawings.

Based upon a review of this submittal the City determines the application is Technically Complete effective March 23, 2016. The City of Buckley reserves the right to request further information in order to complete processing your application. Because a previous checklist was submitted and a DNS issued for the rezone, a subsequent DNS for this application is anticipated.

A tentative schedule for processing the application will be as follows:

Action	Approximate date
✓ Written Determination of Complete Status	Within 28 days of submittal
• Notice of Application (optional SEPA) published	Within 14 days
• Public comment period ends	14 days later
• SEPA determination	Within 45 days
• SEPA appeal period ends	Seven days later
• Staff Report and Preliminary Decision	One week before hearing
• Public Hearing	15 to 30 days after notice published
• Notice of Decision	Within 14 days of decision
• Final appeal period	21 days after decision is made

Once the Notice of Application is issued, the applicant is responsible to post the property in a conspicuous, visible location. Posting the property shall be accomplished using Public Notice boards, which are available at the City Multi-Purpose Center. Please provide the City with evidence of this action by submitting a photograph of the installed land use proposal board once it's installed. Generally one board is required for each street frontage, although more may be required by the city planner.

The City shall begin invoicing for the costs directly related to the processing of this application. Payment of all fees shall be a recommended condition of any approval of this application.

If you have questions, please call me at 360.829.1921, extension 7812, or e-mail me at cityplanner@cityofbuckley.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kathy Thompson". The signature is fluid and cursive, with a large initial "K" and a long, sweeping tail.

Kathy Thompson
City Planner

City of Buckley

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www.cityofbuckley.com



NOTICE OF DEVELOPMENT APPLICATION And Optional DNS Process (Spiketon Long Plat; File # LP 3120)

To: Interested Agencies and Public.
Subject: Complete application notice for a long plat.
Project The proposal is to subdivide a 20.05-acre parcel into 63 single family lots. The lot
Description: contains a wetland, which will be open space for the plat.

Proponent: E&E Buckley LLC.
Contact: Lisa Klein, AHBL.
Location: 690 Spiketon Road, the NW quarter of the NE quarter of section 10, township 19,
Range 6 East. **RTSQQ:** 06191012.
Parcel Number: 0619101076 .

Date of Application: March 1, 2016.
Determined Complete: March 23, 2016.
SEPA Determination: The city expects to issue a determination of non-significance. The subsequent threshold determination may be obtained upon request.

Notice of Complete Status: The application is complete.

Completed application materials and supporting documentation used in evaluating the proposed project referred to as Spiketon Road Preliminary Plat and is available at Buckley Planning Department, P.O. Box 1960, 811 Main Street, Buckley, Washington 98321, and on the city's website at www.cityofbuckley.com.

This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal will include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

It is the right of any person to review and comment on the application, receive notice of and participate in any hearings, request a copy of decisions once made and exercise any rights of appeal. Written comments should be delivered to Buckley City Hall no later than 5:30 p.m. April 13, 2016. Final decision on the application shall be made within the time Periods established under Titles 18 and 20, BMC.

The City of Buckley does not discriminate on the basis of disabilities. If you need special accommodation, please contact City Hall within three business days before the public hearing at (360) 829-1921 ext. 7801.

Staff Contact: City Planner Kathy James, (306) 829-1921 ext. 7812

City of Buckley

P.O. Box 1960 ♦ Buckley, WA 98321
(360) 829-1921 ext. 7801



Mitigated Determination of Non-Significance (MDNS)

Publish date: May 11, 2016

Mitigated Determination of Non-Significance (MDNS)

Spiketon Long Plat; File # LP 3120

Project Description: The proposal is to subdivide a 20.05-acre parcel into 63 single family lots. The lot contains a wetland, which will be open space for the plat. Reports and materials for this application are on the city's website at www.cityofbuckley.com, under departments, building & planning, current planning projects.

Project Location: 690 Spiketon Road, the NW quarter of the NE quarter of section 10, township 19, Range 6 East. **RTSQQ:** 06191012. **Parcel Number:** 0619101076.

Project Proponent: E&E Buckley LLC, through AHBL's Lisa Klein

Lead agency: City of Buckley.

The lead agency for this proposal determined that it does not have a probable significant adverse impact 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.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible official: Kathy Thompson

