

City of Buckley

Citizens Advisory Commission

Monday, May 19 5:30PM
Buckley Multi-Purpose Center



Zoom Link:

<https://us02web.zoom.us/j/82046244610?pwd=7allbBxXZ2uMfajluAdqi5TFptfD9w.1>

Meeting ID: 838 5763 8413

Passcode: 032293

Call to order

Roll Call

Approval of Agenda

Staff Reports:

Update on Doc Tait Pavillion	Erin
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Summer Events Update	Erin
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Miller Park Funding Update	Erin
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Old Business:

Resolution for Clean Air Parks	Action
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New Business:

Park Enhancement Bench Application	Informational
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Economic Development	Discussion
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Parks Impact Fees	Discussion
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Commissioner Comments:

Adjournment:

Upcoming Meetings:

June 16, 2025

Free Fun!

City of Buckley's Summer Series

Tunes by the Trail

2025



	11:00AM Youth Show	6:30PM Community Concert
JULY 10	Reptile Isle Reptile Show	Radio 80s 80's Hits
JULY 17	Mz. Pearl's Circus Palooza Professional Funny Woman	The Popoffs Classic Rock
JULY 24	Big Bubble Show with Matt Henry	Jet City Players Pop Rock Hits
July 31	The Gumballs Disneyland Pop Band	Paperback Writing Beatles Tribute
AUG 7	Alex Zerbe Zany Comedy Show	5:30PM Doc Tait Pavilion Grand Opening Steve Sogura as Elvis Elvis Tribute
AUG 14	Jeff Evans Magician	Gimme Shelter Rolling Stones Tribute
AUG 21	Eric Ode Local Singer Songwriter	Marlin James Country

Location:
Youth Center Lawn
251 S River Ave, Buckley

National Night Out
Keeping Buckley Safe
By Connecting Neighbors
Tues, Aug 5, 6-8pm

Now Playing Theater Presents
"The History of Rock & Roll"
A play performed by local youth
Wed, July 23, 6:30pm

Thank you to our community partners who make summer fun possible:

Fright Factory

White River Credit Union
Buckley Law Enforcement Association



TO: Citizens Advisory Commission
FROM: Erin Snodgrass, Parks & Recreation Director
DATE: May 12, 2025
SUBJECT: Miller Park Grant Award Update

I am pleased to share that our park project has been awarded a combined total of slightly over \$488,000 through the Washington State Recreation and Conservation Office (RCO), funded via the State Capital Budget under the Community Outdoor Athletic Facilities (COFA) and Youth Athletic Facilities (YAF) grant programs.

These funds will be instrumental in bringing the athletic features of the park to life, including:

- A tennis court that will also accommodate four pickleball courts
- A grass volleyball court
- Lighting to extend safe and accessible park use
- A public restroom to support all park users

We anticipate entering into contract with the state in late July. Following contract execution, we will immediately begin the Cultural Resources Review process, which is required prior to any ground-disturbing work.

A full update on the project timeline and next steps will be available in August, once we have a clearer picture of project sequencing and contract requirements. We hope to also bring forth more on the timing, funding and planning for the other phases of the park including the playground and picnic shelters to our August meeting.

We're excited to take this next step in delivering this long-awaited park to our community.

Attached: Site map showing the planned grant-funded features



Goss & Odense, Inc.
CONSULTING ENGINEERS
2102 CARBAGE SPRUCE SW
BUILDING 11
OLYMPIA, WA 98502
(360) 725-4851



CITY OF BUCKLEY

Phase 1 - Miller Park

SE 1/4 SECTION OWNERSHIP 19
RANGE 6 E. WM



Proposal – Clean Air Parks Ordinance
Citizens Advisory Commission Meeting
May 19, 2025

Clean Air Parks -

It is unlawful to open and/or use tobacco products including but not limited to cigarettes, vapor electric cigarettes, cigars, pipes or consume any marijuana, marijuana-infused product, or marijuana concentrates (RCW [69.50.445](#)), or any other smoking device in any public park.

Enforcement officers shall make a good faith effort to warn persons observed to be in violation of this section before issuing a violation notice. The director shall post signs in appropriate locations advising patrons of this section. Failure to comply with this section shall constitute a civil infraction or a civil violation, subject to the procedures and penalties contained in Chapter 1.12 BMC, and, notwithstanding penalty provisions set forth in other provisions of this chapter, shall not be construed as a misdemeanor.

**CITY OF BUCKLEY
CITIZENS ADVISORY COMMISSION
RESOLUTION NO. 2025-01**

A RESOLUTION OF THE CITIZENS ADVISORY COMMISSION OF THE CITY OF BUCKLEY, WASHINGTON, FORMALIZING ITS RECOMMENDATIONS REGARDING CLEAN AIR PARKS ORDNANCE, AND FORWARDING ITS RECOMMENDATIONS TO THE BUCKLEY CITY COUNCIL FOR CONSIDERATION AND ACTION

WHEREAS, the City of Buckley City Council, on April 11, 2023, approved Ordinance NO. 08-23 to create a Citizens Advisory Commission; and

WHEREAS, the commission is intended to have broad-based jurisdiction to make recommendations on matters assigned by the City Council and/or Mayor regarding the City of Buckley policies and administration; and

WHEREAS, on February 25, 2025, the City Council adopted the Citizens Advisory Commission work plan; and

WHEREAS, the 2023, 2024, and 2025 work plan included establishing policies and ordinances for Parks and Recreation; and

WHEREAS the Citizens Advisory Commission met in 2024 and again in March and May of 2025 to review ordinance drafts and provided input for an update to City ordinances to create Clean Air In Parks;

NOW, THEREFORE, BE IT RESOLVED BY THE BUCKLEY CITIZENS ADVISORY COMMISSION THAT:

Section 1:

The Citizens Advisory Commission hereby recommends the following actions to the Buckley City Council pertaining to creating Clean Air Parks:

Adopt the Clean Air In Parks Ordinance

Section 2:

The Buckley Citizens Advisory Commission hereby requests staff to transmit its recommendations as contained herein to the Buckley City Council in a timely manner.

