



## City of Buckley Planning Department

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### STATE ENVIRONMENTAL POLICY ACT

#### Determination of Non-Significance

SEPA Notice Date: July 14, 2021

Lead agency: City of Buckley, WA; PO Box 1960, 811 Main Street, Buckley, WA 98321

Agency Contact: Evan Lewis, Associate Planner  
[elewis@cityofbuckley.com](mailto:elewis@cityofbuckley.com)  
360.761.7819

Applicant: Jacob Cimmer  
Prestige Worldwide Holdings, LLC  
28215 112th Street E  
Buckley, WA 98321

Agency File Number: R-21-0002

The applicant has requested a rezone of a parcel located at 28109 112th Street E (APN 0619043013). The 2.21-acre parcel is currently zoned Neighborhood Mixed Use (NMU) and the requested rezone is to Light Industrial (LI). The Comprehensive Plan Designation of the parcel is Industrial and General Commercial (I&GC). The parcel is surrounded by parcels zoned Light Industrial. The applicant requests a rezone to Light Industrial to match the neighboring zoning. The applicant intends to develop the property into a contractor storage/staging yard which will be reviewed under separate permit and which will be subject to a separate SEPA review.

There are no significant adverse impacts associated with the proposal. Compatibility with adjoining land uses is the only issue of concern at this stage of project review. Properties immediately adjacent to the subject property on all sides are zoned Light Industrial, except for the large lot single-family residential property to the subject's southwest which is in the unincorporated County and is zoned R-10. The proposal would allow the subject property to be zoned the same as all of the surrounding City parcels. The subject property already shares the same Industrial & General Commercial (I&GC) Comprehensive Plan designation as the surrounding parcels. The Buckley Comprehensive Plan defines I&GC as follows:

*"In this area uses are to be more intense commercial, auto-oriented businesses, and include light manufacturing, metal working, higher levels of noise, and possible use of hazardous materials. This district is not conducive to residential development."*

The Buckley Comprehensive Plan does not directly define implementing zones. As the LI and NMU zones are both present in I&GC areas, it is assumed both are intended as implementing zones for the I&GC Comprehensive Plan land use designation. However, LI zoning is more consistent with the I&GC designation than NMU zoning.



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The City of Buckley has determined that this rezone proposal will 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). We have reviewed the attached Environmental Checklist and application materials. This information is available at: City of Buckley Planning Department, 811 Main Street, P.O. Box 1960, Buckley, WA 98321.

This determination is based on the following findings and conclusions: Review of the SEPA checklist, and a wetlands memo provided with the application which found no critical areas on or affecting the project site. The rezone and subsequent site development will be conditioned to comply with all City of Buckley development regulations. As such, no impacts are anticipated. However, subsequent land use development permits for this property may be required to undergo a separate SEPA review.

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 and the SEPA comment period will end on June 28, 2021 at 4:00 pm.

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](mailto:elewis@cityofbuckley.com)

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

**Date:** 7/14/2021

**Signature:** \_\_\_\_\_