



CITY OF BUCKLEY NOTICE OF DECISION

NOTICE IS HEREBY GIVEN on approval of the Mia's Meadow Preliminary Subdivision application (File # SUB-19-0003). On October 23, 2019, Applicant Phil Kitzes of Buckley 24, LLC (23035 SE 263rd St, Maple Valley, WA, 98038) applied for preliminary subdivision of four parcels; parcel #s 0619023018, 0619023021, 0619023022 (1722 Ryan Road, Buckley, WA, 98321), and 0619023023, located on the north side of Ryan Road between approximately 350 ft. east of the intersection of Ryan Road and S Sergeant St. and approximately 1000 ft. west of the intersection of Ryan Road and Sheets Road in Buckley. The application is known to the City as Mia's Meadow Preliminary Subdivision. The application is for 86 single family lots; areas for open space including a Natural Growth Protection Area (NGPA), a stormwater facility, and sewer line extension. A SEPA MDNS (Mitigated Determination of Non-Significance) was issued on January 20, 2021. There were no appeals.

A public hearing was conducted on 6/22/21 at 2:00 pm before the City of Buckley Hearing Examiner. After review of the record, on 7/8/21 the City Hearing Examiner granted the applicant's request with conditions. Any person with standing may appeal this decision. Pursuant to Buckley Municipal Code Chapter 20.08.030, and in accordance with requirements of Washington 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, 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.