



# NOTICE OF APPLICATION FOR LAND USE PERMIT WITH OPTIONAL DNS

**PUBLISH DATE: October 7, 2020**

**Project Name:** Wytko Properties Rezone  
(R-20-0004)

**Publish Date:** October 7, 2020

**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

**Date of Application:** August 3, 2020

**Date of Notice of Complete Application:** September 28, 2020

**Project Address:** XXX Mason Ave  
Buckley, WA 98321

**Parcel Number(s):** 7535000541 and 7535000542 (just east of where Spruce St. meets Mason Ave.)

**Project description:** Rezone parcel from R-8,000 to R-6,000 for a proposed future subdivision.

**Requested approvals:** Hearing Examiner Recommendation to be forwarded to City Council for Final Approval

**Staff Recommendation:** Approval as proposed

**Public Comment Period:** Any person has a right to comment on the application, 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. **Written comments should be delivered to Buckley City Hall no later than 5 pm, October 22, 2020.**

Application materials are available for review at the Buckley Planning Department, P.O. Box 1960, 811 Main Street, Buckley, WA 98321.

**City Staff Contact:**

Leticia Wallgren, City Planner  
(360)761-7817 or [lwallgren@cityofbuckley.com](mailto:lwallgren@cityofbuckley.com)

**SEPA Determination:**

The responsible SEPA official has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-significance (DNS). 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.
- Any subsequent development in the future will undergo a separate SEPA review if applicable, unless exempt.

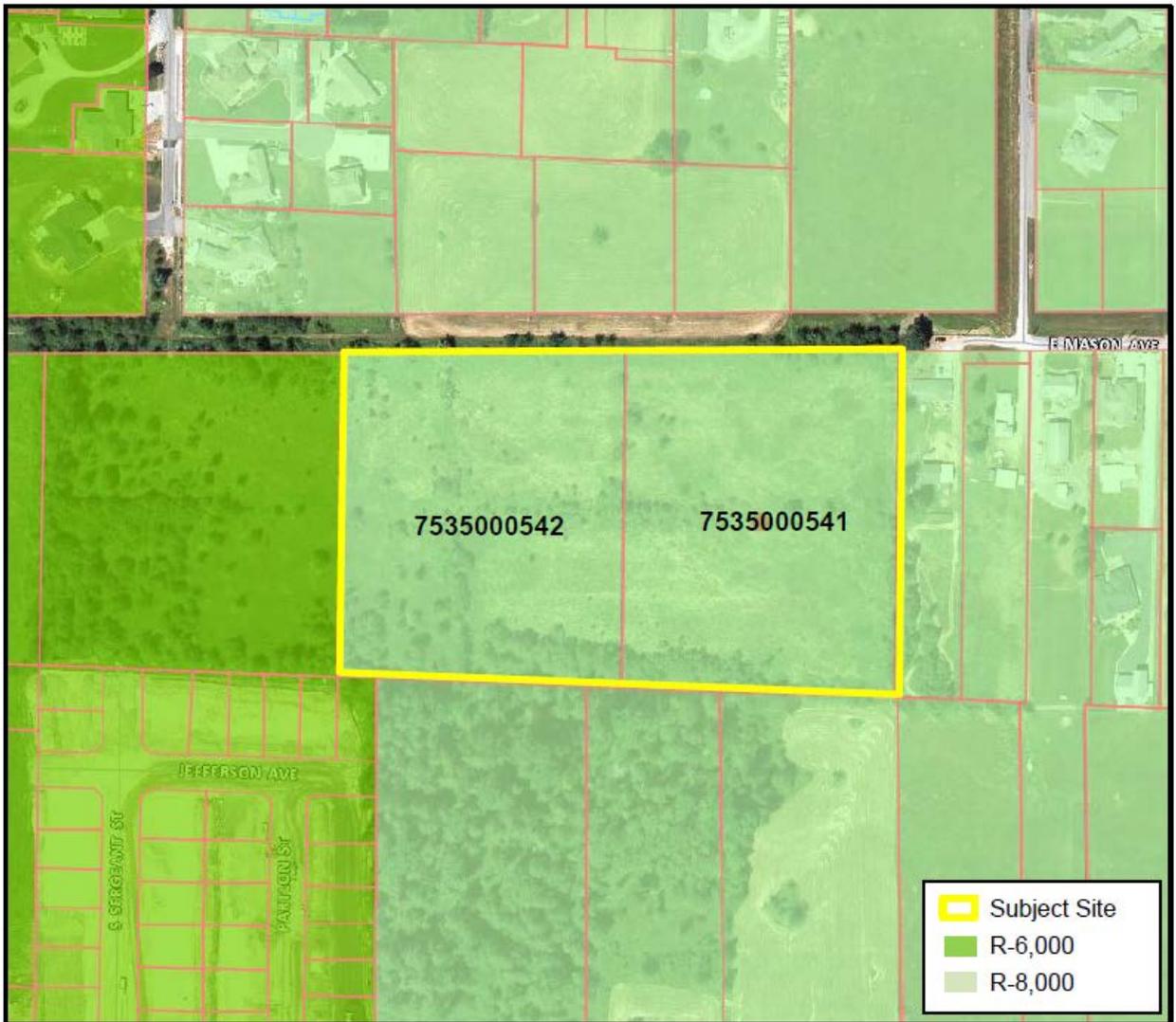
The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the date noted above to the City Staff Contact above.

**Date, time, and place of a public hearing:**

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

**Public Comment and Materials**

Members of the public are invited to attend the hearing; remote attendance will be required due to the COVID-19 pandemic and pursuant to the Governor's "Stay at Home" order. An option to join the hearing in-person will only be provided if in-person public meetings are allowed by the State of Washington by the hearing date. Please check city noticing locations, city website, or reach out to the City contact prior to the meeting to get the most up to date information about hearing attendance. A separate public hearing notice will follow this notice of application within 90 days. All interested persons may provide oral or written comments or testimony at the hearing. Written comments should be delivered to Buckley City Hall at 933 Main Street or PO Box 1960, Buckley, WA 98321. Comments may also be emailed to [lwallgren@cityofbuckley.com](mailto:lwallgren@cityofbuckley.com). Any person with standing may appeal the final decision pursuant to BMC 20.32. A copy of the application and staff report, and all documents and evidence relied upon by the applicant and applicable criteria, are available for examination and inspection, at no cost, in the Buckley Building and Planning Office located in the Buckley Multipurpose Center at 811 Main Street, Buckley, WA 98321. Requests for information may be directed to Leticia Wallgren, City Planner and the City's point of contact for these applications, at 360-761-7817 or [lwallgren@cityofbuckley.com](mailto:lwallgren@cityofbuckley.com). The city shall make a decision on approval or denial of a rezone within one hundred twenty (120) days of the determination that the application is complete. (BMC 20.20.070)



**Figure 1 - Current Zoning**

Lots to be rezoned from R-8,000 to R-6,000 outlined in yellow.