



## City of Buckley Planning Department

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### STATE ENVIRONMENTAL POLICY ACT

#### Determination of Non-Significance

October 21, 2020

Lead agency: City of Buckley, WA

Agency Contact: Leticia Wallgren, City Planner  
lwallgren@cityofbuckley.com  
360.761.7817

Agency File Number: R-20-0004

The subject property is an undeveloped 10.05-acre site consisting of two parcels, parcel numbers 7535000541 and 7535000542. The site address is XXX E Mason Avenue and is located northeast of the Perkins Prairie subdivision currently under development. These parcels will eventually be part of a future preliminary plat application. Currently, the zoning of both parcels is R-8,000, the request is to rezone the parcels to R-6,000. It is unknown if there are critical areas, shorelines or floodplains on site. As a non-project action, this DNS is issued because the rezone is not anticipated to result in adverse impacts. Subsequent development will require a separate SEPA review.

Applicant: Tarragon/Perkin's Prairie LLC (Attn: Dave Henline)  
15318 Washington Street #104  
Sumner, WA 98390

Agent: AHBL (Attn: Lisa Klein)  
2215 N 30th St  
Tacoma, WA 98403  
lklein@ahbl.com (253)383-2422

The City of Buckley has determined that this proposal will 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). We have reviewed the attached Environmental Checklist and application materials. This information is available at: City of Buckley Planning Department, 811 Main Street, P.O. Box 1960, Buckley, WA 98321

This determination is based on the following findings and conclusions:

- No adverse environmental impacts are anticipated as result of this land use (Rezone) process after a review of the submitted SEPA checklist.
- The proposal is for a land use (Rezone) process only.



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- Any subsequent development in the future will undergo a separate SEPA review if applicable, unless exempt.

The optional DNS process was used when the Notice of Application was issued, however, the City will continue to accept comments on this project. This DNS is issued under WAC 197-11-340(2) and the comment period will end on November 19, 2020 at 4:00 pm.

Responsible Official: Leticia Wallgren, City Planner  
(360)761-7817  
lwallgren@cityofbuckley.com

Date: October 30, 2020

This SEPA determination of nonsignificance may be appealed to the Hearing Examiner pursuant to the procedures in Chapter 43.21C RCW and Chapter 197-11 WAC.

Information used to reach this determination and applicable State and City policies, regulations and procedures are available for public review at the City of Buckley, 811 Main Street, Buckley, Washington, 98321, or by contacting the Responsible Official above.