



City of Buckley

P.O. Box 1960 • Buckley, WA 98321 • (360) 761-7801

NOTICE OF COMPLETE APPLICATION

Project Name: Prairie Creek Farms Ph. 2 (SUB-22-0005)

Applicant: Rose M Shepler
3005 14th Street
Eau Claire, WI 54703-2628

Agent: Paull Lymberis
LGI Homes
12951 Bel-Red Road, Suite 150
Bellevue, WA 98005
Paul.lymberis@lgihomes.com

Tyrell Bradley
LDC, Inc.
1411 State Avenue NE
Olympia, WA 98506
tbradely@ldccorp.com

Date of Application: September 27, 2022

Date of Notice of Complete Application: November 2, 2022

Project Address: 697 Spiketown Road, Buckley, WA 98321

Site Legal Description: APN 0619102017

Project description: Application for a proposed preliminary subdivision of the above referenced parcel into a 70-lot plat residential subdivision totaling 13.55 acres.

Mr. Lymberis and Mr. Bradley,

Thank you for your September 27, 2022 application for a preliminary plat for the above referenced parcel. The City has reviewed your application and has determined it to be complete.

We are in receipt of the following application materials:

1. Preliminary Plat Application
2. Title Report
3. Owner Consent Affidavit
4. Project Narrative
5. Plat/Survey Drawings
6. Certificates of Water and Sewer Availability
7. Geotechnical Engineering Report
8. Critical Areas Report
9. SEPA Checklist
10. Storm Drainage Report
11. Traffic Impact Analysis

Decision Process:

Preliminary Plat applications are reviewed as Type C-2 decisions. The process requires a decision by the City's Hearing Examiner. These permit types require public notice and SEPA review. Appeals on C-2 permit decisions are made to Pierce County Superior Court.

Schedule:

Action	Approximate date
• Written Determination of Complete Status	Within 28 days of complete submittal
• Notice of Application published	Within 14 days
• Public comment period ends	14 days after published notice
• Staff Report and Preliminary Decision	One week before hearing
• Public Hearing	Within 90 days of published notice
• Notice of Decision	Within 14 days of preliminary decision
• Final appeal period	21 days after decision is made

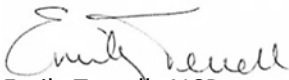
The City's review clock stops if we ask for additional information and clarification.

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.

Thank you for your application. We look forward to working with you to complete this project. If I can answer any questions or if you'd like to schedule a meeting between City staff and consultants and you, your surveyors, or engineers, please let me know.

Thank you,



Emily Terrell, AICP
Director
Building and Planning
City of Buckley, WA