Section 3:

This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED at a regular meeting of the City of Buckley Citizens Advisory Commission this 19 day of May, 2025, by the following vote:

AYES: MEMBERS:

NOES: MEMBERS:

ABSENT: MEMBERS:

APRIL RATTRAY, CHAIR
CITIZENS ADVISORY COMMISSION

ATTEST:

ERIN SNODGRASS, PARKS AND RECREATION DIRECTOR



PARK ENHANCEMENT

Introduction & Overview

Introduction:

The City of Buckley welcomes donations and enhancement proposals that improve our parks, programs, and facilities. This application serves as the first step in the process for individuals, organizations, and businesses to propose an enhancement project. Enhancements include, but are not limited to, benches, plantings, public art, structures, and monetary donations.

Enhancement Process Overview:

1. **Complete Application:** Complete and submit this Enhancement Request Form.
2. **Initial Review:** For all projects (excluding benches and donations solicited by the City), staff will review the proposal for feasibility, environmental impact, and alignment with City objectives.
3. **Staff Review & Next Steps:** Staff will contact the applicant to outline next steps, which may include:
 - a. Presentation to the Citizens Advisory Commission for review and recommendation.
 - b. Drafting of a Maintenance Agreement, Sponsorship Agreement, or Memorandum of Understanding (if required).
 - o As stated in the Enhancements Program Policy, the City is not responsible for any costs related to privately initiated park enhancements.
 - o The applicant is responsible for all costs associated with drafting required agreements, including legal or administrative fees.
 - c. **Presentation to the City Council** (if required). If the enhancement is not compliant with the adopted PROS Plan or requires a separate agreement, City Council approval is necessary.
4. **Final Approval & Agreement:** Upon approval, the applicant will receive a project timeline and any required agreements.
5. **Implementation & Completion:** Enhancements are installed and maintained per City policies.
 - o The applicant is responsible for all installation, maintenance, and associated fees unless otherwise agreed upon.
 - o The City reserves the right to remove or modify enhancements that become unserviceable or are not maintained as agreed.

For details on the policies governing enhancements, including guidelines and requirements, please refer to the City of Buckley Parks & Recreation Enhancements Policy.



PARK ENHANCEMENT

Permit Application

Date Submitted: 5/8/25

Applicant Information:

Name: Amanda Schweickert Organization (if applicable): _____

Phone Number: 435-770-5265 Email: amandaplourde@yahoo.com

Additional Project Contact (if applicable): _____

Organization (if applicable): _____

Phone Number: _____ Email: _____

Type of Enhancement (select one):

Bench (Commemorative? Yes No)

If commemorative, describe how it relates to the local community: _____

The bench would commemorate my late husband. We are members of the local community. We live in Buckley and we have kids that go to school and participate in local community sports. This is where we have made our home for the last 15 years. We would walk and bike the foothills trail as a family.

Once installed, the bench will be maintained by the City of Buckley for 10 years. Beyond 10 years, the bench will be maintained until unserviceable.

A replacement opportunity at the end of 10 year, or when unserviceable, will be first offered to the existing donor on record. If the existing donor chooses not to extend the donation, the City will attempt to mail the plaque to the original donor.

Arboreal (Type of plant: _____)

Number of plants: _____

Reason for donation: _____

Permanent Structure/Project (Non-bench)

Description of proposed item(s): _____

Materials proposed (if applicable): _____

Installation (include labor hours and qualified personnel): _____

Please include any images or additional information attached to the application

Project Information:

Preferred Location: We would like the bench somewhere along the Foothills trail in Buckley. Ideally along SR410 near town.

Plaque, if applicable, text: In memory of
Jesse Schweickert
We love you and miss you.
- Amanda, Ruth, Henry & Josh

Does the project require ongoing maintenance? Yes No

What City resources or staff assistance will be needed for the project? Maintenance program for benches by the City of Buckley.

Any other information you would like to share about this request? Please let me know if the plaque text is too long and if there are any other questions that I can answer.

Fees:

Bench (estimated \$3,500)- includes purchase of bench, delivery costs, sales tax, concrete (if applicable), installation fees, recognition plaque and administrative costs (12% of total costs) to cover maintenance for the life of the donation. The City will invoice for all associated costs.

All other Donations: Per the enhancement policy approved enhancements become the property of the City, but any associated costs (labor, materials, or maintenance) must be addressed by the applicant through a maintenance agreement, sponsorship agreement, or Memorandum of Understanding (MOU).

Certification:

I certify that the information provided in this application is accurate and complete. I agree to abide by all applicable City of Buckley regulations and understand that any modifications to the approved enhancement require prior authorization from the City.

Signature of Applicant: Amanda Schweickert Date: 5/8/25

Signature of Property Owner (if applicable): _____ Date: _____

For Official Use Only:

Application Status: Approved Denied

Comments/Conditions of Approval: _____

Location of Installation: _____

City Administrator or Designee: _____ Date: _____

Supplemental Worksheet for all Proposed Permanent Structures/ Projects (excluding benches)

1. Provide a scaled, color illustration and/or plans of the proposed structure/project.

2. Describe the concept, materials, and significance of the structure. _____

3. Is this project or donation part of a program or requirement to fulfill service hours (e.g., school, organization, or community project)? If yes, please provide details about the program or requirement, including any deadlines or specific criteria.

4. How does the proposed project align with the Buckley Parks and Open Space plan?

Beautification Commemorative of Individual/Family Community Service
Commemorative of Historical Event/Veterans Promote Tourism Other _____

5. Provide a written explanation of the estimated life expectancy for the materials used. _____

6. Will the structure include lighting? Yes No, If yes, please describe lighting type and proposed installation: _____

7. Will the structure contain any electrical or mechanical components? Yes No

8. Describe how the structure will be maintained and who will be responsible for maintenance. _____

9. Required Permits (if known/ applicable): _____

Required Documents:

Complete Application Complete list of contractors/partners if applicable Proposed Maintenance plan
 Scaled color illustration of structure/project Applicable fees (per City Fee Schedule)



Economic Development

Economic Development

Introduction

The Economic Development Element of the Comprehensive Plan is intended to support the promotion of enterprise and commercial exchange in Buckley and reinforce the overall vision and values of the Comprehensive Plan. Economic development is one of the GMA's thirteen mandated planning goals, and increasing employment capacity is part of Pierce County's growth allocation to the City. Goals and policies presented in this element guide future City actions that, together with private sector actions, can produce a strong economy. The framework for this element is to retain and strengthen an economy that reinforces Buckley's small town character and capitalizes on its assets, including its history, rural quality, and natural resources.

