



NOTICE OF LAND USE DECISION

The public has the right to review the contents of the official file, including findings, conclusion, and conditions of approval if any. 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:	1/27/2021	Application Complete:	2/24/2021
Notice Date:	4/30/2021	Public Hearing Date:	3/30/2020
Application Type:	Design Review – PLN-2021-02508 Zoning Variance – PLN-2021-02510		
Proposal and Decision:	The applicant is proposing to construct a new water reservoir on the existing reservoir site, the tower will be approximately 136 feet in height, 70 feet in diameter and will store approximately 3.5 million gallons of water. APPROVED subject to the conditions of approval in the Hearing Examiner's decision. A copy of that decision is available at this link.		
Project Name:	Tacoma Point Reservoir		
Total Review Days:	48 days pursuant to the methodology adopted in BLMC 14.10.070.		
Name of Applicant(s):	City of Bonney Lake	Site Address:	1404 Sumner Tapps Hwy E Bonney Lake, WA 98391
Application Number(s):	PLN-2021-02508 PLN-2021-02510	Tax Parcel Number(s):	0520053045, 0520053037
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 3/5/2021 until 3/22/2021. The Notice of application for SEPA review and use of the optional DNS process was filed with the Department of Ecology under SEPA Number 202101162.		
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 Procedures:	THIS DECISION MAY BE APPEALED to the Pierce County Superior Court. Please refer to Chapter 36.70C RCW for appeal procedures. A complete appeal must be filed within 21 days of this decision or May 21, 2021.		
Other Applications:	SEPA PLN-2021-02509, Critical Areas Report PLN-2021-02511		
Staff Contact:	Jason Sullivan, Planning and Building Supervisor; (253) 447-4355 or sullivanj@cobl.us		
Documentation Available:	SEPA DNS , Public Hearing Staff Report		
<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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