



BUCKLEY CITY COUNCIL MEETING AGENDA
June 13, 2017
Multi-Purpose Center, 811 Main Street
City Council Meeting
Opening 7:00 P.M.

Call to Order
Pledge of Allegiance
Roll Call of Council Members

Next Ordinance #14-17
Next Resolution #17-06
Next Agenda Bill #AB17-048

A. Citizen Participation

Time Limit of Three Minutes (Must sign up at City Hall by Wednesday prior to the Council Meeting)

B. Staff Reports

C. Main Agenda

1. **Public Hearing: Six-Month Int. Ord Re Marijuana Establishment Buffer Reqs.** Pg. 8
2. ORD No. __-17: Amending BMC Chapter 19 - General Commercial & Light Ind. Zones Pg. 10
3. ORD No. __-17: Amending BMC Chapter 19 - Low Impact Development Standards Pg. 38
4. Bid Authorization – Parks Mower Purchase Pg. 56
5. Change Order No. 1 – Miles Resources – Emergency Patching Repair Pg. 58
6. Bid Award: Elk Heights Booster Station Electrical Upgrades Pg. 61
7. G&O SOW: Construction Surveying & Inspection Services – Elk Heights Paving Pg. 64

D. Consent Agenda

Pg. 68

8. A. Approve Minutes of May 23, 2017 City Council Meeting
- B. Claims
- C. Transfer Voucher
- D. Payroll

E. Committee Reports

9. Mayor's Report Johnson
10. Administration, Finance & Public Safety Boyle Barrett
11. Transportation & Utilities Tremblay
12. Community Services Rose
13. Council Member Comments & Good of the Order

Council may add and take action on other items not listed on this agenda



CITY OF BUCKLEY ♦ PO BOX 1960 ♦ BUCKLEY, WA 98321
360-829-1921 ♦ Fax 360-829-2659 ♦ <http://www.cityofbuckley.com>

CITY OF BUCKLEY MEETING LIST

June 12	10:30 AM	Buckley Hall Board
June 13	7:00 PM	City Council – Public Hearing Interim Zoning Regs- Marijuana Buffer Reqs
June 15	6:30 PM	Community Services
June 19	7:00 PM	Planning Commission
June 19	7:00 PM	Transportation & Utilities (City Hall)
June 20	9:30 AM	Admin, Finance & Public Safety (City Hall)
June 27	7:00 PM	City Council
July 10	10:30 AM	Buckley Hall Board
July 10	7:00 PM	Planning Commission
July 11	7:00 PM	City Council
July 18	9:30 AM	Admin, Finance & Public Safety (City Hall)
July 18	7:00 PM	Transportation & Utilities (City Hall)
July 20	6:30 PM	Community Services
July 24	7:00 PM	Planning Commission
July 25	7:00 PM	City Council

The above meetings will be held in the Multi-Purpose Center located at 811 Main Street unless otherwise noted.

Last Revised June 6, 2017

June 2017



Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 <i>7 Planning Commission</i>	6	7	8	9	10
11	12 <i>10:30 Buckley Hall Board</i>	13 <i>7 City Council— Public Hearing— Marijuana Buffer Reqs</i>	14 	15 <i>6:30 Community Services</i>	16	17
18 	19 <i>7 Planning Commission</i>	20 <i>9:30 Admin, Fin & PS 7 Transportation & Utilities</i>	21	22	23	24
25	26	27 <i>7 City Council</i>	28	29	30	

July 2017



Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4 	5	6	7	8
9	10 10:30 Buckley Hall Board 7 Planning Commission	11 7 City Council	12	13	14	15
16	17	18 9:30 Admin, Fin & PS 7 Transportation & Utilities	19	20 6:30 Community Services	21	22
23	24 7 Planning Commission	25 7 City Council	26	27	28	29
30	31					

A. CITIZEN PARTICIPATION

B. STAFF REPORTS

C. MAIN AGENDA



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Public Hearing - Six-Month Int. Ord Re Marijuana Establishment Buffer Requirements	Agenda Date: June 13 , 2017 AB17-048		
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		
	City Clerk – Joanne Starr	X	X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Ellen Boyd		
	Planning Dept – Kathy Thompson		X
	Police Dept – Chief Arsanto		
Municipal Court – Jessica Cash			
	PW/Utilities – Chris Banks		
Attachments: Hearing Notice			
<p>SUMMARY STATEMENT: On April 25, 2017 the City Council adopted a six-month interim ordinance amending the City’s general requirements for use and sale of marijuana to establish buffer requirements allowed under RCW 69.50.331 and declaring an emergency in order to provide for an immediate effective date. The purpose of this Public Hearing is to solicit public input and comment from interested individuals or groups on the interim zoning regulation regarding marijuana buffer requirements.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: N/A			
RECOMMENDED ACTION: None			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	