Position/title: City Planner

Phone: 360.761.7812

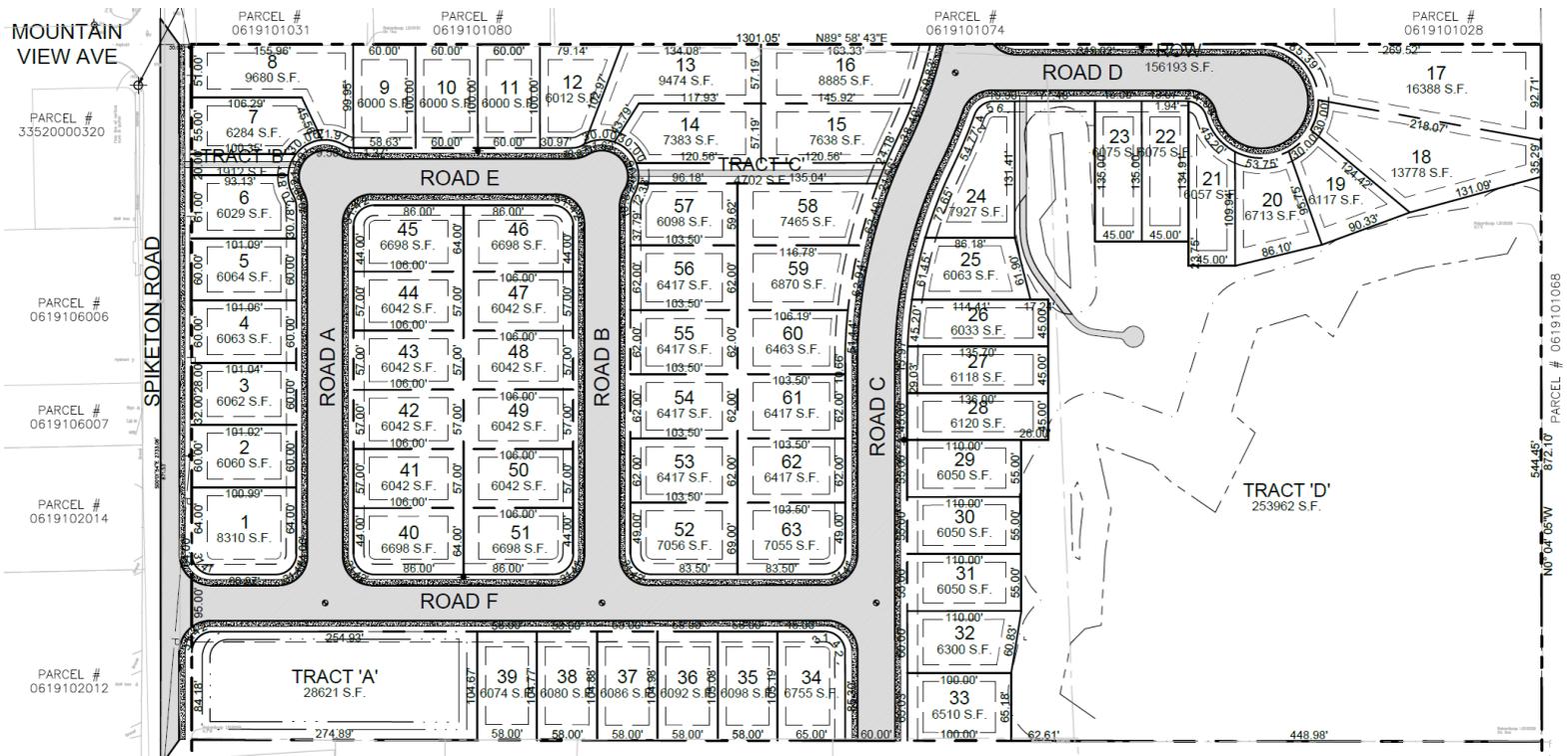
Address: 811 Main Street, P.O. Box 1960, Buckley, WA 98321.

Date: May 2, 2016 **Signature:** _____

You may appeal this determination to City Planner Kathy Thompson at the above addresses no later than May 18, 2016, by letter. You should be prepared to make specific factual objections. Contact City Planner Kathy Thompson or City Administrator Dave Schmidt to read or ask about procedures for SEPA appeals.

Mitigation measures for the Evans Subdivision on Spiketon Road, LP3120:

1. A site within the plat shall be provided for sewer lift station if a suitable off-site location is not secured. Regardless of location, the sizing of the lift station shall be coordinated through the city engineer to be consistent with the sewer comprehensive planning efforts in process. (SEPA item A.11.)
2. A secondary 30-foot wide access shall be provide for emergency services; the access may be either to the north through Bevlo or to Spiketon. (SEPA item B.14.d.)
3. The applicant may average the wetlands with approval from the city to (1) provide a trail behind the adjacent lots to the recreation area, and (2) to remove encroachment of the lots into the wetland buffer. The averaging will be in accordance with Chapters 12.08 and 12.09 BMC. (SEPA item B.3.a.)



CITY OF BUCKLEY

P.O. Box 1960 ♦ Buckley, WA 98321 ♦ (360) 829-1921 ext. 7801
www.cityofbuckley.com



Date of Notice: August 17, 2016
Publish notice only (not map): August 24, 2016

NOTICE OF PUBLIC HEARING

Before the Hearing Examiner
September 7, 2016, at 3 p.m.

Spiketon Long Plat; File # LP 3120

NOTICE IS HEREBY GIVEN that the Buckley Hearing Examiner will conduct a public hearing on Wednesday, September 7, 2016 at 3:00 p.m. at the Buckley Multipurpose Building located at 811 Main Street, Buckley.

The purpose of the hearing is to obtain public input on the proposed 63-lot subdivision on a 20.05 acre parcel. The plat is located north of 690 Spiketon Road in the NW quarter of the NE quarter of Section 10, township 19, Range 6 E. The parcel is number is 0619101076.

