



CITY OF BUCKLEY NOTICE OF DECISION

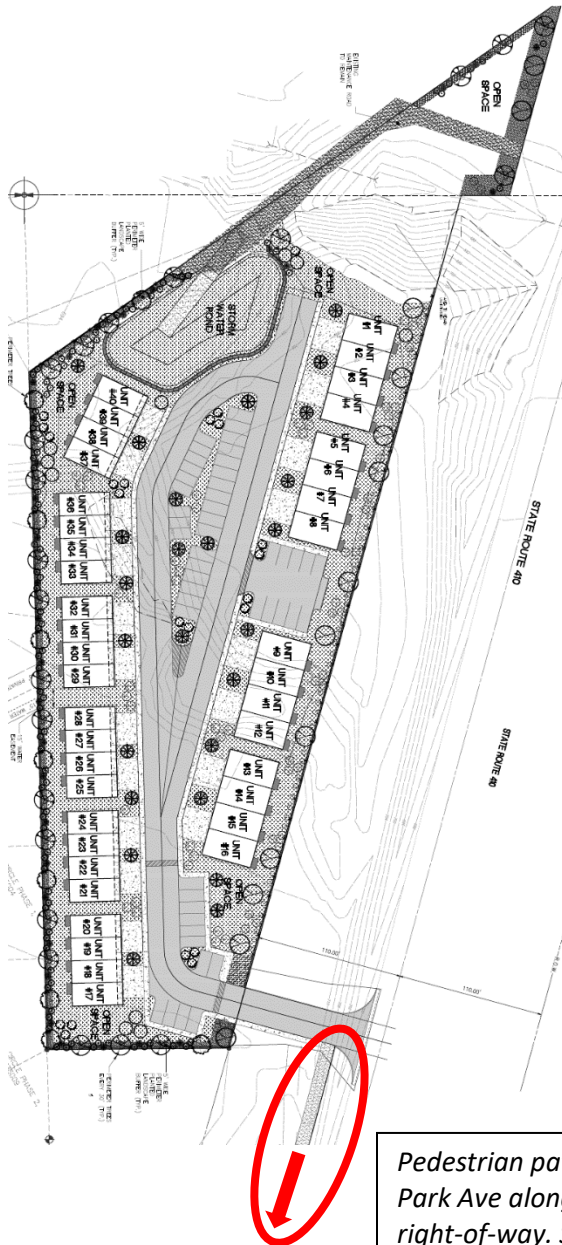
NOTICE IS HEREBY GIVEN, on 10/27/21, on approval of a Site Plan Review application known as the Ellison Townhomes proposed on parcel #0619031006, addressed 451 SR 410 S, and on an appx. 13,000 sq. ft. portion of what is currently unaddressed parcel #0620344018 (formerly parcel #0620344002) adjacent to the north. The project site is located on the west side of Hwy 410 appx. a quarter mile south of the White River Bridge and appx. 1000 ft. north of Park Ave.

The application (File #SPR-20-0004) was submitted 6/25/2020 by applicant Ellison Developers, LLC and deemed complete 9/4/2020. The applicant proposes 10 residential buildings with a combined total of 40 townhome units along with parking, open space, landscaping, utility installation, stormwater conveyance and detention, a pedestrian path next to Hwy 410 from the project site to Park Ave, and Hwy 410 access. The proposed site plan, aerial and pedestrian path are shown on the 2nd page of this notice. As proposed, based on review of critical area studies and reports submitted by the applicant, the project site would have a steep slope landslide hazard critical area on the north part of the project site for which the applicant has proposed required buffers from proposed land disturbing activities and buildings. A SEPA Mitigated Determination of Non-Significance (MDNS) was issued for the project proposal on 3/24/2021; there were no appeals. The MDNS included proposed mitigation of steep slope/landslide hazard critical areas.

A public hearing was conducted on 9/14/21 at 2 pm before the City of Buckley Hearing Examiner. After review of the record, on 10/20/21 the City Hearing Examiner approved the applicant's request, subject to conditions. Any person with standing may appeal this decision. Pursuant to Buckley Municipal Code (BMC) 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. Parties of record may also request reconsideration of the decision by filing a written request for reconsideration to the City contact below within 10 days of this notice date according to processes and limitations of BMC 20.20.100. Requests for reconsideration shall state specific errors of facts or law. 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, including the Hearing Examiner's written decision, may be directed to Evan Lewis, Acting City 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 & Planning Office at 811 Main Street in Buckley.

Figure 1: Proposed Townhome Site Plan with Proposed Preliminary Landscaping



Pedestrian path continues south to Park Ave along the Hwy 410 public right-of-way. See Figure 2 and 3.

Figure 2: Project Site Aerial. The appx. future project site lot lines are shown with dotted red line. Appx. location of the proposed pedestrian path from the project site, in the Hwy 410 public right-of-way, is circled in red.

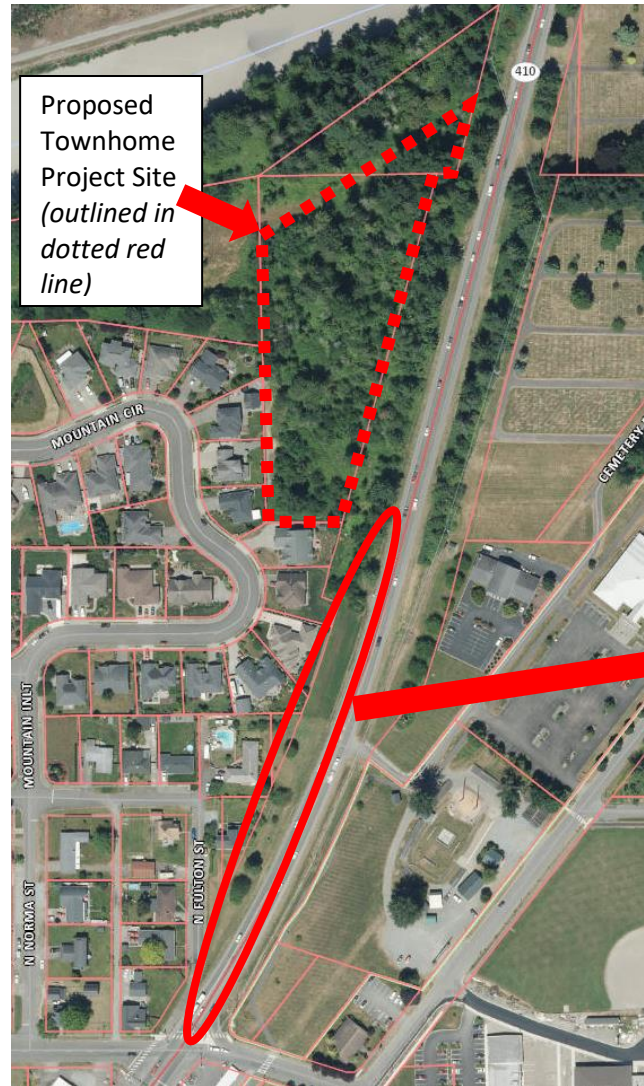


Figure 3: 10 foot-wide pedestrian path from project site entrance driveway to Park Ave along Hwy 410 right-of-way for improved pedestrian access