NOTICE OF PUBLIC HEARING EMERGENCY INTERIM ZONING REGULATIONS MARIJUANA BUFFER REQUIREMENTS CITY OF BUCKLEY

NOTICE IS HEREBY GIVEN that the Buckley City Council will hold a **Public Hearing** shortly after 7:00 PM at a City Council Meeting on **Tuesday, June 13, 2017**, at the Buckley Multipurpose Building, at 811 Main Street, Buckley. On April 25, 2017 the City Council adopted a six-month interim ordinance amending the City's general requirements for use and sale of marijuana to establish buffer requirements allowed under RCW 69.50.331 and declaring an emergency in order to provide for an immediate effective date. The purpose of this Public Hearing is to solicit public input and comment from interested individuals or groups on the interim zoning regulation regarding marijuana buffer requirements.

Each person wishing to speak at this Public Hearing will take the podium, clearly state his or her name and full address for the record, and will be allowed three (3) minutes in which to voice their comments and/or concerns on the matter at hand. Speakers are asked to avoid repetitious or irrelevant comments, and personal attacks will not be tolerated. **Questions will not be taken at this time.** If you have questions, please contact the City as indicated below, in advance of the Public Hearing.

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

Comments may be presented orally at the Public Hearing or submitted in writing to Dave Schmidt, City Administrator, P. O. Box 1960, Buckley, WA 98321, or by e-mail to: dschmidt@cityofbuckley.com, prior to 5:00 PM on Monday, June 12, 2017. Questions may be answered by contacting City staff at (360) 761-7801.

DATED this 1st day of May, 2017.

Posted: May 25, 2017
Published: May 31, 2017



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: ORD No. __-17: Amending BMC Chapter 19 - General Commercial & Light Industrial Zones Cost Impact: N/A Fund Source: N/A Timeline:	Agenda Date: June 13, 2017		AB17-049
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		
	City Clerk – Joanne Starr		
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Ellen Boyd		
	Planning Dept – Kathy Thompson	X	
Police Dept – Chief Arsanto			
Municipal Court – Jessica Cash			
PW/Utilities – Chris Banks			
Attachments: Commission Report, Ordinance			
<p>SUMMARY STATEMENT: The goal of the ordinance is to effectuate the comprehensive plan map by designating a 150-foot subarea north and south of the SR 410 right-of-way lines for retail commercial uses regardless of the zone (LI or GC) in which the property stands. This goal is to improve the view of the city for people in transit to elsewhere and provide more incentive for people to locate retail businesses along the highway. Behind these businesses, larger uses can occur in accordance with the underlying zoning.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: PC			
RECOMMENDED ACTION: MOTION to Approve ORD No. __-17 Amending BMC Chapter 19 - General Commercial & Light Industrial Zones			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	

ORDINANCE NO. 17-_____

AN ORDINANCE OF THE CITY OF BUCKLEY, WASHINGTON, AMENDING SECTIONS 19.20.070, 19.20.100, AND 19.20.130; AND ADD TWO SECTIONS TO CHAPTER 19.12 BUCKLEY MUNICIPAL CODE TO INCREASE PUBLIC ACTIVITY AND INTEREST ALONG THE EAST-WEST PORTION OF SR 410; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, outdoor storage yards and construction/contractor yards are permitted outright in certain zones and prohibited in other zones; and

WHEREAS, outdoor storage yards and construction/contractor yards are not defined within the code; and

WHEREAS, the city's Industrial & General Commercial designation contains about 160 acres with about 52 of those acres zoned General Commercial, about 56 of those acres zoned Light Industrial, and about 51 of those acres zoned Neighborhood Mixed Use; and

WHEREAS, highways are important for commercial and industrial businesses; and

WHEREAS, the view from the highways presents the city's only design impression from many who travel through the city; and

WHEREAS, storage facilities such as contractor's yards and outdoor storage are unsightly and don't present the desired design to residents and passers-through; and

WHEREAS, the placement of storage facilities along SR 410 reduces available SR 410 frontage for commercial activities that otherwise could significantly benefit from the visibility and public access of SR 410, thereby reducing the potential for more robust economic development; and

WHEREAS, in the goals and policies of the city’s comprehensive plan (1.1, 1.1.1, 3.2.2, 3.5, 3.5.1, 3.5.2, 3.5.3, 4.3 and 4.3.2, the city states a desire to be recognized for its small town character through concentrating “retail development near the historic downtown center of the city and near the SR 410 corridor”; and

WHEREAS, environmental review was completed and a determination of non-significance (DNS) was issued April 12, 2017; and

WHEREAS, the expedited request for the required 60-day notice was received by the Washington State Department of Commerce and processed under Material Identification Number 23579; and

WHEREAS, the planning commission conducted a public hearing on this proposal on May 22, 2017; and

WHEREAS, the planning commission recommends approval;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUCKLEY, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Two definitions are added to Chapter 19.12 BMC and numbered at the discretion of the code publisher:

19.12.xxx Storage yard, outdoor storage.

