



BUCKLEY CITY COUNCIL STUDY SESSION AGENDA

Tuesday, May 6, 2025, 6:00 P.M.

Multi-Purpose Center, 811 Main Street

Or Via Zoom:

<https://us02web.zoom.us/j/82990819660?pwd=WVdKY0U3UlkwS1JybWxtWnh5M3NQdz09>

Call-in Number: 253-215-8782

Meeting ID: 829 9081 9660

Webinar Passcode: 637567

A. CALL TO ORDER

B. DISCUSSION ITEMS

- a. Finance Software Update (no packet materials)
- b. Fire Department Update
- c. Comp Plan Amendments
- d. Logo Redesign
- e. Speed Limit Review

C. CITY COUNCIL COMMENTS

D. ADJOURNMENT



CITY OF BUCKLEY FIRE DEPARTMENT STAFF REPORT



To: Mayor and City Council
Fr: Eric Skogen, Fire Chief
Cc: Courtney Brunell, City Administrator
Re: Fire Department Staffing

The City of Buckley Fire Department has remained predominantly volunteer-based since its inception in 1893. The fire service has evolved globally since that time and the City of Buckley has responded as the fire service has taken on new missions such as Emergency Medical Services, Hazardous Materials and Emergency Management. As the scope of the fire service has grown, so has the demand for expanded services along with the population.

Volunteers

For the first 115 years, our Volunteers all lived or worked in Buckley. Emergency calls averaged up to 1-2 per day and members would drop what they were doing and drive to the Fire Station to staff apparatus that would respond to emergency scenes.

When the current Fire Station opened in 2012, we were able to increase the maximum capacity on our roster from 35 Volunteers to 70 Volunteers. We began to see an increasing trend in members that lived outside of the Buckley area who volunteered for duty shifts throughout the month at the fire station as opposed to residing in the community and serving on-call. Today, only 16 of 66 members live in Buckley.

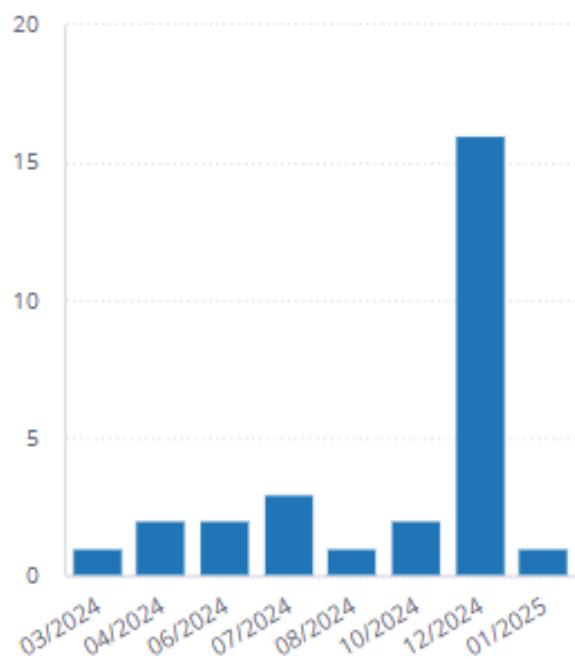
Another noticeable shift that has increased over the last decade includes the demographic that is attracted to serving as a Volunteer Firefighter. Today, less than one third of members are committing their time to purely serve their community. The vast majority of our members seek out the City of Buckley Fire Department for its professional reputation in order to gain experience for a full-time position elsewhere.

Turnover is high, however there is no shortage of new applicants wishing to be a Volunteer Firefighter. A number of Volunteers accept fulltime positions with other departments before they are even operationally cleared to respond to calls which typically occurs during a Volunteer's second year of service.

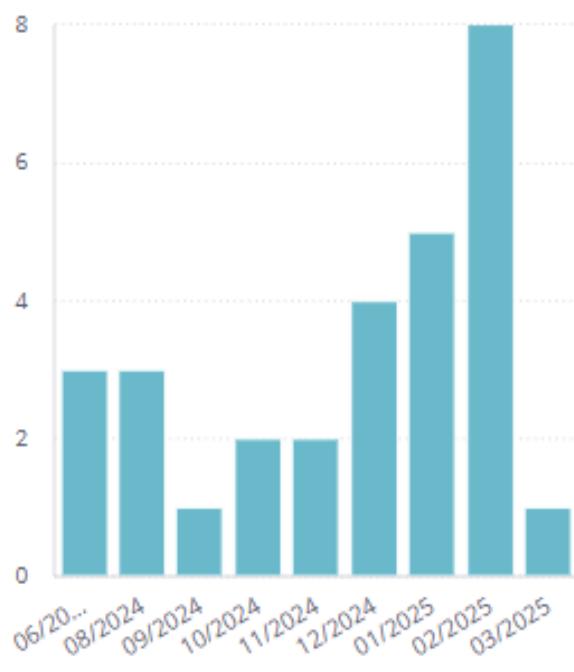
This turnover is primarily responsible for our staffing shortages. There simply are not enough qualified personnel to handle emergencies as part of our daily minimum staffing.

