

CITY OF BUCKLEY

P.O. Box 1960 • Buckley, WA 98321 • (360) 761-7801

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SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS)



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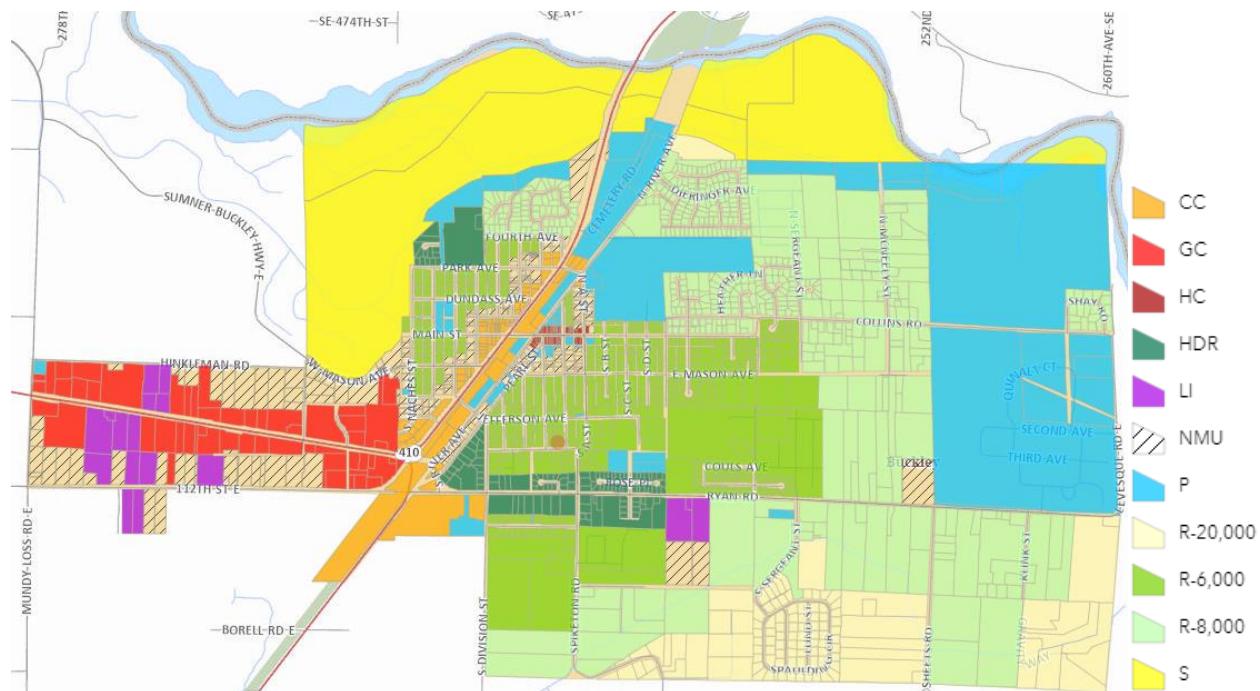
NOTICE: SEPA Determination of Non-Significance for Buckley 8 LLC Zoning Code Text Amendment Request

Project Description: A zoning code text amendment (ZCTA) proposal was submitted to the City of Buckley by applicant Buckley 8, LLC on February 24, 2021 which requested adding the following changes to Buckley Municipal Code (BMC) Title 19:

- 1) Add a definition for “single family detached condominiums” to zoning code definitions in [BMC 19.12](#);
- 2) Specify performance standards for this housing type in the Neighborhood Mixed Use (NMU) zone in [BMC 19.20.050](#) including standards for minimum lot area, lot coverage, and setbacks. The newly defined use would be subject to the same setback and lot coverage standards as single family and multifamily, but if the requested ZCTA is adopted single family detached condos would be subject to townhome densities for the NMU zone (minimum lot size of 3500 sf/unit) instead of single family densities (min lot size of 8,000 sf/unit) to which most single-unit detached residential would currently be subject; and,
- 3) Update the permitted uses table in [BMC 19.20.130](#) to show this use.

A complete description of the applicant’s ZCTA request is attached along with their completed and reviewed SEPA checklist.

Project Location: As a Zoning Code Text Amendment, this is a non-project action, however it affects certain standards within all areas of Buckley zoned Neighborhood Mixed Use (NMU). Buckley’s Zoning Map, including NMU-zoned areas, is shown below:



Project Proponent: Buckley 8, LLC

Lead Agency: City of Buckley Building and Planning Dept., PO Box 1960, 811 Main Street, Buckley, WA 98321

Environmental Determination: The City of Buckley has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Comment Period: This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the notice date. Written comments must be received by 4:00 p.m. on Wednesday, April 28, 2021. If significant comments are received, the City may issue a revised SEPA determination. If the City issues a revised determination, the City will open a new comment period.

Supporting Information: Information used to reach this determination, including the applicant's submitted and reviewed SEPA checklist and applicable State and City policies, regulations and procedures, are available for public review at the City of Buckley, 811 Main Street, Buckley, Washington, 98321, or by contacting the Responsible Official below.

Appeals: This DNS may be appealed by filing an application with the point of contact for this DNS (below) according to procedures in Buckley Municipal Code Title 12 and Title 20. Information about procedures for SEPA appeals is available through the contact shown below.

Responsible Official: Evan Lewis

Position/Title: Associate Planner

Phone: 360-761-7819

Email: elewis@cityofbuckley.com

Address: 811 Main Street, P.O. Box 1960, Buckley, WA 98321

Date: 4/14/2021 Signature: 