"**Storage yard, outdoor storage**" means an outdoor area not used for retail display (such as a retail car or RV lot) where vehicles, equipment, merchandise, raw materials, cargo containers, railroad cars, semi-truck trailers or other items are accumulated and stored. Storage yards are often used in conjunction with a warehouse, storage buildings, sheds or other structures and may be public or private.

19.12.xxx Contractor yards;

"**Contractor yards**" means a service establishment primarily engaged in general contracting or subcontracting in the construction trades, and may include workshops and the indoor or outdoor storage of tools, equipment, materials and vehicles.

Section 2. Section 19.20.070 is amended as follows:

19.20.070 GC general commercial zone.

(1) Intent and Purpose. The GC zone is intended to implement the policies of the Buckley comprehensive plan for areas designated for commercial development along primary motorized transportation routes. ~~The primary purpose is to develop commercial parcels oriented along primary transportation routes.~~ Only uses that encourage public access (e.g. retail, office, and opportunities for public uses) should be permitted along SR 410.

(2) Performance Standards – Dimensional Requirements.

(a) Lot Area and Coverage.

(i) Lot Area. No minimum requirements.

(ii) Lot Coverage. The maximum lot coverage of the primary unit shall be 90 percent.

(b) Lot Dimensions. No minimum requirements.

(c) **Setback Requirements.** Unless the landscape code requires different setbacks, the following minimum setbacks shall be used:

i. Front: 10 feet.

ii. Side: 5 feet.

iii. Rear: 5 feet.

(d) Off-Street Parking. Off-street parking requirements shall be per Chapter BMC.

(e) Standards for street and utility construction shall be as specified under Chapter 17.08 BMC.

(f) Businesses directly accessing from SR 410 and within 150 feet of the right-of-way shall contain only uses such as retail and offices in accordance with the use table in 19.20.130.

Section 3. Section 19.20.100 is amended as follows:

19.20.100 LI light industrial zone.

(1) Purpose statement. The LI zone is intended to be compatible with the GC zone, have easy access from arterials, have business uses that by their nature have a higher level of noise and/or possible use of hazardous materials, and include industrial uses, the most intense commercial uses, and light manufacturing, such as metal working. This zone is not conducive to residential development.

(2) Performance Standards.

(a) Basic minimum lot size shall be 6,000 square feet.

(b) Minimum lot width shall be 60 feet and depth shall be 100 feet.

(c) ~~(4)~~ Maximum lot coverage shall be 80 percent.

(d) ~~(3)~~ Minimum yard requirements shall be as follows:

~~(a)~~ (i) Front: 25 feet;

~~(b)~~ (ii) Sides: 10 feet;

~~(c)~~ (iii) Rear: 20 feet.

~~(5)~~ (3) Off-street parking requirements shall be per Chapter 19.28 BMC.

~~(6)~~ (4) Standards for street and utility construction shall be as specified under Chapter 17.08 BMC.

(5) Properties directly accessing from SR 410 and within 150 feet of the right-of-way shall contain only uses such as retail and offices in accordance with the use table in 19.20.130.

Section 4. Section 19.20.130 is amended as follows:

19.20.130 Permitted uses for all zones.

Permitted, Conditional, Accessory and Prohibited Uses in Zoning Districts

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements; X = Prohibited; N/A = Not applicable