Personnel Tenure and Turnover

Personnel Hired



Personnel Turnover



Average Tenure (Years) - Active

Avg. Tenure
5.0

Average Tenure (Years) - Inactive

Avg. Tenure
3.8

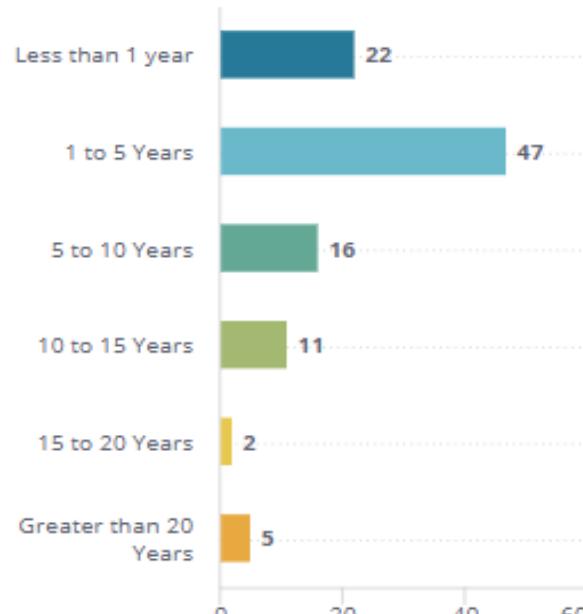
Personnel Tenure and Turnover

Apr 10, 2025 2:51:48 PM PM - Person (Privileged)

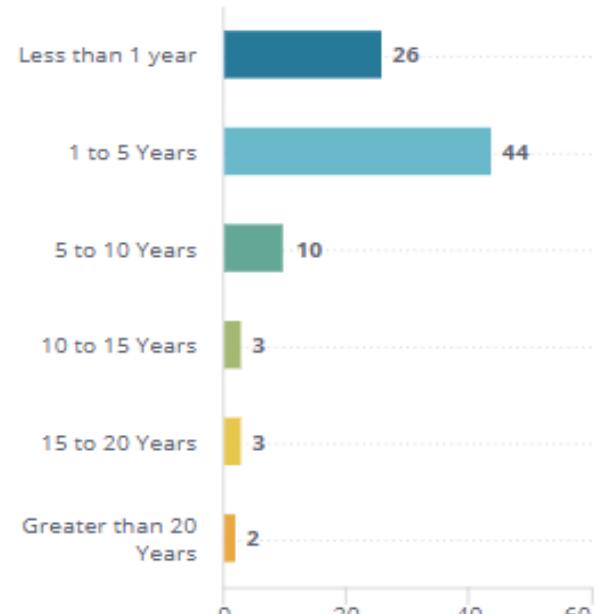
Filter statement

Filters

Tenure - Active



Tenure - Inactive



** Includes Personnel assigned to Wilkeson and Carbonado Stations.

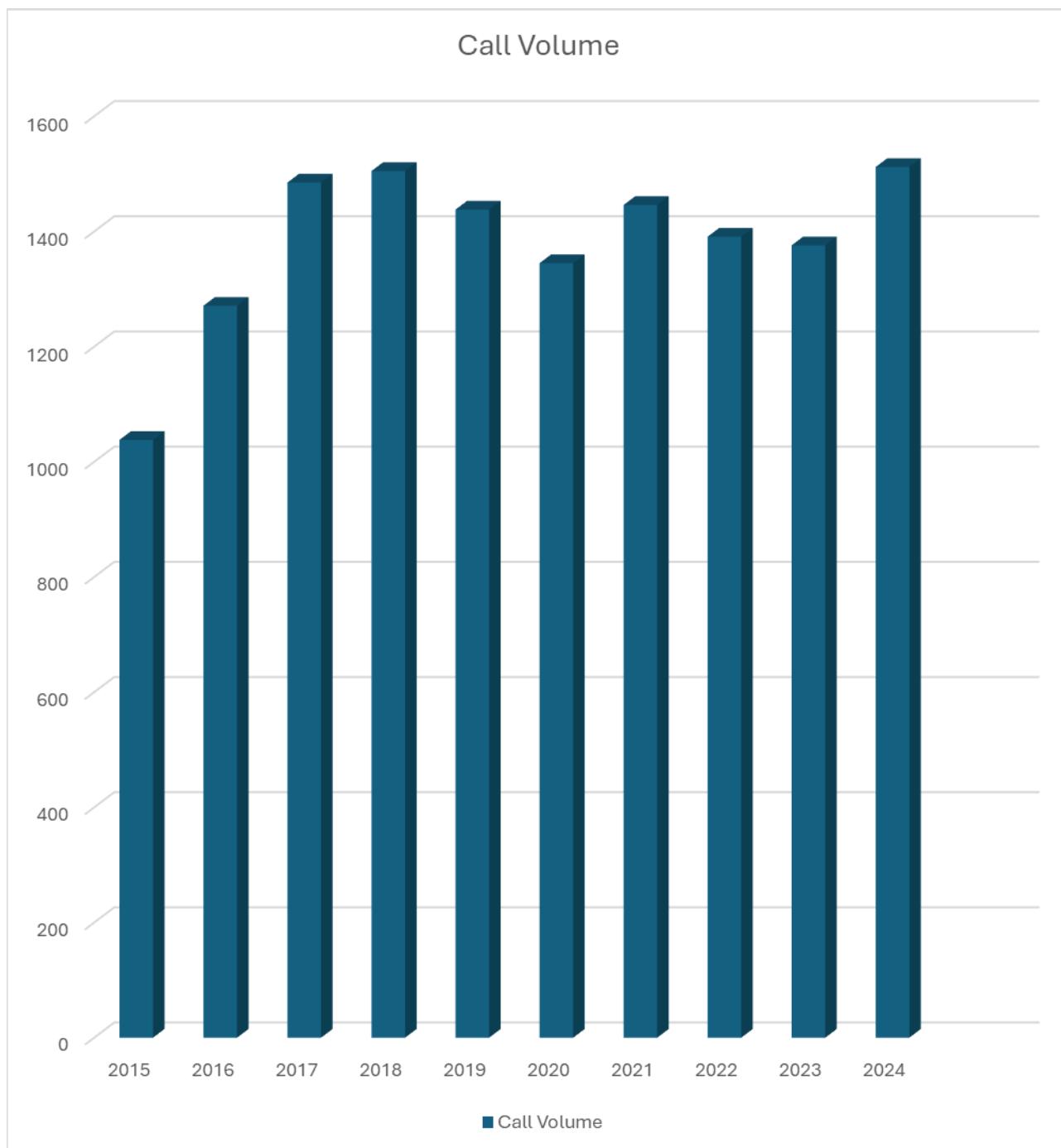
Paid Staff

Records show evidence of the Fire Chief holding part-time paid hours as early as the 1960's, occasionally being occupied full-time. The addition of full-time staff has been modest during the last 45 years compared to population growth and rising call volume.