Key issues that the Economic Development Element addresses:

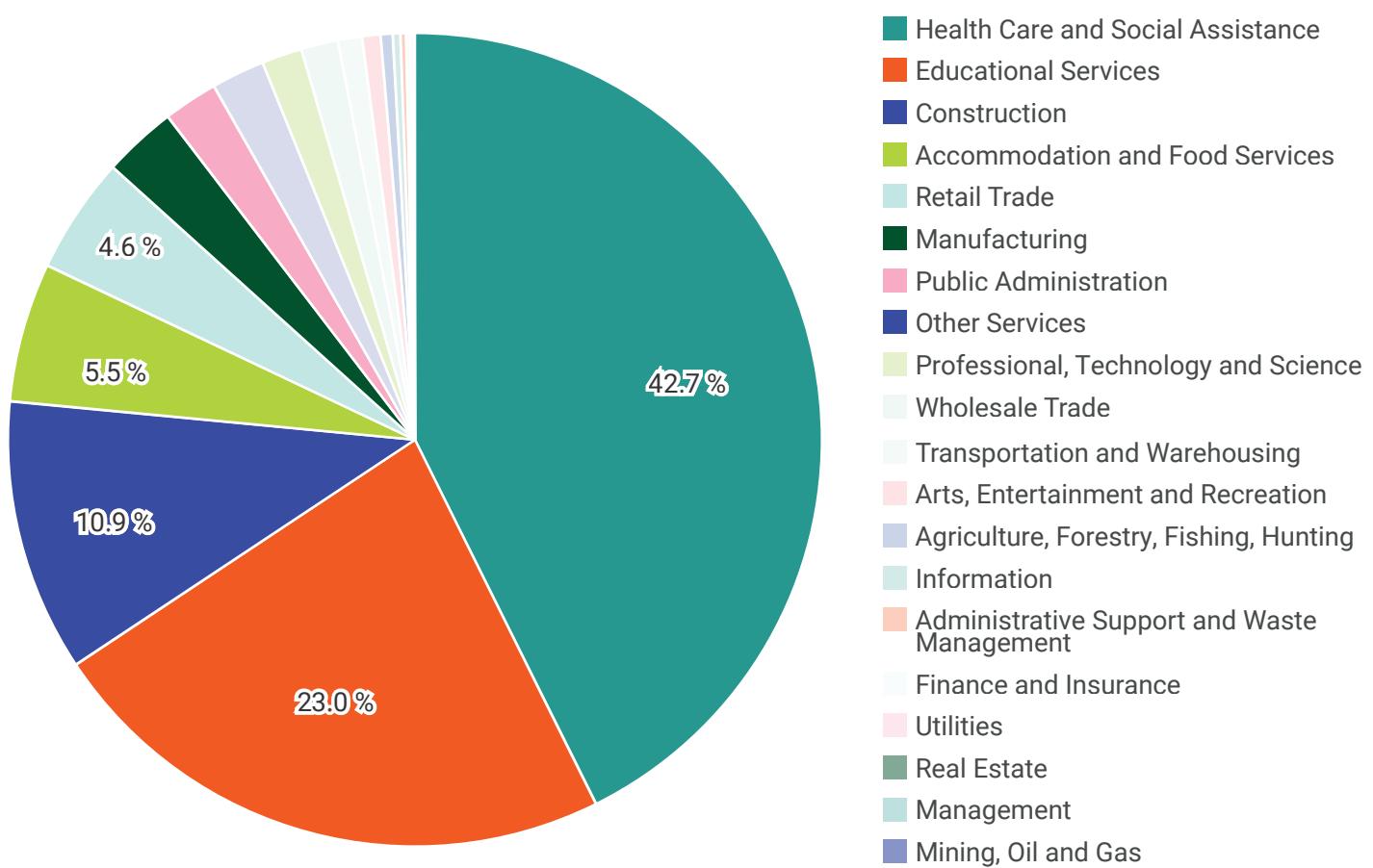
01. Buckley's economic plan should strengthen the city's neighborly and small town qualities.
02. Buckley's economic plan should capture through traffic frequenting the area for outdoor pursuits.

03. The City needs to generate more revenue to support government functions. The City Council and Planning Commission want to forward policies that increase revenue by incentivizing business development that generates sales tax.

