



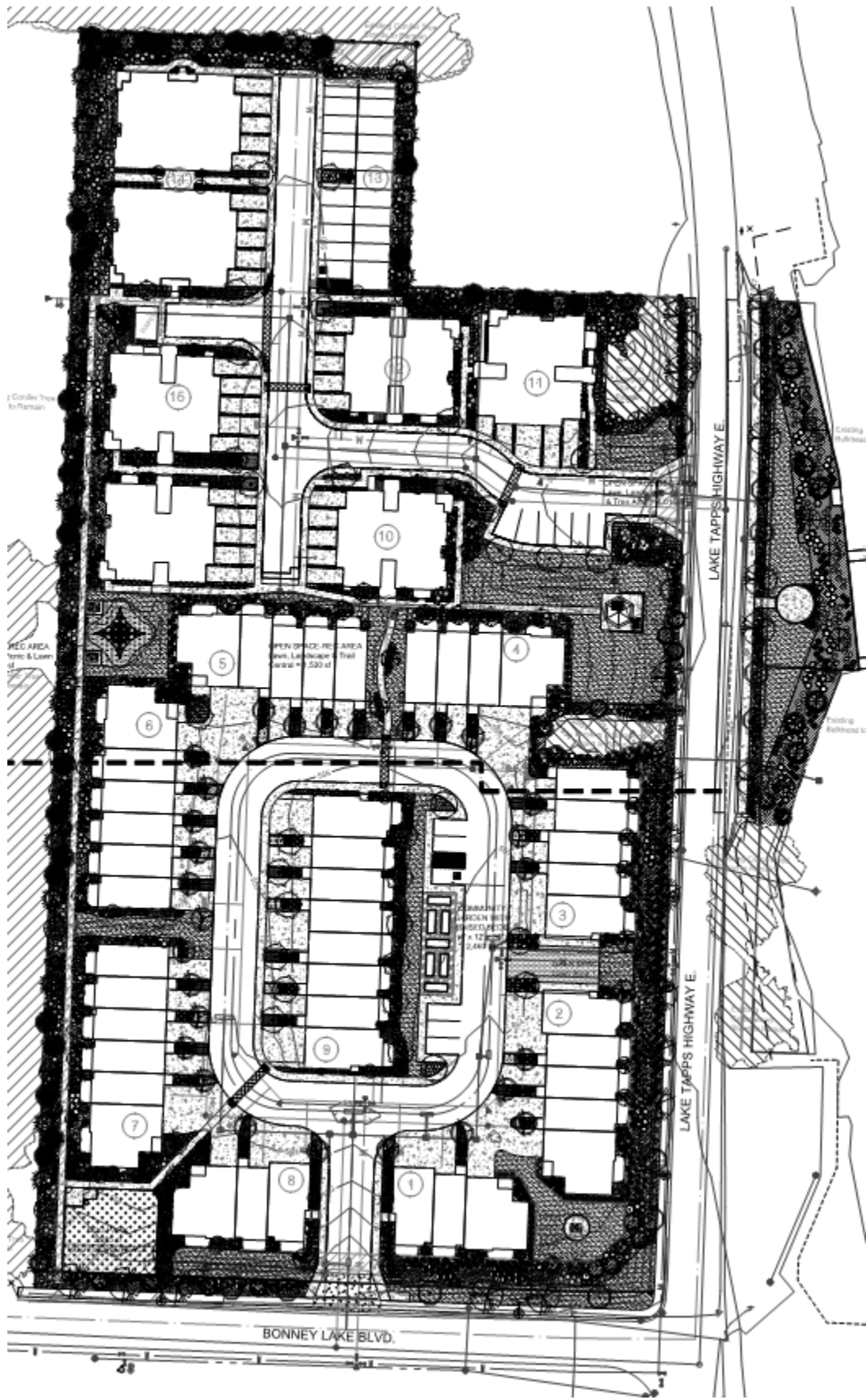
## NOTICE OF LAND USE DECISION

The public has the right to review the contents of the official file for the proposal, provide written comments, participate in the public hearings/meetings, and request a copy of the final decision. The most current application materials are available for public review by clicking on the application number(s) provided in this notice, or by requesting a link from the staff contact listed in this notice. Comments may be emailed to the staff contact identified in the notice, mailed to the attention of the staff contact to P.O. Box 7380, Bonney Lake, WA 98391, or delivered to the Public Services Department located at 9002 Main Street East, Suite 300, Bonney Lake, WA 98391. Comments will be accepted if filed on or before 5PM on 10/5/2020.

<b>Application Submittal:</b>	10/23/2018	<b>Application Complete:</b>	4/29/2019
<b>Notice Date:</b>	9/18/2020	<b>Appeal Due Date:</b>	10/5/2020
<b>Application Type:</b>	Shoreline Development Permit and Site Plan Review		
<b>Proposal:</b>	The applicant proposes to develop a 4.82 acre property by adding additional multifamily units, landscaping, infrastructure, and parking to a site that already has a single multifamily building existing		
<b>Project Name:</b>	Park Place (aka The Landing at Lake Tapps)		
<b>Total Review Days:</b>	One Hundred Sixty Four (164) days pursuant to the methodology adopted in BLMC 14.10.070.		
<b>Name of Applicant(s):</b>	Jim Job and Tammy Sorensen, Azure Green Consultants	<b>Site Address:</b>	7001 W. Tapps Hwy. E. Bonney Lake, WA 98391
<b>Application Number(s):</b>	<b>PLN-2019-02237 (SSDP), PLN-2018-02191 (SPR)</b>	<b>Tax Parcel Number(s):</b>	0520281043
<b>Environmental Review:</b>	The City issued a Determination of Non-Significance (DNS) pursuant to WAC 197-11-340 and the optional DNS process found in WAC 197-11-355. The required comment period was provided from 1/31/2013 until 2/20/2013. The Notice of application for SEPA review and use of the optional DNS process was filed with the Department of Ecology under SEPA Number 201301025.		
<b>Public Hearing:</b>	The above application is classified as Type 2 Permit pursuant to BLMC 14.30.010 and does not require a public hearing pursuant to BLMC 14.30.020.		
<b>Other Applications:</b>	Civil Construction Permit(s), Right-of-Way Permit(s), Building Permits, Critical Areas Report Review (Critical Aquifer Recharge Area)		
<b>Staff Contact:</b>	Nate Schildmeyer, Associate Planner; (253) 447-4350 or schildmeyern@cobl.us		
<b>Documentation Available:</b>	Site/Landscaping Plans, JARPA, Building Plans, Parking Plans, Photometric Plan, Fence Details		
<b>Appeal Procedures:</b>	<b>THIS DECISION MAY BE APPEALED</b> to the Shoreline Hearings Board. Please refer to BLMC 16.58.100.A.1 and RCW 90.58.180 for appeal procedures. Any appellant should be prepared to make specific, factual objections.		
<b>Adjacent Property Owners:</b>	Property owners affected by the approval of this land use decision may request a change in property tax valuation notwithstanding any program of revaluation by contacting the Pierce County Assessor-Treasurer.		

**PUBLIC SERVICES DEPARTMENT**

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