1980	Fire Chief becomes full-time	(1 FTE)
1984	First Full-time Firefighter added	(2 FTE's)
1987	Full-time Firefighter vacated due to lateral transfer	(1 FTE)
1994	Part-Time Firefighter added	(1.5 FTE)
2002	Part-Time Admin Assistant/MSO Added	(2.0 FTE)
2015	Full-Time Assistant Chief Added	(3.0 FTE)
2017	Part-Time Firefighter replaced with Full-Time Firefighter	(3.5 FTE)
2018	Recruitment & Retention Coordinator Added (Grant-Funded)	(4.5 FTE)
2020	Assistant Chief Position Vacant	(3.5 FTE)
2021	Assistant Chief Position Added	(4.5 FTE)
2024	Assistant Chief Position Vacant	(3.5 FTE)
2024	Two Full-Time Firefighters Added	(5.5 FTE)
2025	Administrative Assistant increased to full-time	(6.0 FTE)

Paid Staff are not only responsible for supplementing Volunteer responders at emergency calls, but manage a number of programs and responsibilities that include the following:

- Ø Volunteer Recruitment & Retention**
- Ø Recruit Academy**
- Ø Health & Safety Program**
- Ø PPE and SCBA Management**
- Ø Fire Inspection, Pre-Planning and Code Enforcement**
- Ø Fleet and Facility Maintenance**
- Ø Administration and Human Resources for 100+ Volunteers**



2015: 1,038 Calls
2024: 1,512 Calls

Population: 4,524
Population: 5,603

HISTORICAL DATA

**In 1982 there were 94 Calls.
 67 of them were at Rainier School**

City of Buckley

Fire Department - Historical Revenues & Expenditures

Category	Account Code	Actuals									Budget 2025
		2015	2016	2017	2018	2019	2020	2021	2022	2023	
GENERAL FUND REVENUE											
Fire Permits	001-321-30-10-00	355	340	579	5,579	869	3,316	1,094	4,168	5,121	1,009
FEMA SAFER Grant	001-331-97-04-41	-	-	-	-	-	75,000	56,250	75,000	18,750	75,000
Fire Contract - Carbonado	001-342-21-10-00	7,500	6,585	6,000	9,830	9,145	9,750	9,000	11,600	9,969	12,740
Fire Contract - Wilkeson	001-342-21-10-10	13,400	13,400	13,400	15,000	15,000	11,250	15,000	15,675	16,616	21,234
Firefighter Training Reimb.	001-342-21-10-20	15,524	19,905	21,359	21,337	3,650	13,011	7,920	14,627	-	3,500
Fire Protection & EMS Services	001-342-21-20-23	-	-	-	-	-	1,182	2,875	4,385	31,345	16,914
Fire Station Facility Rentals	001-362-40-00-22	3,444	1,111	815	1,075	390	20	77	100	100	300
Total General Fund Revenue		40,223	41,341	42,153	52,821	29,054	113,528	92,216	125,555	81,901	127,197
GENERAL FUND EXPENDITURES											
Salaries & Wages	001-522-10-10-00	173,834	174,732	181,755	214,360	273,694	313,332	278,721	344,040	293,231	390,481
Overtime	001-522-10-11-00	-	-	-	1,260	575	1,390	3,872	3,898	6,909	10,214
Emp Ben Soc Sec Medicare	001-522-10-20-00	13,298	13,367	13,904	16,464	20,951	22,409	21,969	26,614	22,961	30,628
Emp Ben Medical & Dental	001-522-10-20-10	36,658	34,709	35,746	43,991	70,098	61,433	73,601	71,274	53,578	49,623
Emp Ben Retirement	001-522-10-20-20	8,498	8,768	9,276	10,251	14,314	13,210	14,278	16,128	14,149	17,053
Emp Ben L&I Contributions	001-522-10-20-30	5,162	6,576	9,262	12,580	17,398	13,254	12,325	9,701	14,438	23,426
Emp Ben Employment Security	001-522-10-20-40	3,347	2,412	353	406	538	499	548	624	579	752
Emp Ben PFML	001-522-10-20-50	-	-	-	-	-	-	325	501	631	795
Supplies	001-522-10-31-00	15,609	19,672	19,522	23,290	19,299	19,125	34,005	38,618	36,175	46,791
Fuel	001-522-10-32-00	5,450	3,840	4,944	4,259	5,487	2,260	5,231	7,259	8,374	7,183
Machinery & Equipment	001-522-10-35-00	-	-	-	-	-	-	-	-	14,136	4,277
Professional Services	001-522-10-41-00	3,333	2,675	3,589	2,934	7,848	16,587	17,412	18,840	19,030	20,787
Prof Svcs - Dispatch Service	001-522-10-41-20	20,958	17,130	17,985	19,675	19,820	22,415	19,280	19,195	19,195	18,425
Communication	001-522-10-42-00	3,241	4,403	10,345	8,280	12,208	13,794	15,828	17,043	17,516	23,741
Travel	001-522-10-43-00	-	-	516	-	163	115	2,338	3,138	2,478	1,740
Advertising	001-522-10-44-00	-	-	-	-	-	330	-	18	-	200
Rentals & Leases	001-522-10-45-00	-	-	-	770	-	-	2,806	200	-	4,000
Insurance	001-522-10-46-00	2,269	1,174	2,226	2,178	3,235	2,180	-	977	2,904	2,463
Public Utility Services	001-522-10-47-00	22,314	23,877	23,105	22,468	21,608	24,422	34,597	28,082	34,227	33,292
Repairs & Maintenance	001-522-10-48-00	12,017	5,193	11,667	5,978	12,349	11,432	8,051	7,539	14,696	19,277
Vehicle Repairs & Maintenance	001-522-10-48-01	-	-	-	-	-	-	-	13,013	5,615	31,922
Miscellaneous	001-522-10-49-00	888	702	290	765	1,299	646	3,131	2,926	363	203
Subscription - Software	001-522-10-49-02	-	-	-	-	-	-	-	-	-	10,210
Dues & Subscriptions	001-522-10-49-03	-	-	-	-	-	-	-	1,941	2,836	2,029
Volunteer Salaries & Wages	001-522-45-10-00	42,314	43,497	45,401	45,376	47,217	41,349	48,675	37,941	36,506	42,333
Emp Ben Soc Sec/Medicare	001-522-45-20-00	2,715	2,645	2,871	2,907	2,947	2,896	2,963	2,833	2,775	3,263
Supplies - Training	001-522-45-31-00	-	-	-	-	-	-	-	4,077	5,796	4,973
Machinery & Equipment	001-522-45-35-00	3,649	1,108	6,605	1,073	5,322	11,919	12,060	15,909	4,098	10,946
Training	001-522-45-49-01	-	-	-	-	-	-	-	11,588	9,637	2,370
Total General Fund Expenditures		375,556	366,478	399,363	439,264	556,370	594,996	612,016	703,917	642,834	809,198
											604,377