DISTRICT:	Frontage zone³	LI	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S²
FOOD SERVICE USES												
Bakeries, retail	P	C	P	P	P	P ¹	C	C	X	X	X	X
Confectioneries	P	C	P	P	P	P ¹	C	C	X	X	X	X
Drinking establishments (bars, cocktail lounges, nightclubs and taverns)	P	X	P	P	C	X	X	X	X	X	X	X
Microbreweries	P	C	P	C	C	P	X	X	X	X	X	X
Other food service establishments including coffeehouses, delicatessens, ice cream parlors, juice bars, etc.	P	C	P	P	P	P ¹	C	C	X	X	X	C
Restaurants with drive-in or drive-through service	P	C	P	P	X	X	C	X	X	X	X	X
MANUFACTURING USES												
Auto recycling and rebuilding	P	P	X	X	X	X	X	X	X	X	X	X
Custom art and craft work	P	P	A	A	A	X	A	X	X	X	X	X
Electrical and electronic goods manufacture and assembly	X	P	C	X	X	X	X	X	X	X	X	X
Fuel storage facilities	X	C	X	X	X	X	X	X	X	X	X	X
Food processing and packing	X	P	X	X	X	X	X	X	X	X	X	X
Hazardous waste on-site treatment and storage facilities	X	C	X	X	X	P	X	X	X	X	X	X
Manufacturing, assembling and packaging of articles, products, or merchandise conducted entirely within a building	X	P	C	A	A	P ¹	A	X	X	X	X	X
Printing, publishing, and allied industries including such processes as lithography, etching, engraving, binding, blueprinting, photocopying, and film processing	X	P	P	A	A	X	A	X	X	X	X	X
Warehousing and distribution facilities, to include wholesale trade not open to general public	X	P	X	X	X	X	X	X	X	X	X	X
Welding and fabrication	X	P	C	X	X	P	X	X	X	X	X	X
Wholesaling	X	P	X	X	X	X	X	X	X	X	X	X
OFFICE USES												
Banks	P	X	P	P	P	X	C	X	X	X	X	X

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DISTRICT:	Frontage zone³	LI	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S²
Business services	P	X	P	P	P	P ¹	P	X	X	X	X	X
Financial institutions	P	X	P	P	P	X	P	X	X	X	X	X
Job training and vocational rehabilitation	P	P	P	P	P	P ¹	P	X	X	X	X	X
Offices, business and professional	P	X	P	P	P	P ¹	P	X	X	X	X	X
Veterinary hospitals	P	X	P	P	X	X	P	X	X	X	X	X
RECREATIONAL AND CULTURAL USES												
Amusement devices, up to five	P	C	P	P	X	X	X	X	X	X	X	X
Amusement parks or centers	P	C	P	C	X	P ¹	X	X	X	X	X	X
Arcade, amusement	P	X	P	P	C	P ¹	C	X	X	X	X	X
Art galleries	P	X	P	P	P	C ¹	C	X	X	X	X	X
Bowling alleys	P	P	P	X	X	X	X	X	X	X	X	X
Health clubs, dance studios, martial arts studios	P	X	P	P	C	P ¹	C	X	X	X	X	X
Libraries	P	X	P	P	P	P ¹	P	X	X	X	X	X
Museums	X	X	P	P	P	P	P	X	X	X	X	X
Parks and recreation, public	X	C	P	P	P	P	P	P	P	P	P	P
Recreation, commercial	P	C	P	P	C	C	C	C	C	C	C	C
RV park, commercial	X	P	X	X	X	C	X	C	X	X	X	X
RV/tent campground	X	X	X	X	X	C	X	A	X	A	A	X
Stadiums, arenas and assembly halls	P	C	P	P	C	P ¹	C	X	X	X	X	X
Theaters, not including drive-ins	P	X	P	P	C	X	C	X	X	X	X	X
RESIDENTIAL USES												
Accessory dwelling unit	X	X	X	X	A	X	A	A	A	A	A	X
Assisted living facility	X	X	C	C	X	X	P	P	P	X	X	X
Adult family homes (six or fewer occupants)	X	X	X	X	X	X	P	P	P	C	C	X
Boarding, lodging and rooming houses (six and fewer roomers)	X	X	X	X	X	C	P	P	C	C	C	X
Caretaker dwelling	X	C	C	C	C	X	C	C	C	C	C	X
Cottage housing development	X	X	X	X	X	X	X	P	P	P	X	X
Carriage dwelling units	X	X	X	X	X	X	X	P	P	P	X	X
Duplexes	X	X	X	X	X	X	X	P	P	P	X	X
Dwelling units above commercial uses	X	X	X	P	P	X	P	X	X	X	X	X

