



## **CITY OF BUCKLEY NOTICE OF DECISION**

NOTICE IS HEREBY GIVEN, on 8/18/21, on denial of the Starbucks Site Plan Review and Variance applications (File #s SPR-21-0001 & VAR-Z-21-0001). On February 23, 2021, Applicant Avalon Development (7333 E. Doubletree Ranch Rd. #140 Scottsdale, AZ 85258) applied for site plan review to change a site's use from a bank to a Starbucks restaurant and drive-through and to request a variance to the minimum number of required parking stalls. The proposed project site is 29290 Hwy 410 E in Buckley (parcel #0619048005). A SEPA Determination of Non-Significance (DNS) was issued for this project proposal; there were no appeals.

A public hearing was conducted on 5/4/21 at 2:00 pm before the City of Buckley Hearing Examiner. After review of the record, on 8/10/21 the City Hearing Examiner denied the applicant's request. Any person with standing may appeal this decision. Pursuant to Buckley Municipal Code Chapter 20.08.030, and in accordance with requirements of WA State RCW 34.05.518 and RCW 36.70C, appeals on type C-2 application processes shall be made to the Pierce County Superior Court within 21 days of this decision notice. Additionally, it is the right of affected property owners to request a change in valuation for property tax purposes notwithstanding any program of revaluation.

Requests for information may be directed to Evan Lewis, Associate Planner, by phone at 360-761-7819, by email at [elewis@cityofbuckley.com](mailto:elewis@cityofbuckley.com), by mail at P.O. Box 1960, Buckley, WA 98321, or in person at the City of Buckley Building and Planning Office at 811 Main Street in Buckley.