Category	Account Code	Actuals									Budget
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2025
EMS FUND REVENUE											
EMS Levy Taxes	105-311-10-00-00	179,653	194,887	225,007	236,403	250,719	264,421	285,529	297,884	318,064	330,072
GEMT Payment Program	105-332-93-40-00	-	-	-	-	-	-	-	14,804	9,302	153,650
Dept of Health EMS Trauma Care	105-334-04-90-00	1,341	1,290	1,270	1,222	1,266	1,260	1,260	1,125	554	766
EMS Transport Fees	105-342-21-00-00	6,598	28,106	40,551	73,835	78,229	48,519	53,808	36,239	14,805	11,870
ALS & Transport Subsidy	105-342-21-10-00	-	18,617	29,966	23,011	23,064	25,735	22,473	35,703	34,647	44,116
PC EMT School Services	105-342-21-20-00	-	-	-	-	-	-	-	-	-	59,428
CPR & First Aid Class Fees	105-347-90-01-00	-	-	-	-	-	-	3,155	2,170	3,370	540
EMT Class Registration Fees	105-347-90-02-00	-	-	-	-	-	-	1,110	3,000	5,281	7,200
Investment Interest	105-361-11-00-00	228	631	1,018	2,780	3,985	1,116	156	2,276	5,918	5,219
Donations & Contributions	105-367-00-00-00	655	341	1,315	120	2,399	785	3,275	2,720	29,483	1,700
Donation Bike Helmets/Life Vests	105-367-00-30-00	108	373	140	60	20	-	745	30	-	1,000
Total EMS Revenue		188,582	244,245	299,266	337,432	359,682	341,836	371,510	395,951	421,424	614,561
EMS FUND EXPENDITURES											894,342
Salaries & Wages	105-522-21-10-00	60,452	60,776	63,870	77,502	86,023	100,826	88,791	102,699	152,796	226,455
Overtime	105-522-21-11-00	-	-	-	-	-	-	-	-	1,753	6,809
Emp Ben Soc Sec Medicare	105-522-21-20-00	4,625	4,650	4,886	5,919	6,571	7,158	6,910	7,856	11,828	17,809
Emp Ben Medical & Dental	105-522-21-20-10	11,429	10,956	11,350	16,040	19,476	15,805	15,703	19,197	27,011	25,998
Emp Ben Retirement	105-522-21-20-20	2,662	2,746	2,874	3,182	3,745	3,421	3,753	4,480	6,701	8,608
Emp Ben L & I Contribs	105-522-21-20-30	1,645	2,102	2,989	4,859	4,664	3,303	3,220	3,496	6,537	11,149
Emp Ben Employ Sec	105-522-21-20-40	1,166	840	124	147	168	158	173	198	305	435
Emp Ben PFML	105-522-21-20-50	-	-	-	-	-	-	103	159	326	460
Supplies	105-522-21-31-00	12,660	12,523	15,257	12,209	17,728	15,576	22,392	25,903	19,024	28,927
First Aid/CPR Supplies	105-522-21-31-10	1,765	2,520	3,146	4,667	2,025	2,431	1,407	1,992	2,720	2,672
Fuel	105-522-21-32-00	754	1,073	923	2,530	3,773	2,207	4,946	6,891	6,576	7,003
Machinery & Equipment	105-522-21-35-00	-	-	-	-	-	-	-	9,139	21,224	29,834
Professional Services	105-522-21-41-00	4,356	4,549	5,954	8,285	9,397	11,877	21,087	19,813	25,080	40,252
Prof Services Physical Exams	105-522-21-41-10	360	710	455	923	630	176	-	-	-	100
Prof Svcs Dispatch Service	105-522-21-41-20	21,205	17,130	17,985	19,675	20,254	22,415	19,280	19,195	19,195	18,425
Professional Services AMR	105-522-21-41-30	-	80,000	80,000	80,000	80,000	85,000	63,750	85,000	85,000	129,250
Communication	105-522-21-42-00	150	875	726	2,877	3,803	5,648	7,475	5,503	4,317	18,348
Rentals & Leases	105-522-21-45-00	-	-	-	-	-	-	-	-	-	2,200
Insurance	105-522-21-46-00	2,269	1,174	2,226	2,178	2,799	2,057	-	1,937	2,634	2,463
Public Utilities	105-522-21-47-00	-	-	-	-	-	-	-	-	-	15,600
Vehicle Repair & Maint	105-522-21-48-01	-	-	-	-	-	-	527	3,972	1,333	3,583
Miscellaneous	105-522-21-49-00	1,025	979	2,149	567	823	934	172	240	616	153
Subscriptions - Software	105-522-21-49-02	-	-	-	-	-	-	-	-	-	6,821
Dues & Subscriptions	105-522-21-49-03	-	-	-	-	-	-	-	613	1,183	865
Volunteer Salaries & Wages	105-522-45-10-00	42,824	44,319	45,219	44,160	47,614	40,751	48,674	37,940	36,090	42,333
Emp Ben Soc Sec/ Medicare	105-522-45-20-00	2,754	2,711	2,870	4,052	2,947	2,895	2,963	2,832	2,746	3,263
Training Supplies	105-522-45-31-00	-	-	-	-	-	-	725	38	2,567	888
Prof Svcs-EMS Training PCFTC	105-522-41-01-00	-	-	-	-	-	-	-	-	-	26,315
Volunteer EMT Training	105-522-45-49-01	3,306	10,318	6,427	7,518	14,501	13,974	13,803	5,451	4,132	19,233
Minor Equipment	105-522-60-35-00	-	-	-	-	-	-	-	-	4,725	9,879
Repairs & Maintenance	105-522-60-48-00	-	-	-	-	-	-	-	-	-	1,500
EMS Capital Equipment	105-594-22-64-01	-	-	-	-	-	-	-	-	54,160	20,757
T.O. - 001 GF Administrative	105-597-00-00-01	-	-	-	-	-	-	-	-	-	22,057