Existing Conditions

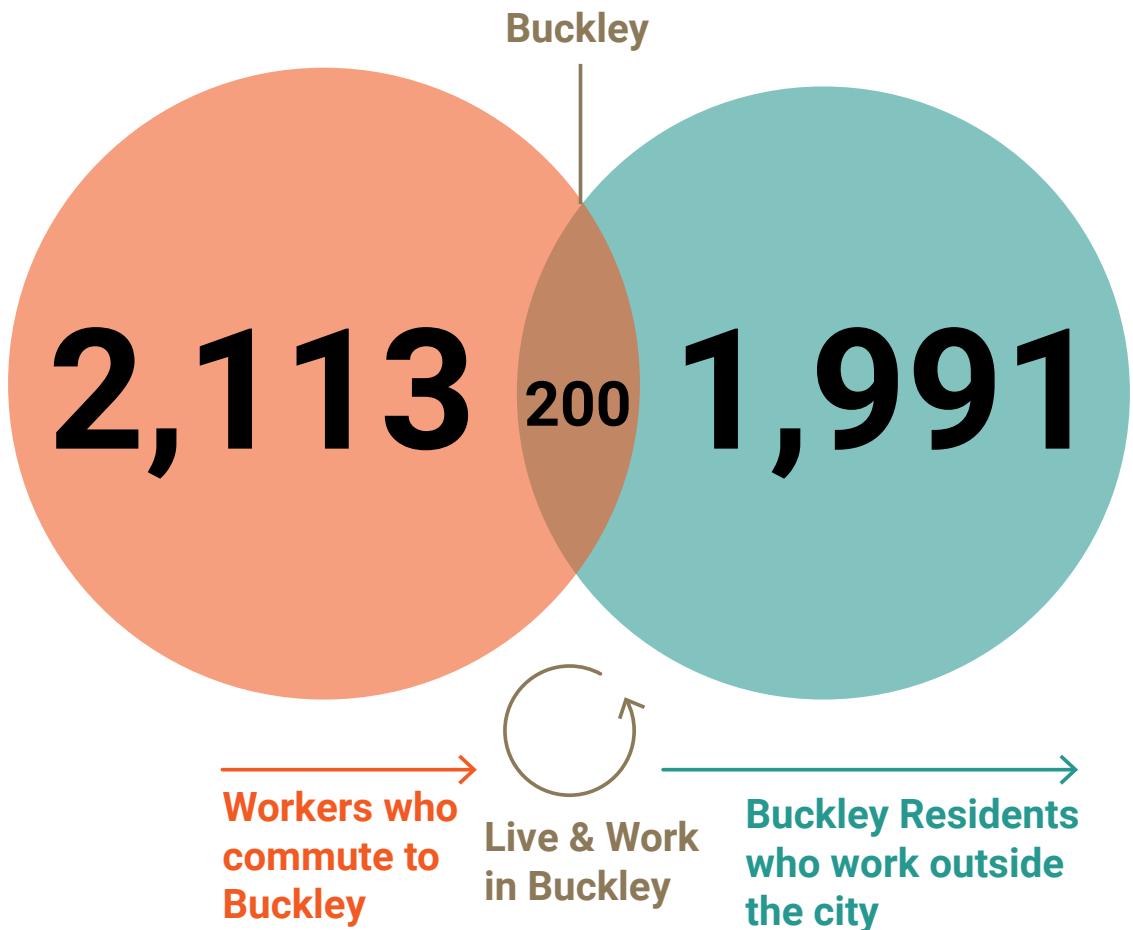
Buckley's largest employment sector is Health Care and Health Care Assistance, employing about 41.1% of the people who work in Buckley (not to be confused with the jobs that are held by Buckley residents, many of whom commute elsewhere for work). Health Care employment is followed by Educational services, which represents around 25% of Buckley employment. In 2021, 987 individuals were employed in Health care related industries. Retail trade accounts for only 6 percent of Buckley jobs, and food services and accommodation around 4%. Surprisingly, only 0.3% Of Buckley workers are employed in agriculture (ACS, Longitudinal Employer-Household Dynamics, 2023). On the other hand, 11.4% of Buckley residents work in some facet of manufacturing, 9% in Retail and 7.3% in Education and Healthcare (ACS, Longitudinal Employer-Household Dynamics, 2023). In 2021, 789 workers commuted from outside the city to jobs in Buckley, 81 workers lived and worked in Buckley and 1,579 Buckley residents commuted to jobs outside of Buckley.

Figure ED 1. Buckley Employment by Sector



LODES Version 8.0 2021; US Census Bureau 2020

Figure ED 2. Worker Inflow and Outflow Buckley, WA



On The Map, US Census Bureau 2021

Table of employment sectors:

The bar charts to the right compare the percentage of jobs in different industries for Buckley, Bonney Lake, Enumclaw and Pierce County. Buckley has far and away the most Health Care and Social Assistance jobs on a per capita basis (in part because the Rainier School remains a large employer in Buckley). The city is also competitive in educational services and construction. However, Buckley significantly underperforms in providing retail trade jobs, and accommodations and food services compared to its neighboring cities.