The project proposal is on the city's web site under www.cityofbuckley.com, Building and Planning, Current Planning Projects, Spiketon Road Preliminary Long Plat.

Questions or written comments may be directed to Kathy Thompson, City Planner at 360.761.7812 and/or mailed or emailed to City of Buckley, P.O. Box 1960, Buckley, WA, 98321, or cityplanner@cityofbuckley.com prior to the hearing.

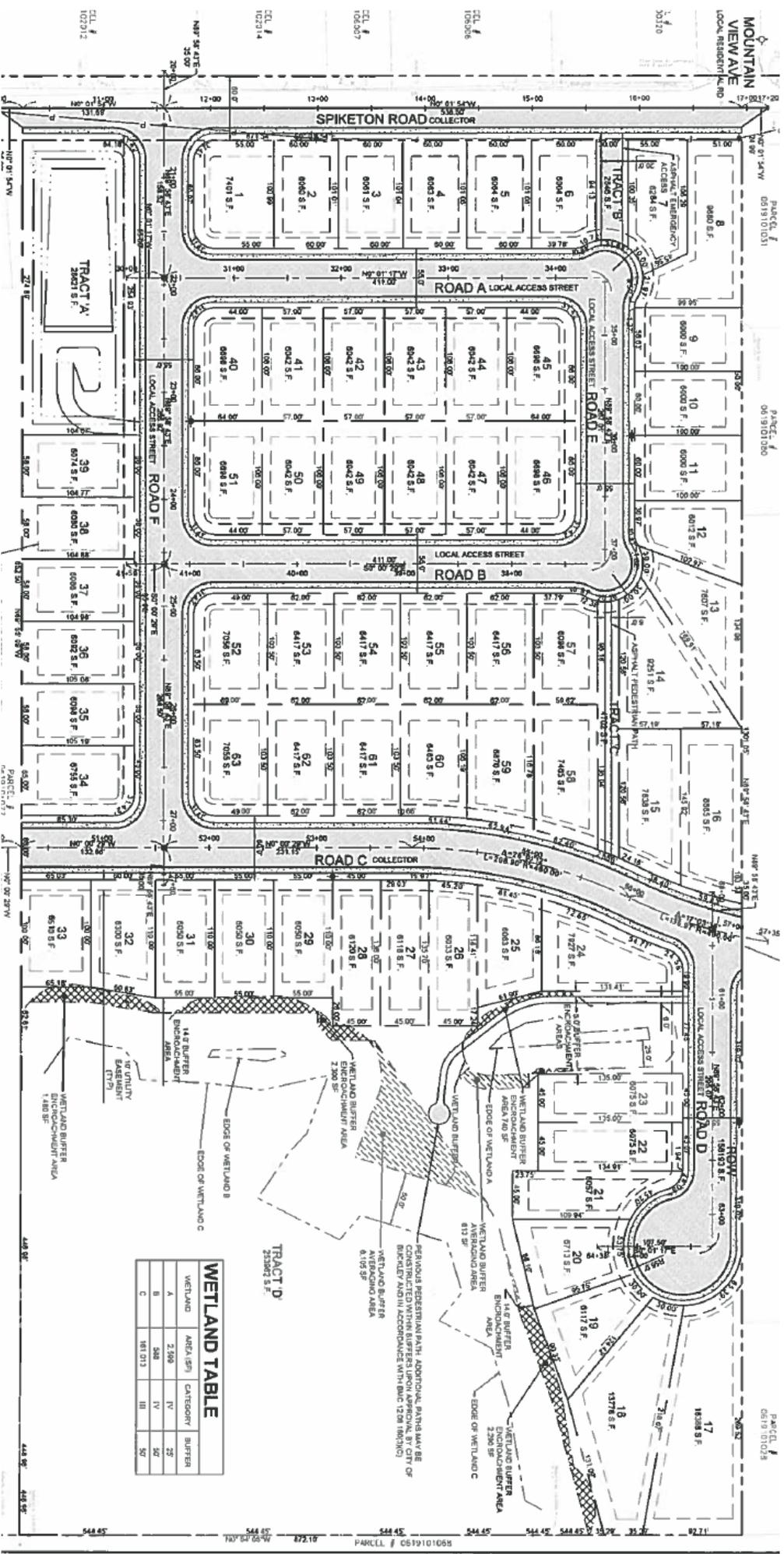
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VICINITY MAP
7/17/16 FILE 17357

SPIKETON ROAD PRELIMINARY PLAT

A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SEC. 10, TWN. 19 N.,
RGE. 6 E., W.M., CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON



WETLAND TABLE	
WETLAND AREA(S)	BUFFER CATEGORY
A	25'
B	50'
C	100'

PERWAUWA PRELIMINARY PLAT, ADDITIONAL PAVING MAY BE CONSTRUCTED WITHIN BUFFERS UPON APPROVAL BY CITY OF BUCKLEY AND IN ACCORDANCE WITH BAC 1208 (BONDING)