Category	Account Code	Actuals									Budget 2025	
		2015	2016	2017	2018	2019	2020	2021	2022	2023		
T.O. - 001 Insurance Portion	105-597-00-00-30	-	-	-	-	-	-	22,961	25,138	27,150	35,457	
T.O. - 030 - Aid Car Replacement	105-597-90-00-00	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	
T.O. - 030 - Bunker Replacement	105-597-90-00-40	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	
Total EMS Expenditures		182,906	268,449	276,932	304,788	334,441	344,112	356,314	397,182	535,230	774,100	924,508
Fire Department Total Revenue		228,806	285,586	341,420	390,253	388,736	455,364	463,726	521,506	503,325	741,757	1,029,342
Fire Department Total Expenditures		558,462	634,927	676,295	744,052	890,811	939,108	968,330	1,101,099	1,178,064	1,583,298	1,528,885



TO: Mayor and City Councilmembers
FROM: Chris Farnsworth, Senior Planner
THROUGH: Courtney Brunell, City Administrator
DATE: 5/6/25
SUBJECT: Comprehensive Plan Amendment Edits

Purpose: The purpose of this memo is to provide an update on edits to the Comprehensive Plan.

Background: We are currently in the process of amending the Comprehensive Plan to incorporate comments from the Department of Commerce.

Discussion: The edits to the Comprehensive Plan address the following:

1. Land use and planning tools to reduce and mitigate wildfire risk.
2. Accommodating growth for emergency housing.
3. Identifying areas that have a high risk of residential displacement.
4. Including a direct reference to the Racially Disparate Impact report in the Housing element – the report is found in the Appendices.

Next Steps: 1. Department of Commerce Review (Ongoing)
2. Public Hearing with City Council on May 27th
3. City Council Adoption of the Comprehensive Plan Amendment (July 8th)

Attachments: Comprehensive Plan Edits & Full Comprehensive Plan

63.7% of Pierce County residents). This type of discrepancy is usually indicative of racial exclusion. Factors that can contribute to racial exclusion include a lack of affordable housing (often produced by a heavy preponderance of single family zoned areas), and lack of transportation and economic opportunity. Buckley is remote, however even compared to neighboring cities Enumclaw and Bonney Lake, Buckley lacks diversity (Enumclaw and Bonney Lake are 79% and 76% White (not Hispanic or Latino) respectively). This plan focuses on what is most in Buckley's control - decreasing barriers to affordable housing.

Resource protection, Environmental Hazard and Climate Mitigation

The area adjacent to the White River sustains healthy populations of fish, mammals, birds, insects, reptiles, amphibians and plant life. This biodiversity should be protected. It is important to consider long-term ecosystem health and work to maintain adequate habitat and ensure the continued viability of a diversity of species to ensure the waterfront is an ecologically thriving resource for future generations. The land use element is the only element in the Comprehensive Plan that discusses critical areas, storm water, and pollution controls. The city's only flood plains are next to the river; the steepest slopes are on the north side between the residential areas and the river where the city's Shoreline Management Program allows no residential or commercial development. Preventing development along the White River also reduces the potential for residential flooding brought whose risk is intensified by climate change. **Buckley is surrounded by unincorporated land, much of which is forested and susceptible to wildfire. As the climate warms, cities like Buckley, located on the wildland urban interface, need to take precautions to alleviate the risk of wildfire. The Washington State Department of Natural Resources is responsible**

for creating up to date maps of the Wildland Urban Interface to assist jurisdictions as they complete their land use planning. WADNR was in the process of updating the WUI map during Plan development, and as such, the map did not drive planning efforts (See the Map Folio at the end of the Plan for the existing WUI map). As a member of the East Pierce Interlocal Coalition for Emergency Management, Buckley works with other local jurisdiction on hazard mitigation including for potential forest fires. Pierce County Planning Policies highlight the importance of planning for climate resiliency and mitigation, and several policies have been added to comply with those mandates.

