



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 must be made to the shoreline hearings board, per RCW 90.58.180 and BLMC 16.56100.A.1.

Application Submittal:	9/21/2020	Application Complete:	10/19/2020
Notice Date:	10/23/2020	Public Hearing Date:	N/A
Application Type:	Shoreline Substantial Development Permit		
Proposal and Decision:	APPROVED. The proposal is to construct a private noncommercial dock as an accessory structure to an existing residence.		
Project Name:	Higgenbotham Dock		
Total Review Days:	Ninety Six (96) days pursuant to the methodology adopted in BLMC 14.10.070.		
Name of Applicant(s):	Danielle Reynolds, Waters and Wood Inc.	Site Address:	20824 60 th St. E. Bonney Lake, WA 98391
Application Number(s):	<u>PLN-2020-02466</u>	Tax Parcel Number(s):	5500000300 and 0520224000
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 appeal period for that decision was provided from 12/18/2020 until 1/4/2021. The SEPA action for this project was filed with the Department of Ecology under SEPA Number 202005502.		
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:	SEPA, Building Permit(s), Hydraulic Project Approval (HPA-reviewed and issued by WA Department of Fish and Wildlife)		
Staff Contact:	Nate Schildmeyer, Associate Planner; (253) 447-4350 or schildmeyern@cobl.us		
Documentation Available:	SEPA checklist, SEPA decision, site plan), land use application, project narrative, JARPA, structural plans		
<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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