

**CITY COUNCIL  
STUDY SESSION  
June 11, 2024**

**ATTENDEES:** Council members Anderson, Bergerson, Arsanto, Bender, Smith, Burbank and Green.

Also in attendance were Mayor Burkett, City Administrator Brunell, City Engineer Miller, Public Works Director Banks, Police Chief Alfano, Police Records Clerk Burkett and Deputy City Clerk Clark.

Mayor Pro Tem Smith called the regularly scheduled meeting to order at 6:00 PM.

**Property Maintenance Code Review:**

City Administrator Brunell stated to Council that this is an update to the 1997 Property Maintenance Code. Now the City is required to adopt the 2021 code. The summary of the proposed code would include repeal of chapter 16.08, adoption of the new chapter, scope and purpose, authority of code official, procedures for notices and orders, means of appeal, enforcement of orders and recovery of expenses. This will help with extreme situations. The process would include identifying the problem structures, preliminary investigation, notification and orders, hearing, appeal process, enforcement of order, cost recovery, and final resolution.

Council member Burbank asked how often the City has this situation come up and City Administrator Brunell answered that it is not often, but the City does have one situation right now that we have encountered without compliance.

Council member Bergerson asked what the cost of civil penalties would be, and Ms. Brunell said the max would be \$500 per day per infraction.

**Essential Public Facilities Draft Code:**

City Administrator Brunell spoke to Council regarding essential public facilities such as Rainier State School, City of Buckley Municipal facilities, and White River School District facilities. The amendment is designed to comply with the Washington State Growth Management Act and to align with the Buckley Comprehensive Plan. This amendment aims to establish a formal process for identifying, siting, and regulating the essential public facilities within Buckley ensuring compliance with state laws and minimizing adverse impacts. Staff sat down with the White River School District, and they provided some good feedback, and staff also did an evaluation based off a meeting with City of Buckley Planning Commission.

Next steps will be on:

July 2024 - Public hearing in front of Planning Commission and draft resolution for Council

July 2024 – Council reviews Planning Commission recommendation

August 2024 – tentative action

**Jefferson Street Closure:**

Public Works Director Banks stated to Council this is for a review of the proposed Jefferson St. vacation and Foothills Trail parking lot project. Fourth quarter of 2022 Council discussed vacating Jefferson. Options included closing Jefferson either seasonally, which would be Memorial Day to Labor Day or on Thursdays for Music in the Park (this is the way it currently is for Thursdays). Mr. Banks is looking to Council now for guidance to move forward.

Mayor Pro Tem Smith asked about the other special events that could be well attended. After discussion and Council asking questions and most were not in favor of closing Jefferson seasonally for the citizens that need to use it for traffic reasons. Council agreed they would like to close it on Thursdays from 9 am – 9 pm, since it is only seven Thursdays a year or special events and would like to see it posted so citizens will be aware when it is closed. The Foothills Trail parking lot will stay open during the closure.

**Comprehensive Plan Updates:**

City Administrator Brunell discussed with Council what they would like to see in City limits about land use element and community design and have looked at what Council and citizens would like to see in City limits along Hwy 410. Council discussed further what they would like to incentivize and what they would like to prohibit through zoning. What they would like to see includes restaurants, grocery stores, pharmacy and ideas that could bring in sales tax for the City. What they would like to not see more of includes warehouses, storage units, and construction lots.

For the land use element, they would like to create some economic development, and City will be putting together a zoning map proposal of revised land use and with that the uses for zoning that Council has decided what they want and don't want. This will not move forward until further adoption of the Comprehensive Plan. Ms. Brunell let Council know that the City does fall short for multi-family housing compared to other cities.

For capital facilities Ms. Brunell explained that this is the first time Council has seen this. It will be changed many times and brought forward to Council before adoption. She asked if Council would like to take a look at the handout that was in the packet further and urged them to look at the transportation section. It was discussed what the current population that is around 5700 and the projected population for 2044 would be about 8300. Due to upcoming projects Ms. Brunell sees us exceeding that expectation before 2044.

With nothing further, the Study Session was adjourned at 6:46 PM.



City Administrator

  
Mayor

Prepared by: Jessica Clark, Deputy City Clerk