Figure ED 3. Per Capita Employment by Industry: Buckley and Neighboring Cities

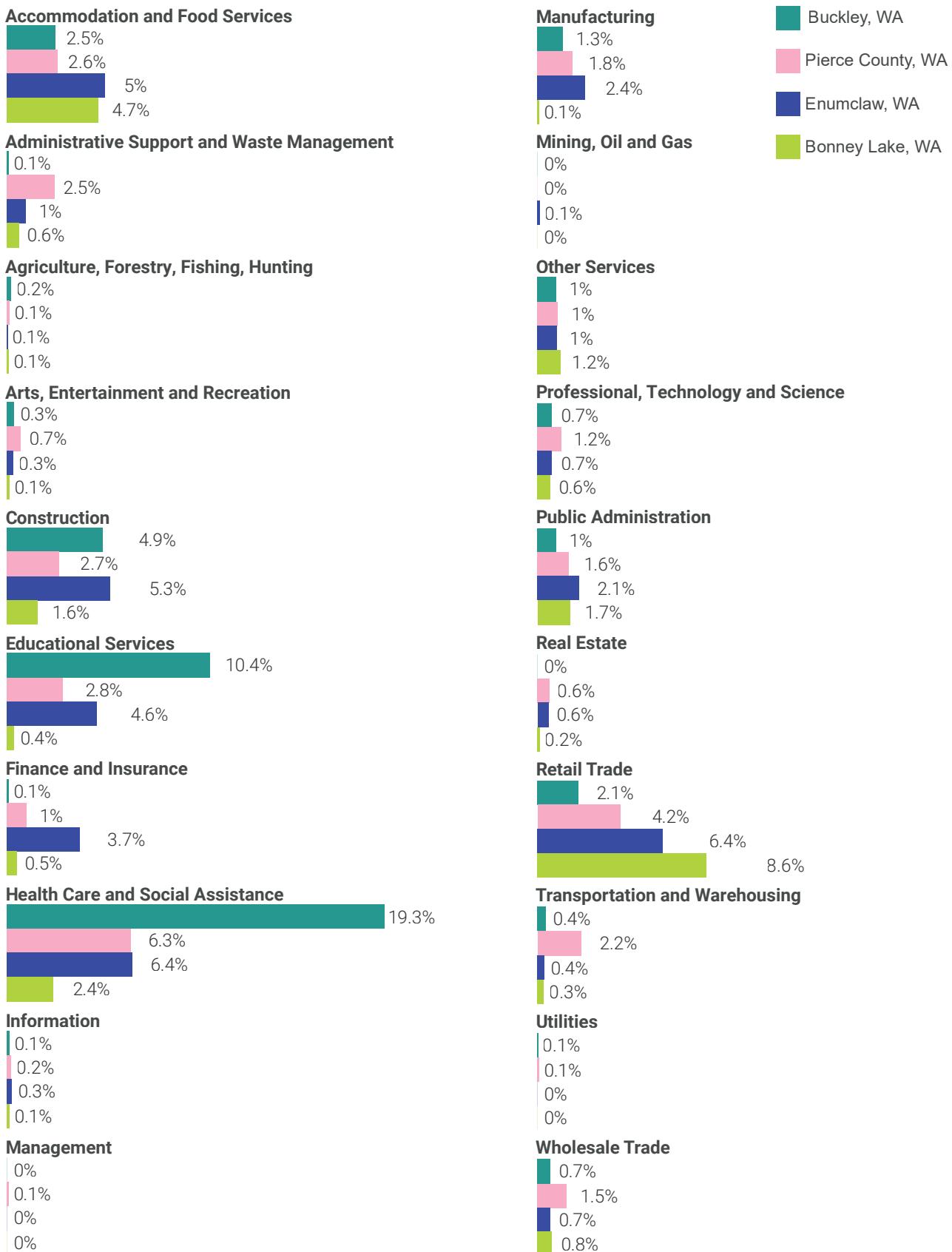


Figure ED 4. Future Land Use Map



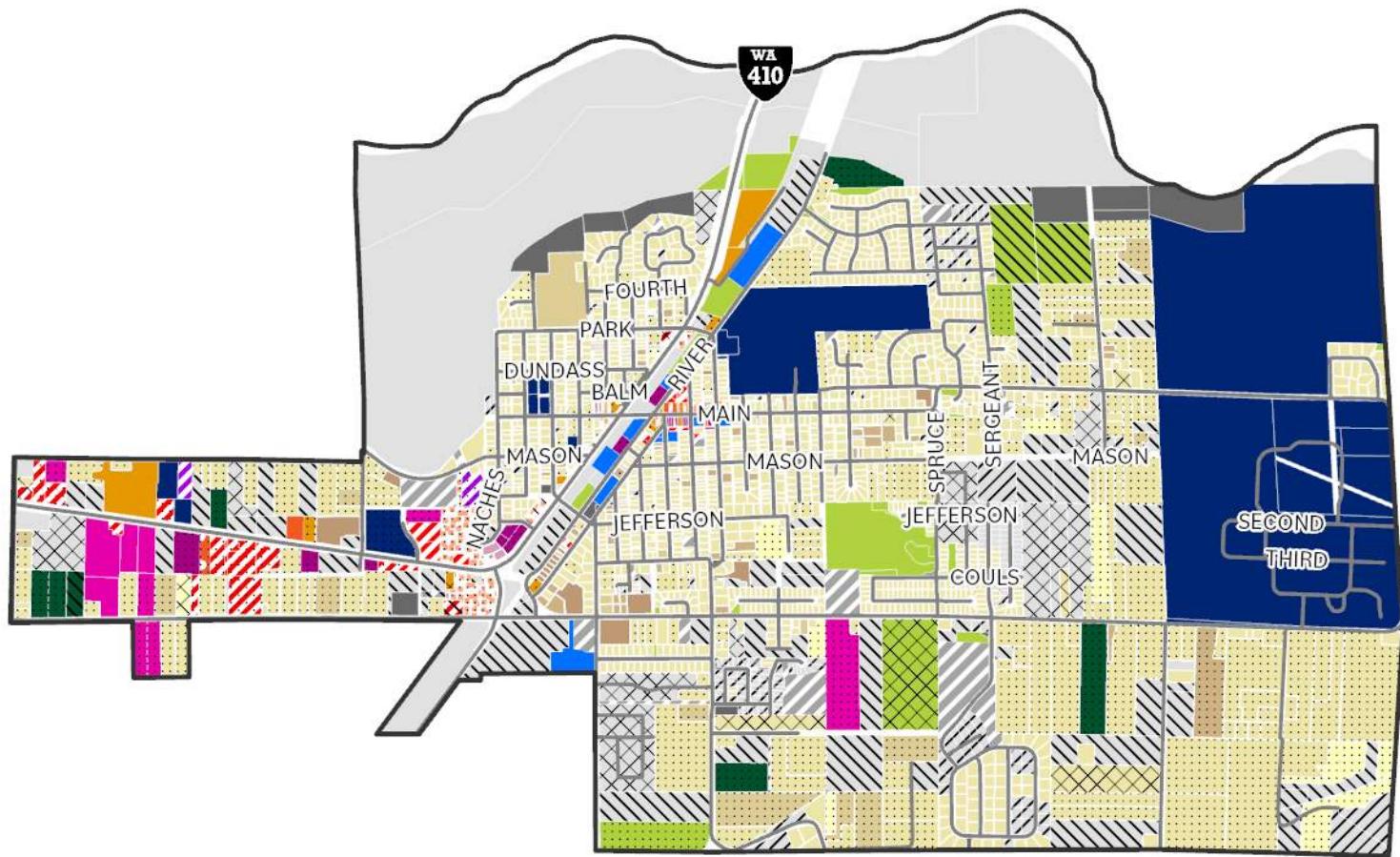
Economic Strategy:

The map to the right shows Buckley's distribution of existing land uses (Pierce County Buildable Lands, 2022, City of Buckley, 2024). As shown, a significant amount of land along the 410 Corridor that falls within the Corridor Mixed Use future land use designation consists of auto related retail (auto services, carwashes, and gas stations), and non-retail commercial such as contractors yards and mini storage. The City seeks to enhance the corridor so that businesses are increasingly community oriented and create a friendly and welcoming gateway into Buckley.

