

CITY OF BUCKLEY NOTICE OF SEPA DETERMINATION

NOTICE IS HEREBY GIVEN that the City of Buckley SEPA Responsible Official has issued a State Environmental Policy Act Determination of Non-Significant Impact - Mitigated (SEPA MDNS) for the [Hinkleman Regional Stormwater Pond \(MISC-23-0003\) and associated projects – Buckley Gas and Coffee Site Plan \(SPR-22-0003\)](#), [Robertson Landing Site Plan \(SPR-21-0004\)](#), and [Peach Farm Townhomes Plat Subdivision \(SUB-22-0006\)](#).

Pursuant to [WAC 197-11-050](#), [WAC 197-11-924](#), and [WAC 197-11-932](#), the City of Buckley assumed Lead Agency status on November 21, 2022 for the SEPA review and determination of the following proposed projects. This SEPA determination is issued for all four of the project elements pursuant to [WAC 197-11-060\(3\)\(b\)](#).

The project consists of four parts.

1. SEPA review for a Regional Stormwater Pond (Drainage Facilities) servicing three developments, Peach Farm Townhomes, Robertson Landing and Buckley Gas and Coffee (APN [5665000077](#), [5665000078](#) and [5665000079](#)). The pond is located in Unincorporated Pierce County.
2. Peach Farm Townhomes is a proposed 113 lot attached townhome development in the City of Buckley limits that will require preliminary plat approval and multi-family design review (APN [5665000162](#), [5665000152](#), and [5665000164](#))¹.
3. Robertson Landing (formerly Nelson) is a business park in the City of Buckley limits that will require site plan approval, a binding site plan and design review under the SR 410 Design Guidelines ([APN 5665000410](#)).
4. Buckley Gas and Coffee (McHugh) is a commercial proposal within the City of Buckley for a gasoline service station, a diesel fuel aisle, a convenience store, and a drive-thru coffee shop. This proposal will require site plan approval and design review under the SR 410 Design Guidelines ([APN 5665000452](#)).

SEPA MDNS was issued May 23, 2023. **The public comment period for the SEPA determination ends June 15, 2023 at 4:00 pm.** Any person may 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. The Open Public Hearing before the Hearing Examiner has not yet been scheduled. Anyone may testify at the public hearing. All application materials are public record and may be requested for viewing by any member of the public by appointment. Final decision on the application shall be made within the time periods established under Title 20 BMC and pursuant to the requirements of Buckley Municipal Code, the City of Buckley Comprehensive Plan, the City of Buckley Public Works Guidelines, and/or any applicable state or federal regulations.

The complete documents may be viewed at the Building and Planning Office in the Buckley Multi-Purpose Building at 811 Main Street, Buckley, WA 98321. Request for information and/or written

¹ Note: Lot lines have changed in the Peach Farm project since the map was created.

comments may be directed to Emily Terrell, Director of Building and Planning, at 360.761.7817 or eterrell@cityofbuckley.com.