Intergovernmental coordination

Buckley's success is linked to both its neighbors as well as regional and state governing bodies and agencies such as the Department of Transportation (WSDOT). Many land use decisions need to be made based on an understanding of what is happening outside the city. This is particularly true for coordinating development with transportation investment (not only highways, but also bike and pedestrian trails and pathways) as well as developing contiguous habitat corridors and managing watersheds. Buckley should communicate and work with these other agencies to maximize the impact of City investments.

Residential land use

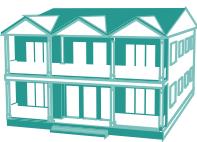
Preserving the beneficial elements of Buckley's historic rural character includes maintaining open spaces and view corridors to help encourage an outdoor aesthetic and access to nature. Encouraging clustering of development allows maintenance of open space and helps protect sensitive areas, while reducing the cost of providing utilities and services. Adding density and height allowances in certain locations is crucial for ensuring that housing types affordable to low income households can be built within

move into the community and current residents are able to remain. Dispensing affordable housing throughout the community would ensure a mix of incomes within neighborhoods. Special incentives for low- and moderate-income housing should be used as a means to promote affordable housing units by private or nonprofit developers. In the past, the Growth Management Act did not disaggregate housing growth targets by income bracket, however, new legislation (HB 1220) now requires cities to plan for a wide variety of income levels. Generally speaking, lower income households cannot afford single family homes in Pierce County, so many cities, including Buckley, need to designate new areas that allow apartment buildings and other higher density housing types. Department of Commerce guidance indicates that households making between 0-50% area median income can most feasibly find housing in apartment buildings, while those making between 50-100% AMI can often find housing in moderate density middle housing which includes townhomes, duplexes, triplexes and other multi-unit dwelling types. Those making over 100% median income can usually afford single family homes. The future land use map found in the Land Use Element reflects changes that accommodate these new housing types. **During public engagement efforts for the Housing Action Plan (see Appendix B, pg 134), respondents identified a number of regulatory**



**Mid Rise High Density
0-50% Area Median Income**

barriers that prevent affordable housing production in Buckley. In particular, they cited challenges with building ADUs due to the development code's small maximum ADU size of 800 square feet, expensive permit fees and a requirement for owner occupancy either in the principal unit or the ADU. Updates to state law since the last periodic update require the City to increase the maximum ADU size to at least 1000 square feet and nullify owner occupancy requirements, helping to alleviate these challenges. Another challenge is the City's lack of a ladder fire truck, meaning that development is capped at 35 feet to ensure emergency access. Additionally, in 2024 the development code allowed a maximum density of 21 units/acre in the Neighborhood Mixed Use zone for senior housing and 14 units per acre for multifamily housing (the highest density allowed in Buckley). This poses a significant barrier to pro-



**Low Rise Moderate Density
50-100% Area Median Income**



**Low Density
100%+ Area Median Income**

viding deeply affordable units which are typically only feasible as low rise and mid rise apartment complexes per Commerce guidance. For a further discussion of barriers see the Housing Action Plan, pg 125.

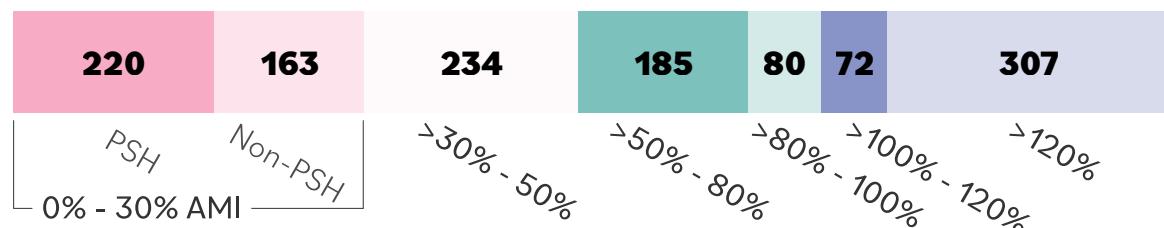
Housing Needs Table

An inventory and analysis of existing and projected housing needs over the planning period, by income band, consistent with the jurisdiction's share of countywide housing need, as provided by Commerce.

Figure H 1. Permanent Housing Needs by Income Level (% of Area Median Income)

	Total	PSH*	Non-PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%
0-30% AMI								
Estimated Housing Supply (2020)	1,957	0	41	145	537	436	305	493
Housing Growth Target	1,260	220	163	234	185	80	72	307

