



CITY OF BUCKLEY NOTICE OF APPLICATIONS & PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the City of Buckley Planning Commission will conduct 4 public hearings, to consider recommendations to City Council, on **Monday, March 7, 2022 at 7 p.m.** in the **Buckley Multipurpose Center Hearing Room at 811 Main St.** A virtual meeting option is also available; a Zoom link and call-in # will be posted to the City website notice page the Thursday before the hearings.

This notice also serves as the notice of application and docketing, in accordance with processes in [BMC 19.06](#), for the two annual Comprehensive Plan Amendments listed below.

Proposals considered at each hearing on 3/7/22 include:

- 1) **Comprehensive Plan Amendment to adopt the Rainier Gateway Subarea**; an intended Center of Local Importance and focal point of existing and planned civic, recreational, and commercial amenities located between Hwy 410 and River Ave from 112th St. and Ryan Rd on the S end to the Log Show grounds on the N end. The Subarea Plan was adopted by Council in 2019 (Ord. #19-19) along with design guidelines but the intent is to now adopt the Subarea as part of the Comprehensive Plan.
- 2) **Comprehensive Plan Amendment to adopt a revised traffic impact fee methodology** based on peak hr. trips rather than avg. daily trips.
- 3) **Sign code updates to BMC 19.30** to ensure signs are regulated consistent with recent case law and to clarify sign code ambiguities.
- 4) **Land use code housekeeping corrections, to BMC Titles 12, 16, 18, 19, and 20**, to resolve code errors, inconsistencies, ambiguities and to reflect the most reasonable code interpretations.

The two comprehensive plan amendments are processed through the annual Comp Plan amendment process specified in BMC 19.06; the applicant for each is the Buckley City Administrator.

A SEPA environmental Determination of Non-significance (DNS) has been issued separately for each of these proposals, on 2/16/22, based on SEPA checklists and other environmental information available to the City. The City will not act on these proposals for at least 14 days from this notice date. Each DNS may be appealed by filing an application with the point of contact for each DNS (below) within 14 days of this notice date according to procedures in BMC Title 12 and Title 20.

The public is invited to attend the hearings, at which all interested persons may provide oral or written comments or testimony. Written comments should be delivered to Buckley City Hall at 933 Main Street or PO Box 1960, Buckley, WA 98321, or emailed to the contact below. The final decision-making body for each is the Buckley City Council. Any person with standing may appeal the final decisions.

All documents and evidence relied upon by the city, and applicable criteria, are available for examination and inspection, at no cost, in the Buckley Building and Planning Office located in the Buckley Multipurpose Center at 811 Main Street, Buckley, WA 98321, or via email. Requests for information may be directed to Evan Lewis, Associate Planner and the City's point of contact for these hearings, at 360-761-7819 or elewis@cityofbuckley.com.

Buckley does not discriminate on the basis of disabilities. If you need special accommodation, please contact City Hall within three business days prior to the public hearing at (360) 761-7801.