



NOTICE OF LAND USE DECISION

Parties of record and/or agencies with jurisdiction have the right to file a timely appeal of this decision. The decision materials are available for public review by clicking on the application number(s) provided in this notice, or the complete project file may be requested via an electronic link from the staff contact listed in this notice.

Application Submittal:	3/15/2023	Application Complete:	4/14/2023
Notice Date:	8/9/2023	Public Hearing Date:	8/24/2023
Application Type:	Preliminary Plat and SEPA		
Proposal and Decision:	APPROVED.		
Project Name:	Gardenia Plat		
Total Review Days:	113 days pursuant to the methodology adopted in BLMC 14.10.070.		
Name of Applicant(s):	Sheri Greene	Site Address:	xxx 77 th Street East Bonney Lake, WA 98391
Application Number(s):	PLN-2023-02822	Tax Parcel Number(s):	0520294125, 0520294126
Environmental Review:	The City issued a Determination of Non-Significance (DNS) pursuant to WAC 197-11-340 using the optional DNS process found in WAC 197-11-355. The required comment period was provided from 5/5/2023 until 5/20/2023. The Notice of application for SEPA review and use of the optional DNS process was filed with the Department of Ecology under SEPA Number 202303822 .		
Public Hearing:	The City of Bonney Lake Hearing Examiner held the required public hearing to consider this matter on the date listed above prior to rendering this decision.		
Appeal:	The Hearing Examiner Decision is appealable to the Pierce County Superior Court under the Land Use Petition Act – Chapter 36.70C of the Revised Code of Washington. The Bonney Lake Municipal Code does not provide for a reconsideration motion to the Hearing Examiner.		
Other Applications:	Critical Area Report Review, Civil Permits, Building Permits, Final Plat		
Staff Contact:	Mettie Brasel, Associate Planner; (253) 447-4350 or braselm@cobl.us		
Documentation Available:	Hearing Examiner Decision and Appendix A		
<i>Affected property owners may request a change in property tax valuation notwithstanding any program of revaluation by contacting the Pierce County assessor-treasurer. Applicable provisions for permit expirations and extensions are described in BLMC 14.10.100.</i>			