



NOTICE OF APPLICATION FOR LAND USE PERMIT WITH OPTIONAL DNS

PUBLISH DATE: March 24, 2021

Project Name:	Starbucks Retrofit (SPR-21-0001 and VAR-Z-21-0001)
Publish Date:	March 24, 2021
Applicant:	Avalon Development Attn: Scott Wolski 7333 E. Doubletree Ranch Rd. #140 Scottsdale, AZ 85258
Date of Application:	February 23, 2021
Date of Notice of Complete Application:	March 15, 2021
Project Address:	29290 SR 410 E Buckley, WA 98321
Parcel Number:	APN 0619048005
Project description:	Application for the change of use from a bank to a restaurant with drive-thru and a variance to the minimum number of parking stalls.
Requested approvals:	Site Plan Review, Variance for parking, and Design Review
Public Comment Period:	Any person has a right to comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Any person with standing may appeal the final decision. Written comments should be delivered to Buckley City Hall no later than 5 pm, April 8, 2021.
	Application materials are available for review at the Buckley Planning Department, P.O. Box 1960, 811 Main Street, Buckley, WA 98321.
City Staff Contact:	Leticia Wallgren, City Planner (360)761-7817 or lwallgren@cityofbuckley.com

SEPA Determination:

The responsible SEPA official has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-significance (DNS). This determination is based on the following findings and conclusions:

- The subject lot is flat and has been developed as a bank previously.
- Existing water runoff patterns will remain in place with no anticipated significant impacts.
- No other environmental impacts are anticipated.

The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the date noted above to the City Staff Contact above.

Date, time, and place of a public hearing:

The open public hearing before the Hearing Examiner has not yet been scheduled.

Public Comment and Materials

Written comments should be delivered to Buckley City Hall at 933 Main Street or PO Box 1960, Buckley, WA 98321. Comments may also be emailed to lwallgren@cityofbuckley.com. Any person with standing may appeal the final decision pursuant to BMC 20.32. A copy of the application and staff report, and all documents and evidence relied upon by the applicant and applicable criteria, are available for examination and inspection, at no cost, in the Buckley Building and Planning Office located in the Buckley Multipurpose Center at 811 Main Street, Buckley, WA 98321. Requests for information may be directed to Leticia Wallgren, City Planner and the City's point of contact for these applications, at 360-761-7817 or lwallgren@cityofbuckley.com. The city shall make a decision on approval or denial of a Site Plan Review and Variance within one hundred twenty (120) days of the determination that the application is complete. (BMC 20.20.070)