Figure H 2. Buckley housing growth target for 2044 by income bracket



Not Included in Growth Target

77

Emergency Housing

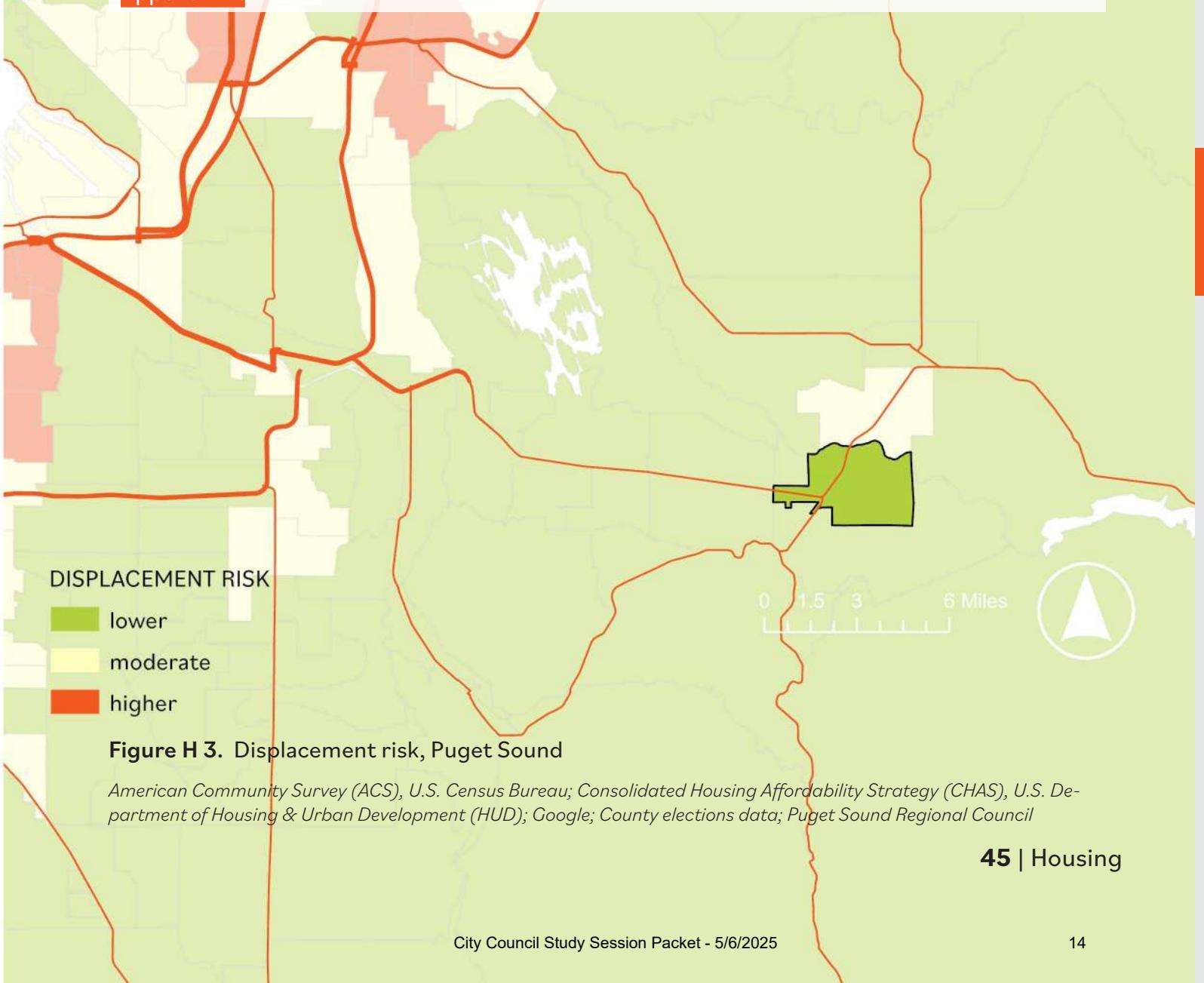
Housing Connectivity: Ensuring that neighborhoods are well-connected to amenities and community services and facilities is another goal in the housing element. This goal rests on the premise that neighborhoods, which are physically connected and easily accessible by foot, bike and automobile, provide for a safer, healthier and more enjoyable environment. This goal is encouraged through policies that promote a street grid system (which is generally thought to be more conducive for improved accessibility and orientation) and by requiring developers to provide connections to other neighborhoods, paths and trails where possible.

Racially Disparate Impact

Buckley is committed to meeting the housing needs of members of our community and to working with the State of Washington, Puget Sound Regional Council and Pierce County to address the opportunity gap that persists for historically marginalized communities throughout the state. In keeping with this commitment, this plan includes a Racially Disparate Impact report, found in Appendix B that follows the Department of Commerce's methodology to evaluate potential displacement risks. The report identifies potential racial exclusion rather than displacement as Buckley's chief concern in addressing racially disparate impact, because Buckley is currently home to very few rent burdened residents of color (a key indicator of displacement risk).

Assessing Displacement Risk

The map below, produced by Puget Sound Regional Council, is a composite vulnerability index that indicates locations most likely to experience displacement. As it indicates, Buckley is at low risk for racial displacement. For a more detailed analysis of displacement risk, please see Appendix B.

