



Posted: 6/7/2019

## PUBLIC NOTICE OF LAND USE DECISION

The public has the right to review contents of the official file, including findings, conclusions, and conditions of approval, if any. The official file is available for public review during normal business hours at the Public Services Department at 9002 Main Street East, Suite 300, Bonney Lake, WA 98391.

<b>Notice Date:</b>	6/7/2019	<b>Public Hearing Date:</b>	N/A
<b>Project:</b>	Approval of a design review application under Chapter 14.95 of Bonney Lake (the “City”) Municipal Code (BLMC). The design review is required for the construction of a 1,664 square foot two bay instant oil change facility and associated site improvements on a 0.662 acre site.		
<b>Project Name:</b>	Valvoline Instant Oil Change		
<b>Total Review Days:</b>	42 days pursuant to the methodology adopted in BLMC 14.10.070.		
<b>Application Number(s):</b>	PLN-2019-02285	<b>Tax Parcel Number(s):</b>	0519036044
<b>Environmental Review:</b>	The City has adopted the Draft Environmental Impact Statement (DEIS) and the Final Environmental Impact Statement (FEIS) for the WSU Site Project pursuant to WAC 197-11-630(2). The documents met the City’s environmental review needs for the current proposal.		
<b>Decision:</b>	Approved subject to the conditions of approval provided in the staff report dated May 16, 2019 and revised on June 3, 2019.		
<b>Appeal Procedures</b>	<b>THIS DECISION MAY BE APPEALED</b> 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 to the close of business 6/24/2019. Any appellant should be prepared to make specific factual objections.		
<b>Permit Expiration</b>	Approved permits shall expire on 6/3/2021 if substantial progress has not been made toward realizing the project, or on 6/3/2024 if construction has not been completed.		
<b>Staff Contact:</b>	Jason Sullivan, Planning and Building Supervisor Phone: (253) 447-4355 Email: sullivanj@cobl.us		
<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.		

cc: Neil Johnson, Mayor  
City Council Members  
Department Heads  
Newspaper

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