



City of Buckley Planning Department Amended Notice of Applications

AMENDED NOTICE OF APPLICATIONS FOR REZONE AND SUBDIVISION

- Project Name:** Mia’s Meadow Rezone and Preliminary Subdivision (File #s R-19-0003 and SUB-19-0003)
- Notice Publish Date:** December 18, 2019 (*original notice for these applications published 12/4/2019; this amendment updates SEPA determination details – see SEPA section below*)
- Applicants for Rezone:** Josh and Jahnna Fetter Buckley 24, LLC
8001 West Terrace Dr. 23035 SE 263rd St
Cheney, WA 99004 Maple Valley, WA 98038
- Applicants for Preliminary Subdivision:** Josh and Jahnna Fetter Phillip Kitzes
8001 West Terrace Dr. 23035 SE 263rd St
Cheney, WA 99004 Maple Valley, WA 98038
- Date of Application:** October 23, 2019
- Date of Notice of Complete Application:** November 20, 2019
- Project Parcel Numbers and Location:** Parcel numbers 0619023018, 0619023021, 0619023022 (1722 Ryan Road, Buckley, WA, 98321), and 0619023023. These parcels are 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. A map showing the specific parcel locations is shown on page 2 of this notice.
- Project description:** The rezone application is to change the zoning of all four parcels from R-8000 to R-6000. The preliminary subdivision application is for 100 single family lots; areas for open space, recreation and a stormwater facility; and sewer line extension.
- Requested approvals:** Rezone and preliminary subdivision approval. The applicant has requested the City conduct a consolidated review of the rezone and subdivision applications however the proposed rezone must be approved first before the preliminary subdivision can be approved.
- SEPA Determination and Environmental Documents:** Both the rezone and subdivision applications require SEPA review. The City has not yet made a SEPA determination or identified consistency with development regulations that will be used for project mitigation and determination of consistency as provided in RCW 36.70B.040. A SEPA checklist, wetland study, stormwater site plan report, geotechnical engineering report, and traffic impact analysis were included with the applications and are available for review by the public.
(amended section from 12/4/2019 notice)

Public Comment Period:

The public is invited to comment on both applications. As this is an amended notice of application, **the public comment period has been extended to Thursday, January 2, 2020 at 5:00 pm. Written comments should be delivered to Buckley City Hall, at 933 Main Street or PO Box 1960, Buckley, WA 98321.** An open public hearing before the Hearing Examiner has not yet been scheduled.

Any person has a right to comment on the applications, 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. Final decisions on the applications shall be made within the time periods established under Buckley Municipal Code Chapter 20.

All application materials are public record and may be requested for viewing by any member of the public. Application materials are available for review at the City of Buckley Building and Planning Department Office at 811 Main Street, Buckley, WA 98321 or by submitting a request for information to the City staff contact listed below on this notice.