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DISTRICT:	Frontage zone³	LI	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S²
Group homes	X	X	X	X	X	X	P	P	P	P	P	X
Mobile home parks	X	X	X	X	X	X	X	P	X	X	X	X
Multifamily dwellings (three or more units attached and made accessible through a common entrance)	X	X	X	X	C	X	P	P	P	X	X	X
Nursing home or rehabilitation center	P	X	P	P	P	X	P	X	X	X	X	X
Owner/operator residences	X	P	X	P	P	X	P	X	X	X	X	X
Residential cluster	X	X	X	X	X	X	X	X	P	P	X	X
Senior citizen low-income housing	X	X	C	C	X	C	P	P	P	X	X	X
Single-family detached dwellings	X	X	X	X	X	X	P	P	P	P	P	X
Townhomes (four and fewer attached units with ground floor entrances)	X	X	X	X	X	X	P	P	P	P	X	X
COMMERCIAL RETAIL USES												
Antique and secondhand sales	P	X	P	P	P	X	P	X	X	X	X	X
Apparel and accessory stores	P	X	P	P	P	X	P	X	X	X	X	X
Automobile sales and service establishments, new or used	P	P	P	X	X	X	X	X	X	X	X	X
Book stores	P	X	P	P	P	X	P	X	X	X	X	X
Bicycle stores	P	X	P	P	P	X	P	X	X	X	X	X
Building materials, garden and farm supply stores	P	P	P	P	P	X	P	X	X	X	X	X
Convenience stores	P	P	P	P	P	X	P	X	X	X	X	X
Drug stores	P	X	P	P	P	X	P	X	X	X	X	X
Farmer's markets	P	X	P	P	P	P	P	X	X	X	X	X
Flea markets, periodic, or seasonal sales	P	X	P	P	X	P	P	X	X	X	X	X
Food stores and grocery stores	P	X	P	P	P	X	P	X	X	X	X	X
Furniture, home furnishings, and appliance stores	P	X	P	P	P	X	P	X	X	X	X	X
General merchandise stores	P	X	P	P	P	X	P	X	X	X	X	X
Jewelry stores	P	X	P	P	P	X	P	X	X	X	X	X
Fabric stores	P	X	P	P	P	X	P	X	X	X	X	X
Flower stores	P	X	P	P	P	X	P	X	X	X	X	X
Hardware stores	P	X	P	P	P	X	P	X	X	X	X	X

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DISTRICT:	Frontage zone³	LI	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S²
Hobby, toy and game stores	P	X	P	P	P	X	P	X	X	X	X	X
Lumber sales	P	P	P	X	X	X	X	X	X	X	X	X
Mobile, manufactured and modular housing sales	X	P	P	X	X	X	X	X	X	X	X	X
Motor vehicle sales	P	X	P	X	X	X	X	X	X	X	X	X
Motor vehicle supply stores	P	X	P	P	P	X	P	X	X	X	X	X
Office supplies and equipment	P	X	P	P	P	X	P	X	X	X	X	X
Pet and pet supply stores	P	X	P	P	P	X	P	X	X	X	X	X
Pharmacies and medical supply stores	P	X	P	P	P	X	P	X	X	X	X	X
Plant nurseries, landscaping materials, greenhouses (commercial)	P	C	P	P	P	P	P	X	X	X	X	X
Regional retail establishments	P	X	P	P	C	X	X	X	X	X	X	X
Retail sales	P	X	P	P	P	P ¹	P	X	X	X	X	P
Sporting goods stores	P	X	P	P	P	X	P	X	X	X	X	P
Specialty stores	P	X	P	P	P	X	P	X	X	X	X	P
Stationery and gift stores	P	X	P	P	P	X	P	X	X	X	X	X
SERVICE USES, HEALTH												
Hospitals	P	X	P	P	X	X	X	X	X	X	X	X
Massage clinics or center	P	X	P	P	P	P ¹	P	X	X	X	X	X
Nursing, rest or convalescent homes	P	X	P	P	X	X	P	X	X	X	X	X
Offices, medical, dental	P	X	P	P	P	X	P	X	X	X	X	X
SERVICE USES, LODGING												
Apartment hotels	X	X	P	P	P	X	P	X	X	X	X	X
Bed and breakfast inns	X	X	P	P	P	X	P	P	P	P	P	X
Hotels/motels	P	X	P	P	X	X	X	X	X	X	X	X
Lodging houses	X	X	X	X	X	P ¹	X	P	P	C	C	X
Tourist homes	X	X	X	X	X	X	X	P	P	P	P	X
PERSONAL SERVICE USES												
Adult family home	X	X	X	P	X	P ¹	P	P	P	P	P	X
Beauty salons and barber shops	X	X	P	P	P	X	C	X	X	X	X	X
Day care, adult	X	C	C	P	X	P ¹	P	C	C	X	X	X
Day care, child center and preschools	X	X	X	P	X	P ¹	P	C	C	C	C	X

