



NOTICE OF LAND USE DECISION

The public has the right to review the contents of the official file for the proposal and request a copy of the final 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. Appeals will be accepted if filed as specified in Chapter 14.120 BLMC on or before 5PM on 5/31/2021.

Application Submittal:	8/21/2020	Application Complete:	9/17/2020
Notice Date:	9/21/2020	Public Hearing Date:	N/A
Application Type:	Design Review		
Proposal and Decision:	APPROVED. The proposed construction of the new animal hospital and development of the site is found to meet the requirements of the City's development code and the standards for design review approval found in Chapter 14.95 BLMC.		
Project Name:	Timber Ridge Animal Hospital		
Total Review Days:	Fifty six (56) days pursuant to the methodology adopted in BLMC 14.10.070.		
Name of Applicant(s):	Joel Hewett, Barghausen Engineering	Site Address:	19847 S. Prairie Rd. E. Bonney Lake, WA 98391
Application Number(s):	PLN-2020-02446	Tax Parcel Number(s):	0519032075
Environmental Review:	NOTICE IS HEREBY GIVEN that the City previously issued a SEPA Mitigated Determination of Non-Significance (MDNS) decision for the entire development of which this site is a part under file number PLN-2005-00603, which was upheld under appeal PLN-2007-00872. The City has formally adopted that decision document as being appropriate for this proposal after further review. Formal adoption of that decision was completed July 24, 2018.		
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.		
Other Applications:	Clearing Permit, Grade-and-fill, Civil permit, building permits		
Staff Contact:	Nate Schildmeyer, Associate Planner; (253) 447-4350 or schildmeyern@cobl.us		
Documentation Available:	Narrative, landscaping plans, site plan, photometric plans, elevation drawings		
<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>			

PUBLIC SERVICES DEPARTMENT

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