



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:	4/19/2023	Application Complete:	5/15/2023
Notice Date:	5/5/2023	Public Hearing Date:	N/A
Application Type:	Design review		
Proposal and Decision:	APPROVED with conditions.		
Project Name:	Peak 410 Business Park		
Total Review Days:	Sixty -two (62) days pursuant to the methodology adopted in BLMC 14.10.070.		
Name of Applicant(s):	Ben Eldridge, P.E.; Barghausen Consulting Engineers, Inc.	Site Address:	22405 Sr 410 E. Bonney Lake, WA 98391
Application Number(s):	PLN-2023-02834	Tax Parcel Number(s):	051902-1043, -1061, - 1060,-1058,-1070
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 9/9/2022 until 9/27/2022. The Notice of application for SEPA review and use of the optional DNS process was filed with the Department of Ecology under SEPA Number 202205073.		
Public Hearing:	The above application is classified as a Type 2 Permit pursuant to BLMC 14.30.010 and did not require a public hearing pursuant to BLMC 14.30.020 prior to decision.		
Appeal:	THIS DECISION MAY BE APPEALED to the City of Bonney Lake Hearing Examiner. Please refer to BLMC 14.120.020 for appeal procedures. A complete appeal application and fee shall be received by the Public Services Department prior 5:00PM on Friday, October 13, 2023. Any appellant should be prepared to make specific factual objections.		
Other Applications:	Building permit, Final Short Plat, sign permits, civil permits, ROW permits, Critical Area Permit.		
Staff Contact:	Mettie Brasel, Associate Planner; (253) 447-4350 or schildmeyern@cobl.us		
Documentation Available:	Master Land Use Application, Design Review Narrative, Architectural Site Plan drawings, Landscaping Plans, Photometric Plan, Title Reports, Owner Authorization		
<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>			