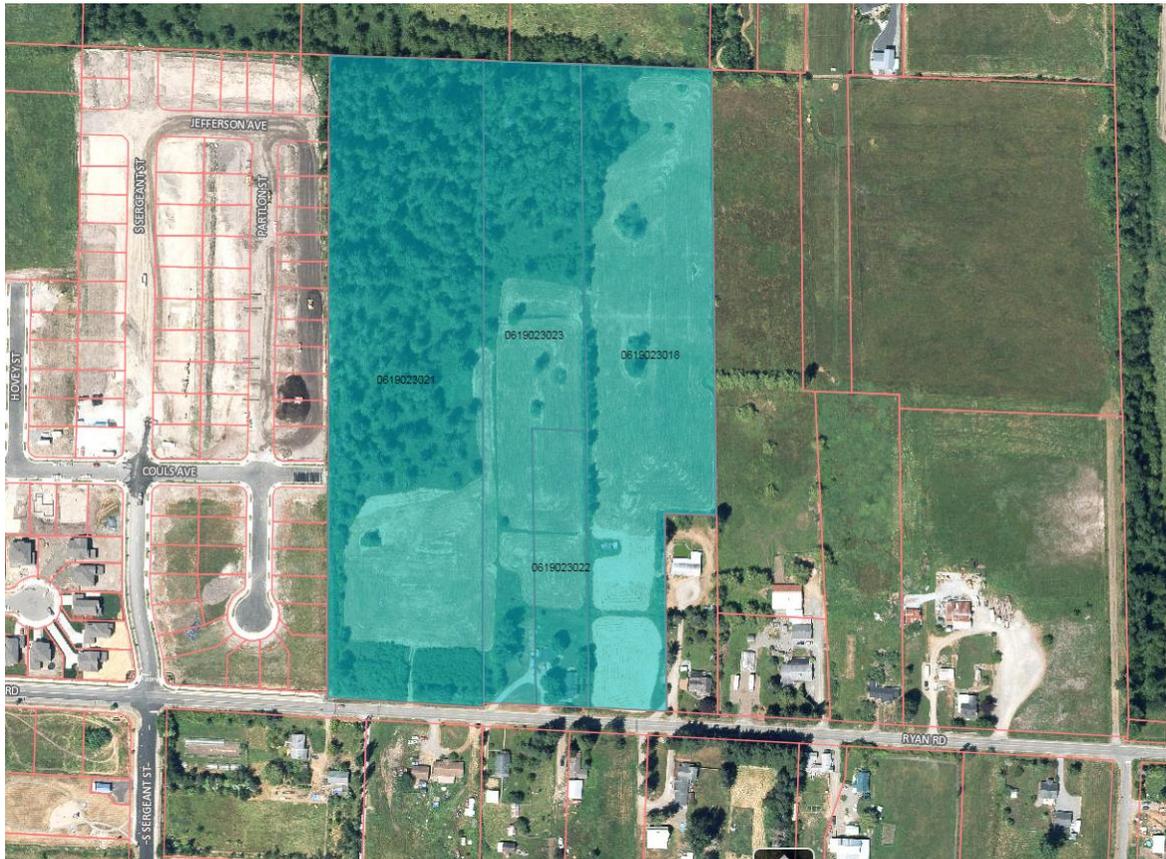
City Staff Contact:

Evan Lewis, Assistant Planner
360-761-7819 or elewis@cityofbuckley.com

Date, time, and place of a public hearing:

The open public hearing before the Hearing Examiner has not yet been scheduled.

Map showing Location of Proposed Rezone and Subdivision (highlighted below)





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NOTICE OF APPLICATIONS FOR REZONE AND SUBDIVISION

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- Notice Publish Date:** December 4, 2019
- Applicants for Rezone:** Josh and Jahnna Fetter Buckley 24, LLC
8001 West Terrace Dr. 23035 SE 263rd St
Cheney, WA 99004 Maple Valley, WA 98038
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- Project description:** The rezone application is to change the zoning of all four parcels from R-8000 to R-6000. The preliminary subdivision application is for 100 single family lots; areas for open space, recreation and a stormwater facility; and sewer line extension.
- Requested approvals:** Rezone and preliminary subdivision approval. The applicant has requested the City conduct a consolidated review of the rezone and subdivision applications however the proposed rezone must be approved first before the preliminary subdivision can be approved.
- SEPA Determination and Environmental Documents:** The rezone application is SEPA exempt per WAC 197-11-800(6); the preliminary subdivision application requires SEPA review. The City has not yet made a SEPA determination or identified consistency with development regulations that will be used for project mitigation and determination of consistency as provided in RCW 36.70B.040. A SEPA checklist, wetland study, stormwater site plan report, geotechnical engineering report, and traffic impact analysis were included with the applications and are available for review by the public.

Public Comment Period:

The public is invited to comment on both applications. **The public comment period ends Thursday, December 19, 2019 at 5:00 pm. Written comments should be delivered to Buckley City Hall, at 933 Main Street or PO Box 1960, Buckley, WA 98321.** An open public hearing before the Hearing Examiner has not yet been scheduled.

Any person has a right to comment on the applications, 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. Final decisions on the applications shall be made within the time periods established under Buckley Municipal Code Chapter 20.

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