

CITY OF BUCKLEY

P.O. Box 1960 ♦ Buckley, WA 98321 ♦ (360) 829-1921 ext. 7801
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NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING FOR SITE PLAN REVIEW AND CONDITIONAL USE PERMIT

Notice Date: 2/19/2020

Proposal Name: BP Commercial Site Plan Review and Conditional Use Permit

Proposal Address and Location: The project is located at 28593 SR 410 on two parcels (parcel #s 5665000170 and 5665000390) that stretch from SR 410 E to Hinkleman Road E; both parcels are located approximately a quarter mile west of Hinkleman Extension Road.

Proposal Description: Application is for a 1.2-acre contractors' yard on a 4.5-acre site, with reserve area for future commercial development to the south. More project details are on pg. 2 of this notice.

File Number: CUP-18-0005 and SPR-18-0006

Applicant: Joel Parson
Beane Parsons LLC
764 Valentine Avenue SE
Pacific, WA 98047
Larson & Associates, Inc.
9027 Pacific Avenue South, Suite 4 Tacoma,
WA 98444

Planner and City Point of Contact: Leticia Wallgren, City Planner
lwallgren@cityofbuckley.com; 360-761-7817

State Environmental Policy (SEPA) Threshold Determination: The City SEPA Responsible Official Issued a SEPA Determination of Non-Significant Impact on June 27, 2019.

Requested Approval: Site Plan and Conditional Use Permit Approval and SEPA environmental review

Staff Recommendation: Approval with Conditions

Date, Time and Place of Hearing: The Buckley Hearing Examiner will conduct back to back public hearings on **Tuesday, March 10, 2020**. The first hearing, for a separate permit application called **Bigfoot Java Site Plan Review**, will begin at **1:00 pm**, and the hearing for **BP Commercial Site Plan Review and Conditional Use Permit** will start immediately after. The hearings will take place in the Main Court Room located at 811 Main Street in Buckley.

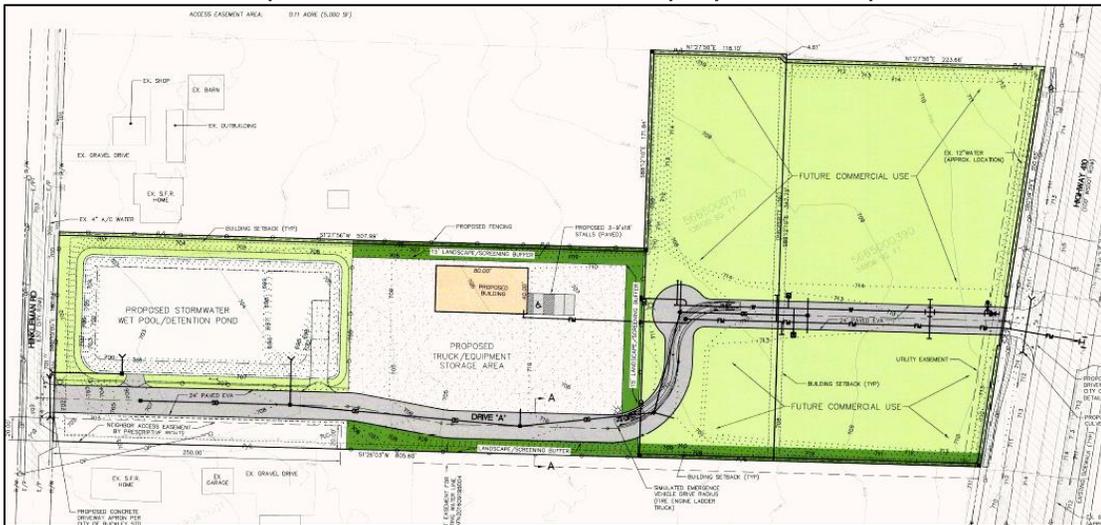
Public Comment and Materials

Members of the public are invited to attend the hearing. The City will also accept written public comment until the time of the hearing. 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 llwallgren@cityofbuckley.com. A final decision on the application shall be made within the time periods established under Buckley Municipal Code Chapter 20. Any person with standing may appeal the final decision.

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 this application, at 360-761-7817 or llwallgren@cityofbuckley.com.

Additional Proposal Description, Zoning and Land Use Context

The application is for a 1.2-acre contractor's yard on a 4.5-acre site, with reserve area for future commercial development to the south. See the proposed site plan below:



A new driveway would connect SR 410 to Hinkleman Road. The project will include sidewalks along SR 410. There are no critical areas, shorelines or floodplains on site. The project will include a 1.2-acre contractor's yard with a 3,200sf building with three parking stalls and a proposed truck/equipment storage area behind approximately 41,000sf of reserved office and retail space fronting SR 410. The northernmost portion of the lot, adjacent to Hinkleman Road, will be used as a storm facility. A 15' wide landscape screening buffer is proposed along the south, east and west lines of the contractor storage portion of the site. The landscape screen will also extend along the western property line from the contractor storage yard south to SR 410.