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DISTRICT:	Frontage zone³	LI	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S²
Day care, child day care center	X	P	P	P	P	P ¹	P	C	C	X	X	X
Day care, family home	X	X	P	P	P	X	P	P	P	P	P	X
Funeral parlors and mortuaries	P	X	P	P	X	X	X	X	X	X	X	X
Laundromats	P	X	P	P	P	X	P	X	X	X	X	X
Laundry services	P	X	P	P	P	X	P	X	X	X	X	X
SERVICE USES, MISCELLANEOUS												
Automobile rental agencies	P	X	P	P	X	X	X	X	X	X	X	X
Automobile towing services	X	P	A	A	X	X	X	X	X	X	X	X
Automobile repair establishments, minor repair	P	P	P	P	X	X	X	X	X	X	X	X
Bicycle repair shops	P	X	P	P	P	X	P	C	C	C	C	X
Car washes	P	P	P	P	X	X	X	X	X	X	X	X
Catering establishments	X	X	P	P	A	X	P	C	C	C	C	X
Colleges and universities (public or private) without students in residence	P	C	P	P	X	P ¹	X	X	X	X	X	X
Equipment rental services, commercial	X	P	P	X	X	X	X	X	X	X	X	X
Mini-storages and mini-warehouses	X	P	C	X	X	X	X	X	X	X	X	X
Kennels	P	P	P	P	C	P	C	X	X	X	C	X
Outdoor storage yards	X	P	AC	X	X	P	X	X	X	X	X	X
Pet grooming	P	X	P	P	P	X	P	X	X	X	X	X
Printing, commercial	X	X	P	P	P	X	X	X	X	X	X	X
Radio and television studios (including recording studios)	X	P	P	P	P	X	X	X	X	X	X	X
Schools, commercial	X	C	P	P	X	C	X	X	X	X	X	X
Schools, public	X	X	X	X	X	P	X	C	C	C	C	X
Service stations, automotive	P	P	P	P	X	X	X	X	X	X	X	X
Servicing of personal apparel and equipment	P	X	P	P	P	X	P	X	X	X	X	X
Small appliance repair shops	P	X	P	P	P	X	P	X	X	X	X	X
Truck, trailer and recreational vehicle rental	P	P	P	X	X	X	X	X	X	X	X	X
PUBLIC FACILITY USES												
Electrical distribution substations	P	P	P	P	X	P	X	X	X	X	X	X
Municipal improvements	P	P	P	C	C	P	C	X	X	C	C	X
Offices, government	P	X	P	P	P	P	C	X	X	C	C	X

Permitted, Conditional, Accessory and Prohibited Uses in Zoning Districts

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements; X = Prohibited; N/A = Not applicable

DISTRICT:	Frontage zone³	LI	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S²
Public transportation stations and park and ride lots (not including bus stops, which are allowed along all rights-of-way)	P	P	P	P	C	P	C	C	X	X	C	X
Recycling facilities, minor	X	P	X	X	X	P	X	X	X	X	X	X
Stormwater treatment facilities	X	C	C	C	C	P	C	C	C	C	C	X
Telephone exchange	X	C	C	C	X	P	C	C	C	C	C	X
MARIJUANA USES												
Medical marijuana cooperatives	X	X	X	X	X	X	P	P	P	P	P	X
Marijuana producing	X	P	P	X	X	X	X	X	X	X	C	X
Marijuana processing	X	P	P	X	X	X	X	X	X	X	C	X
Marijuana retailer	P	P	P	P	P	X	C	X	X	X	X	X
AGRICULTURAL USES												
Agricultural support goods and services	X	P	P	P	X	P	P	X	X	X	X	X
Agriculture, not including marijuana	X	P	X	X	X	P	C	X	X	P	P	X
Commercial produce stand (selling of agricultural products)	P	P	P	P	P	P	P	X	X	X	C	X
Agricultural production, not including marijuana	X	P	X	X	X	P	C	X	X	P	P	X
Keeping of livestock, poultry, rabbits, or bees	X	P	C	C	X	P	C	X	C	P	P	X
Selling of agricultural products raised or grown on-premises	X	P	P	P	P	P	P	P	P	P	P	X
Stables and riding academies	X	P	X	X	X	P	X	X	C	C	P	X
TEMPORARY USES												
Contractor/construction offices	X	P	P	P	P	X	P	P	P	P	P	X
Christmas tree sales	P	P	P	P	P	P ¹	P	X	X	X	X	X
Carnivals/circuses	P	X	P	P	C	P ¹	C	X	X	X	X	X
Outdoor art and craft sales	P	X	P	P	P	P	P	P	P	P	P	X
Parking lot/sidewalk sales	P	X	P	P	P	P	P	P	P	P	P	X
Rummage sales	X	P	P	P	P	P ¹	P	P	P	P	P	X
Retail or service activities conducted out of temporary structures and/or trailers	P	C	C	C	C	P	C	X	X	X	X	P
Swap meets	P	P	P	P	X	P ¹	X	X	X	X	X	X
OTHER USES												

Permitted, Conditional, Accessory and Prohibited Uses in Zoning Districts

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements; X = Prohibited; N/A = Not applicable