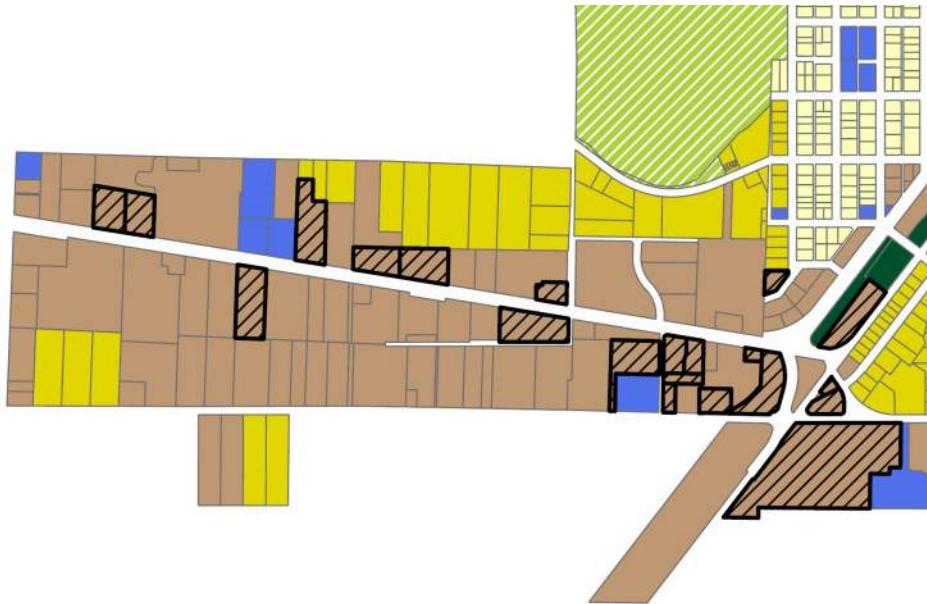


Emergency Housing

Guidance from the Department of Commerce indicates that Buckley can fulfill most of its Emergency Housing allocation with existing hotels and motels beds. Buckley's Econo Lodge located on Highway 410 has 40 rooms, and the Buckley Inn has 14 (44 rooms in all). The City has capacity for the remaining 33 beds within the Corridor Mixed Use land use designation. The map below shows vacant lots within Corridor mixed use that will continue to allow hotels and motels. At 60 beds/acre these lots have capacity for 874 beds with critical area and market factor deductions.

Buckley's code does not currently have guidelines to address emergency housing. The code will be updated to allow emergency housing in all zones that allow hotels and motels. Standards for emergency housing will not be more stringent than those allowed by RCW 35A.21.430 and RCW 35.21.683.

-  EH Capacity
-  Corridor Mixed Use
-  Natural
-  Park
-  Public
-  Urban High Density
-  Urban Low Density



Area Median Income (AMI)

Area Median Income is based on Pierce County's median income. The table below shows qualifying incomes for affordable housing for each income bracket by household size.

	Persons in family								
	1	2	3	4	5	6	7	8	
Extremely low income (0-30% AMI)	\$24,350	27,800	31,300	34,750	37,550	41,960	47,340	52,720	
Very low income (30-50% AMI)	40,550	46,350	52,150	57,900	62,550	67,200	71,800	76,450	
Low income (50-80% AMI)	64,900	74,150	83,400	92,650	100,100	107,500	114,900	122,300	

HUD 2024



TO: City Councilmembers
FROM: Courtney Brunell, City Administrator
THROUGH: Mayor Burkett
DATE: May 6, 2025
SUBJECT: Logo Redesign

Background:

The Mayor has been working with a local graphic designer to explore options for a refreshed City logo. Attached is a concept for Council's review and feedback.

The revised logo is a simplified and more modern design that reflects Buckley today. It incorporates several key elements based on Council's initial feedback and community identity, including:

- The White River, with an optional variation that features the new bridge
- A Sasquatch, which was highly popular on the Police Department's logo
- The mountain silhouette with the recognizable "elk head"

This proposed design retains elements of the original logo in a tasteful, updated format that preserves Buckley's character.

Next Steps:

Council is asked to review and provide feedback on the logo concept. Should the Council support the design and formally approve it via motion, staff will begin the process of updating City branding across signage, documents, and digital platforms.

Attached:

1. Redesigned Logo options

A.



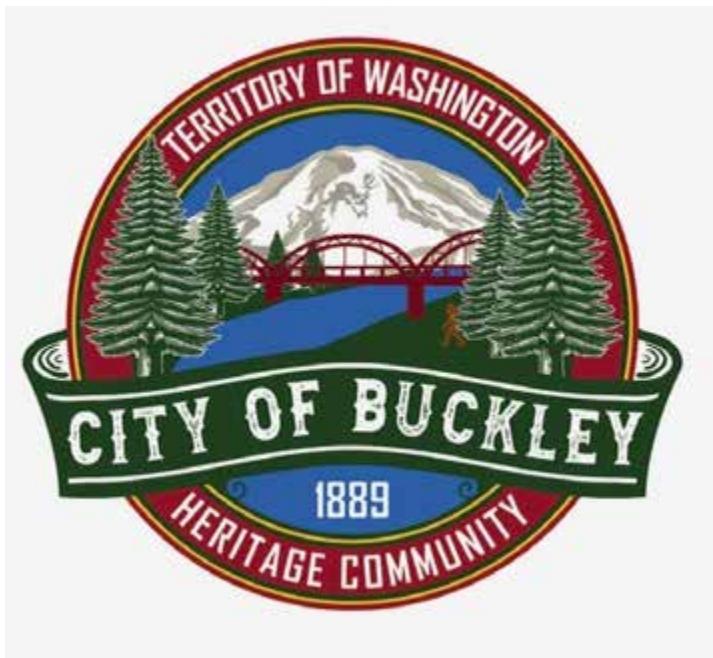
B.



C.



D.





TO: City Councilmembers
FROM: Courtney Brunell, City Administrator
THROUGH: Mayor Burkett
DATE: May 6, 2025
SUBJECT: Studying Speed Limit Reductions for Safer Streets

Background:

Based on community feedback, the Mayor has requested that we study potential speed limit reductions on key roads leading into downtown Buckley. The intent is to improve pedestrian safety and reduce the number of traffic-related incidents.

Streets currently under consideration for a lower speed limit include:

- Main Street from Spruce Street to SR 410
- Spruce Street from Main Street to Jefferson Avenue
- Jefferson Avenue from SR 410 to A Street
- Park Avenue from SR 410 to N A Street
- A Street from Park Avenue to Spiketon Road

Next Steps:

1. A traffic calming study is being ordered to assess current traffic patterns, speeds, and potential mitigation measures. Once the study is complete, results will be brought to Council for review and discussion of possible next steps, including any formal changes to speed limits.
2. We will begin sharing information in the upcoming community newsletter and encourage residents to provide feedback.

Attachments:

1. Map of streets reviewed as part of study

