



CITY OF BUCKLEY NOTICE OF DECISION

NOTICE IS HEREBY GIVEN, on 12/8/21, on approval of the Blueberry Farms preliminary plat application (File #SUB-19-0002) proposed on a 20-acre parcel, parcel #0619101700, at 1435 Ryan Rd. The application, initially received 10/28/19, is for a subdivision of the subject parcel into 71 single-family residential lots, 7 duplex lots, new roads (extending off Ryan Rd. and S Sergeant St.), a pedestrian access tract, one storm pond, and open space tracts. The applicant is Josh Hosford of Hosford Construction (1155 Porter St., Enumclaw, WA 98022). A SEPA Mitigated Determination of Non-Significance (MDNS) was issued for the project on 5/5/20 and amended 5/10/21. The applicant withdrew their initial appeal of the SEPA MDNS; there were no other appeals.

A public hearing was conducted 11/8/21 at 9 am before the City of Buckley Hearing Examiner. After review of the record, on 11/24/21 the Hearing Examiner approved the applicant's proposal, subject to conditions. As conditionally approved, a substantial portion of the southern quarter of the project site would retain and be encumbered by buffers from wetland, wildlife and geotechnical critical areas which resulted in conditions to protect and mitigate hazards from these critical areas.

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, 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 & Planning Office at 811 Main Street in Buckley.

Project Location



Proposed Preliminary Plat*



*Note: The plat map above will be updated to reflect required updates that were conditions of the preliminary plat approval, including but not limited to showing critical areas and their buffers as their own tracts and removing two of the proposed duplex lots in the far southern portion of the site. These conditions are found in the Hearing Examiner's decision which can be obtained from the city point of contact on pg. 1.