DISTRICT:	Frontage zone ³	LI	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S ²
Adult entertainment businesses	X	C	X	X	X	X	X	X	X	X	X	X
Accessory buildings and structures	X	P	P	P	X	P	P	P	P	P	P	X
Accessory parks and recreation facilities for use by on-site employees or residents	X	P	P	P	P	X	P	P	P	P	P	X
Cemeteries	X	X	P	P	X	P	X	X	X	X	X	X
Civic and community events	P	P	P	P	P	P	P	P	P	P	P	C
Conference centers	P	X	P	P	C	P ¹	X	X	X	X	X	X
Construction/contractors yards	X	P	C	X	X	X	X	X	X	X	X	X
Fraternal organizations	P	X	P	P	P	P ¹	C	X	X	X	X	X
Garage, public parking	P	C	P	P	C	P	C	C	X	X	X	X
Home occupations	X	P	P	P	P	X	P	P	P	P	P	X
Personal wireless service facilities	X	P	P	P	P	P	P	X	X	X	X	X
Personal ham radio antennas	X	C	C	C	C	X	C	C	C	C	C	X
Places of worship	X	X	If P	P	X	P ¹	P	P	P	P	P	X
Radio and television towers	X	C	C	C	C	X	C	C	C	C	C	X
Satellite dishes, noncommercial, and antennas	X	C	C	C	C	X	C	C	C	C	C	X

¹Uses are allowed within existing public buildings.

² Uses are to be as described in the city’s shoreline master program

³ This frontage overlay zone is defined as west of the SR 410 and SR 165 intersection and 150 feet north and south of SR 410 from Mundy Loss Road to the SR 410 and SR 165 intersection on the south and the eastern property line of Tax # 0619044016 (Rose’s IGA) on the north; Once an authorized use is established along SR 410 right of way, any other use authorized by the underlying zone is permitted behind the authorized use. Properties directly accessing from SR 410 and within 150 feet of the right-of-way shall contain only uses such as retail and offices in accordance with the use table in 19.20.130.

Section 5. Copy to the Department of Commerce. Pursuant to RCW 36.70A.106, the City Administrator is hereby authorized and directed to provide a copy of this ordinance to the State Department of Commerce within 10 days of adoption.

Section 6. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 7. Effective date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the city, and shall take effect and be in full force five (5) days after publication.

APPROVED by the Buckley City Council this 13th day of June, 2017.

MAYOR, PAT JOHNSON

ATTEST/AUTHENTICATED:

CITY CLERK, JOANNE STARR

APPROVED AS TO FORM

OFFICE OF THE CITY ATTORNEY:

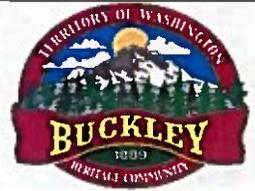
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PUBLISHED:

EFFECTIVE:

CITY OF BUCKLEY

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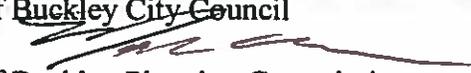


DEVELOPMENT CODE AMENDMENT

General Commercial & Light Industrial zones

I. INTRODUCTION.

To: Honorable Pat Johnson
Members of the City of Buckley City Council

From: Chair Mark McPhail 

Subject: Members of the City of Buckley Planning Commission
Recommendation Report: Findings, Conclusions, and Recommendations

Hearing: Monday, May 22, 2017, at 7 p.m.
City of Buckley Multi-Purpose Center
811 Main Street
Buckley, WA 98321

Issues:

1. Historical growth patterns
2. Limited areas for commercial development
3. Proliferation of construction/contractor and outdoor storage yards
4. Anticipation of additional applications for marijuana producing/processing facilities
5. Expansion of these uses would detract from the city's ability to provide for commercial diversity
6. Expansion of these uses would not provide sufficient tax revenues to provide commercial services in commercial areas

Additional: In developing the proposed ordinance, the commission considered limited changes to the categories listed in the moratorium ordinances. Because the issues were similar, the commission decided to combine the effort into one ordinance addressing the entire ordinance. On the comprehensive plan map, the commission and council placed two white lines to indicate a future subarea beside this portion of the highway that would be mostly retail. This ordinance effectuates that goal.



II. BASIC INFORMATION.

A. Application Information.

1. **Source of Request.**
City Council.

2. **Staff Contact.**
City Planner Kathy Thompson.