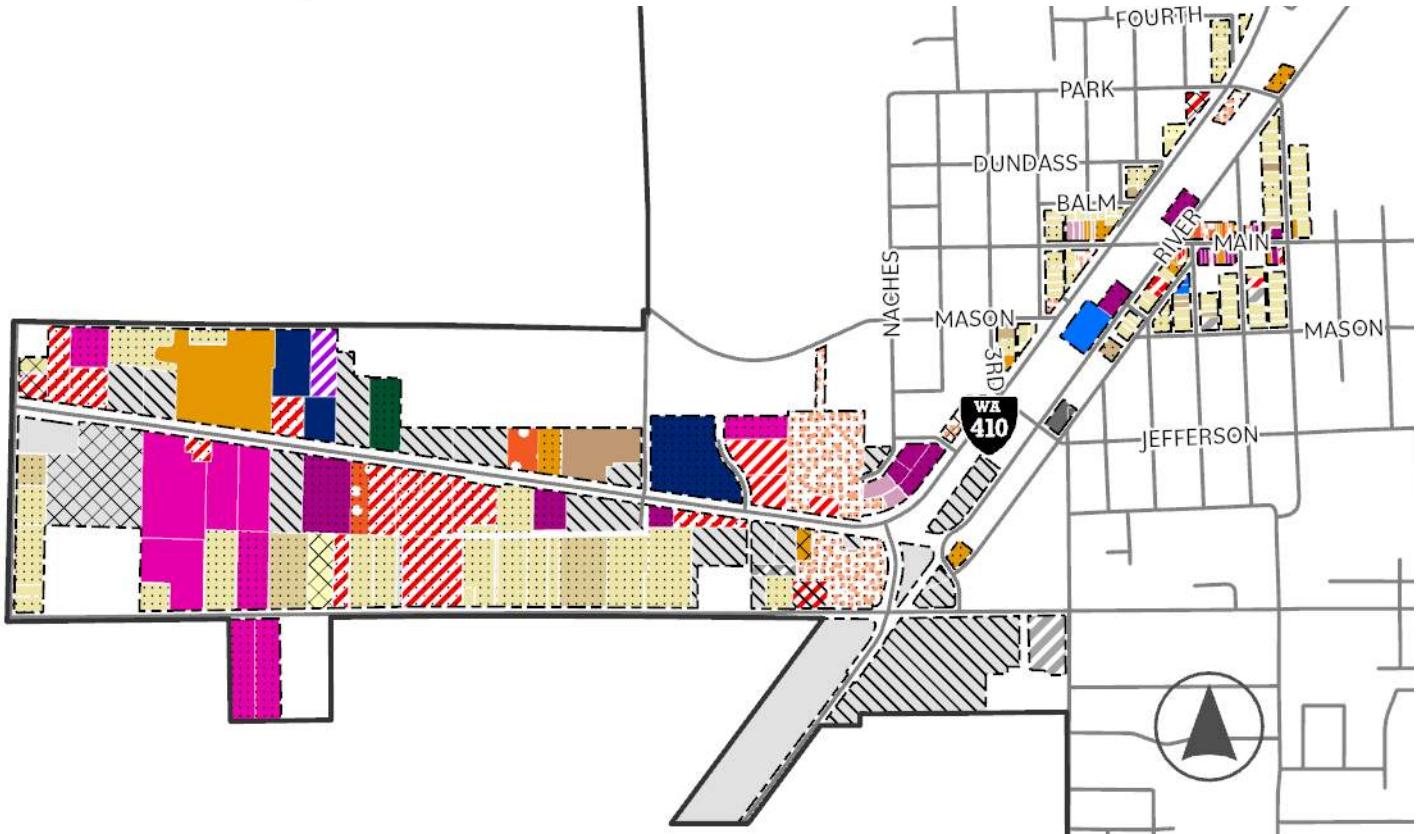
The challenge facing Buckley is to create an economic climate that produces a healthy economy for jobs and businesses without compromising the community's desires to maintain its small town lifestyle and protect its natural amenities. The City is committed to pursuing actions that contribute to a high quality of life for residents and future generations including the provision of affordable housing, a pristine natural environment, good schools, efficient government and high quality infrastructure. Providing these amenities and services can also help the City to attract, retain and stimulate growth of local businesses which in turn will provide needed revenue to support the mission of the City. A strong tax base is essential to the City's ability to deliver necessary public services and maintain infrastructure to serve the needs of the community. In order to establish a sustainable economy, **this Comprehensive Plan recommends the following actions:**

01. The City should promote existing businesses and concentrate new business development along Main Street and the Highway 410 corridor.
02. The City should continue to establish recreational infrastructure to attract tourism to Buckley. Despite its proximity to Mt. Rainier National Park and the presence of recreational vehicle services, Buckley lacks the services and amenities for national park visitors, such as outdoor equipment outlets. Buckley is one of a few "Gateway Communities" in the Carbon River Corridor to Mt. Rainier and should attract a tourist base. Investment in Buckley's historic and





0 0.25 0.5 1 Miles



picturesque Main Street will continue to attract visitors. Trail oriented development along the Foothills Trail can continue to strengthen Buckley's outdoor recreation appeal.

03. The City should continue to incentivize businesses that contribute to Buckley's quality of life including working to attract a grocery and pharmacy that will allow residents to access basic goods and services without leaving the city.
04. The City should work to improve conditions for retail and services that contribute sales tax revenue to the city.

The City acknowledges that costs and benefits may be associated with economic activity. The costs include the direct provision of additional government services and also maintaining adequate infrastructure. Fiscal analysis that weighs the costs and the benefits of growth should be considered when developing regulations and procedures. Economic policies and regulations should remain flexible to ensure that the city can take advantage of opportunities and weather economic challenges.

Goals and Policies

ED 1 PROMOTE, DEVELOP, AND ENHANCE A STRONG AND SUSTAINABLE ECONOMIC CLIMATE.

ED 1.1 Contribute to the success of existing businesses through local business promotions and strategic investment in community infrastructure such as sidewalks and street trees in core commercial areas.

ED 1.2 The city's regulations should provide the following to enhance sustainable economic development:

- a.** Economic disincentives for vacant buildings.
- b.** Overlay district design standards for mixed use areas and the Historic Downtown.
- c.** Procedures that are as streamlined and remove barriers to commerce while adhering to state requirements.

ED 1.3 The city should provide a visitor or information center that qualifies for a state tourist sign to attract and capture destination and pass-through tourist dollars.

ED 1.4 The city should provide spaces to host relevant community information such as events signage and materials for tourists in places like community parks and the Community Center.

ED 1.5 Produce and periodically update tourist materials such as maps and brochures that promote local businesses and points of interest.

ED 2 MAKE BUCKLEY AN ATTRACTIVE AND DISTINCTIVE PLACE FOR COMMERCE.

ED 2.1 Encourage home-based businesses that contribute to neighborhood vibrancy.

ED 2.2 Incentivize the preservation of historic buildings that contribute to Buckley's human scale downtown. Encourage infill development that complements historic building design.

ED 2.3 Use wayfinding and signage to direct visitors to Downtown and other commercial and mixed use areas and to contribute to the visual identity of the city.

ED 2.4 Partner with the business community to assist in the development and maintenance of signs for businesses within the Main Street downtown core.

ED 2.5 The city should pave, sign, and advertise public parking areas for business activities.

ED 2.6 Develop a distinctive marketing theme and visual identity for the City that contributes to the cohesion of civic spaces including parks, streets and signage and that references the city's history.

ED 2.7 Continue to host, support and promote events that attract a regional audience.

ED 3 GROW THE 410 CORRIDOR INTO A VIBRANT COMMERCIAL HUB THAT CONTRIBUTES TO THE CITY'S ECONOMIC VITALITY AND FISCAL SUSTAINABILITY.

- ED 3.1** Host business trainers and other experts to support individuals interested in building a business in Buckley.
- ED 3.2** Improve the connection between businesses and the corridor by regulating built form and site configuration.
- ED 3.3** Encourage a welcoming interface between the Foothills Trail and Businesses abutting the Trail to attract trail users into the City.

ED 4 BUILD OFF OF THE "SMALL-TOWN" ATTRIBUTES THAT MAKE BUCKLEY A FRIENDLY AND NEIGHBORLY PLACE TO LIVE AND VISIT.

- ED 4.1** Continue to encourage building designs that improve the pedestrian experience of commercial streets including the use of picture windows for retail businesses, historic facades, awnings and attractive signage.
- ED 4.2** Improve street design by including street trees and providing pedestrian amenities such as benches.
- ED 4.3** Consider the city's "small-town attributes" in design review for permitting development. Site plans should consider vehicle and pedestrian flow, pedestrian and/or open space amenities, including vegetation and the interface between the business and the street.
- ED 4.4** Uses in the downtown historic district should include only commercial with an emphasis on retail, except on the upper floor(s).
- ED 4.5** Downtown buildings that must be upgraded to meet current building codes should use the International Existing Building Code, which is designed for historic buildings.

ED 5 RECREATIONAL INFRASTRUCTURE THAT SHOWS OFF THE CITY'S NATURAL FEATURES SHOULD BE USED TO ENHANCE ITS ECONOMIC DEVELOPMENT.

- ED 5.1** The city should prioritize the enhancement of parks and open spaces adjacent to the Foothills Trail and downtown businesses.
- ED 5.2** The city should reduce permit submittal requirements for businesses that serve the need of the outdoor enthusiast market, such as bike shops, camping stores, sporting goods, and ski shops. Minimal requirements should include traffic impacts, drainage, and pedestrian access.
- ED 5.3** The city should pursue grants and partnerships to create and enhance natural amenities both in and around Buckley and promote outdoor activities, such as trails, and river rafting.

ED 6 ENSURE REGULATION BALANCES ECONOMIC GROWTH WITH THE QUALITY OF LIFE AND THE ENVIRONMENT.

- ED 6.1** Recognize and consider the economic, social, and environmental impacts of proposed legislation during the legislative review process.
- ED 6.2** To the extent possible, permit industrial uses in areas directly abutting major roads that minimally interact with residential areas.

ED 7 EXPAND AND DIVERSIFY FUNDING SOURCES TO ACHIEVE ECONOMIC GOALS.

- ED 7.1** Identify potential funding sources for economic development through existing federal, state, and non-governmental organizations.
- ED 7.2** Ensure that the funding options pursued are specific to the projects that the city intends to develop.

ED 8 ATTRACT BUSINESSES THAT CONTRIBUTE TO THE FISCAL HEALTH OF THE CITY.

- ED 8.1** Decrease permitting and other procedural costs for businesses that will contribute substantial sales tax revenue to the City.
- ED 8.2** Decrease permitting and other procedural costs for businesses that will provide a needed amenity to the community such as a grocery store and a pharmacy.
- ED 8.3** Incentivize business development with high foot traffic rather than more passive uses.

Economic Development Goals and the Community Vision

The diagrams on the next few pages illustrate how the economic development goals articulated in this chapter connect to the community vision statements in Chapter 3.

VISION STATEMENTS

Sustaining and fostering town identity and character

In 2044, Buckley will...

- 01. Have a vibrant, compact and walkable downtown where people meet each other face-to-face, where small businesses can thrive, and with housing close at hand that support a high quality of life.
- 02. Have a denser Downtown and 410 Corridor that improves service administration while supporting the rural quality of life farther from City center.
- 03. Foreground the city's unique history through retention of historic buildings, thoughtful community design, civic space and park system.

Economic development of the Downtown Core and State Highway 410

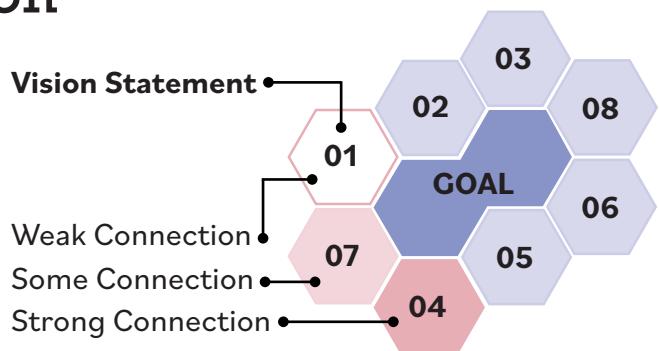
In 2044, Buckley will...

- 07. Have an enhanced 410 Corridor that creates a friendly gateway to our city with more retail, small businesses and housing that is community oriented and provides new places for residents and visitors to live, work and be together.

Promotion of outdoor recreational activities

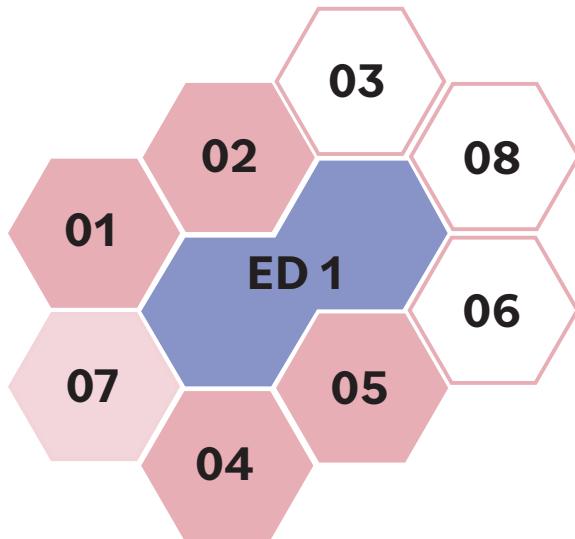
In 2044, Buckley will...

- 08. Be a destination and not a pass through for outdoor recreation enthusiasts availing themselves of our area's natural beauty through concerted infrastructure and facility investment and support for recreation-oriented businesses.



ED 1

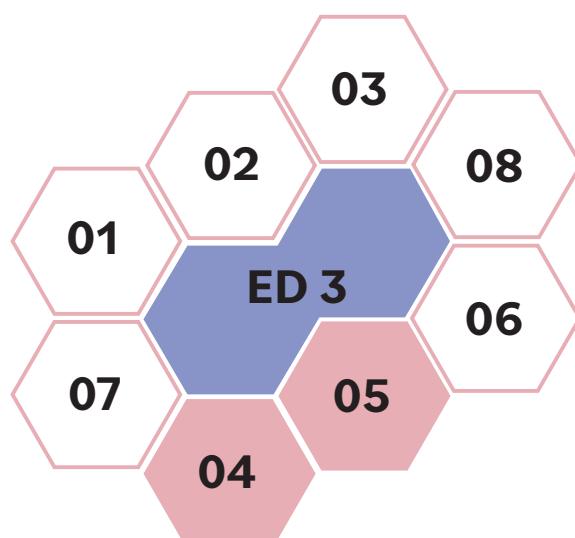
Promote, develop, and enhance a strong and sustainable economic climate.

**ED 2**

Make Buckley an attractive and distinctive place for commerce.

**ED 3**

Grow the 410 Corridor into a vibrant commercial hub that contributes to the city's economic vitality and fiscal sustainability.



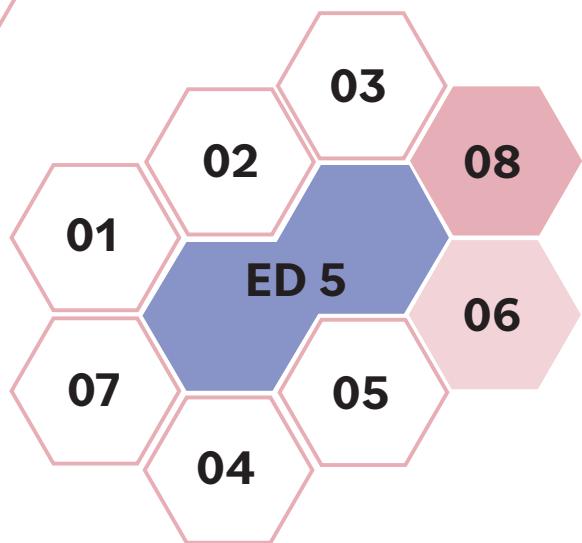
ED 4

Build off of the “small-town” attributes that make Buckley a friendly and neighborly place to live and visit.



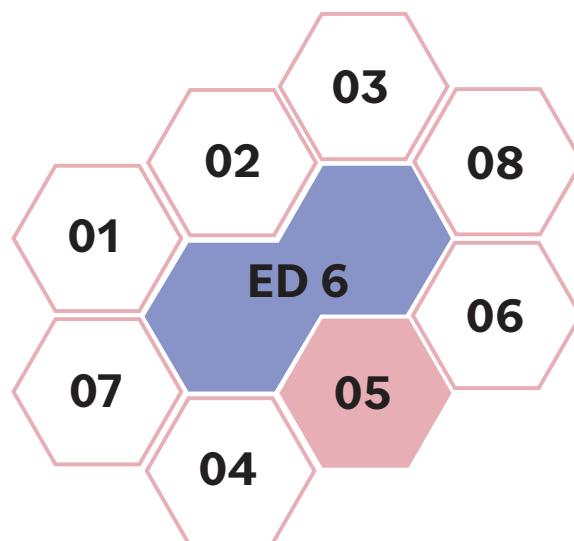
ED 5

Recreational infrastructure that shows off the city’s natural features should be used to enhance its economic development.



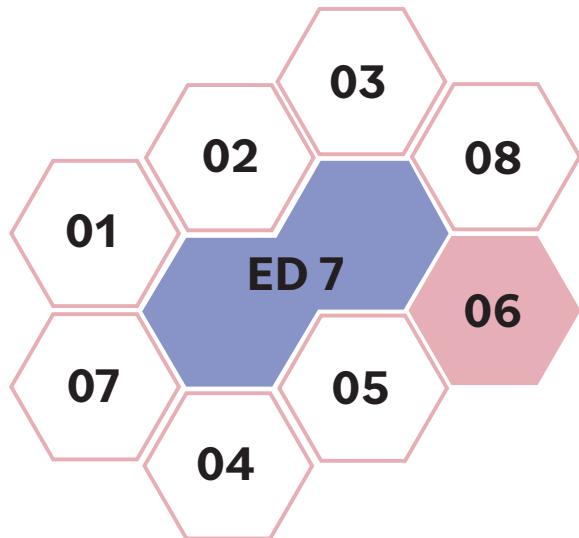
ED 6

Ensure regulation balances economic growth with the quality of life and the environment.

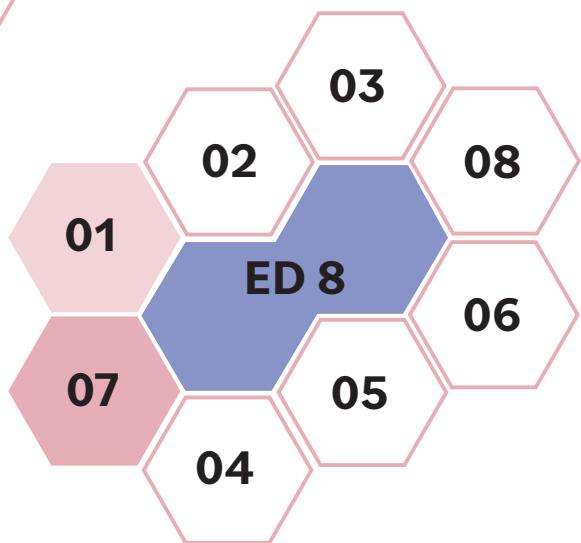


ED 7

Expand and diversify funding sources to achieve economic goals.

**ED 8**

Attract businesses that contribute to the fiscal health of the City.



2025 ZONING UPDATE

25 ZONING UPDATE

- Commercial Flex
- Central Mixed Use
- Historic
- Commercial
- Public
- Park
- Natural
- Multi-Family High
- Multi-Family Low
- R-6,000
- R-8,000
- R-20,000