3. **Land Characteristics.**

a. **Land Use.** Many uses are within the city limits from schools to light industrial activities.

b. **Terrain & Vegetation.** The city is atop the Osceola flow, which formed about 5,600 years ago during the Holocene period after an eruption of Mount Rainier. The mud is more like clay and is about 25 feet deep. It acts like a shield that prevents water infiltration into the sublayers under the hardened mud. This geology creates a drainage situation in which the following may be true:

- i. Infiltration cannot be used as a drainage technique in Buckley; the popular rain gardens will hold water, but not infiltrate as planned because of the Osceola mud beneath the soil.
- ii. Rain water may percolate through the topsoil (which is shallow) and sheet flow downhill; because the city geology is relatively flat, the water often ponds in place.
- iii. The above condition of ponding provides an opportunity for land to develop wetland characteristics simply by not being mowed regularly.
- iv. The entire city is shown to be within priority habitat species designation.

c. **Neighboring Zoning.** The area along SR 410 between Mundy Loss Road and the intersection with SR 165 is zoned either Light Industrial (LI) or General Commercial (GC). Properties to the north and south of these properties are likely zoned similarly to the property adjacent to SR 410 or Neighborhood Mixed Use (NMU).

4. **Existing statistics.**

a. **General Commercial zone.**

- i. Total number of parcels along SR 410: 38 lots
- ii. Parcel area (in square feet): 3,303,202.72 sf
- iii. Percentage of GC zone: 75.34 percent
- iv. Uses by category:

Auto oriented, retail services, sales:	11 lots	556,583.54 sf	16.85 percent of area
Vacant or commercial with SFR:	14 lots	1,257,564.13 sf	38.07 percent of area
Educational services (the Eagles):	1 lot	248,292.00 sf	7.52 percent of area
Miscellaneous retail:	9 lots	1,032,790.18 sf	31.27 percent of area
Retirement home:	1 lot	155,509.20 sf	4.71 percent of area
Wholesale trade (also does retail):	1 lot	52,463.66 sf	1.59 percent of area

b. Light Industrial zone.

i. Parcels along SR 410:	6 lots		
ii. Parcel area (in square feet):	623,430.72 sf		
iii. Percentage of LI zone:	25.51 percent		
iv. Uses: by category:			
Auto oriented, repair & car wash	2 lots	75,602.74 sf	12.13 percent of area
Educational services:	1 lot	59,577.01 sf	9.56 percent of area
Warehousing, general and mini:	3 lots	488,250.97 sf	78.32 percent of area

c. Analysis.

- i. Both zones contain auto-oriented uses. The GC auto-oriented uses include retail and sales; the LI includes repair and a car wash. This is the only common category between the zones.
- ii. The GC zone is the only zone between the two that contains vacant or underused parcels.
- iii. The "educational services" in the GC zone is the Eagle's hall.
- iv. The miscellaneous retail includes food retail, banks, gas stations, office space, professional services, retail stand alone, and veterinarian services. The wholesale trade also does retail, and if added would increase the retail 1.58 percent to 32.85 percent.
- v. The LI zone contains two lots owned by the White River School District: one is categorized as educational services, the other is categorized as auto repair. Placing both as educational services, the numbers above change as follows:

Auto oriented, repair & car wash	1 lot	21,854.05 sf	3.51 percent of area
Educational services:	2 lots	113,325.70 sf	18.81 percent of area
Warehousing, general and mini:	3 lots	488,250.97 sf	78.32 percent of area
- vi. New uses are in the GC zone and will remove four of the 14 lots from the "vacant" category. The four lots will be used by two uses: marijuana producing/processing and construction/contractor yards. These uses are not excluded from the "vacant" category until the use is finished and established.
 - A. The marijuana producing/processing use is under construction. It took two lots listed in the 2015 comprehensive plan and combined them into one 99,316.8 sf lot. The use provides employment and increased land values; however, the use provides no public access as a retail establishment would, no sales taxes, and no attraction for the passing motorist. Once constructed the use will reduce the vacant land to about 35 percent of the area and represent about 3 percent of the area.
 - B. The construction/contractor yard just finished its site plan review for two lots and will provide two rows of parking beside the highway, a two-story office/storage building behind which will be the construction/contractor yards. The same design is on each parcel with a shared driveway between them. The

use will provide employment and increased land values; depending on the ancillary uses allowed in the buildings, the use may provide attraction for the passing motorist and a destination place for customers. Once constructed, the use(s) will reduce the vacant land in the area to about 31 percent and represent about 4 percent of the area.

- vii. The city considered the new uses and decided that something different needs to happen in the remaining 30 percent of area that is vacant because the uses do not overtly match the city's vision statement stated in the 2005 or 2015 comprehensive plan (See Attachment &, highlights added).

B. Ordinance Description.

1. The proposed ordinance will do the following:

The goal of the ordinance is to effectuate the comprehensive plan map by designating a 150-foot swath north and south of the SR 410 right-of-way lines for retail commercial uses regardless of the zone (LI or GC) in which the property stands. This goal is to improve the view of the city for people in transit to elsewhere and provide more incentive for people to locate retail businesses along the highway. Behind these businesses, larger uses can occur in accordance with the underlying zoning.

Policy 3.1.2 The city's regulations should provide the following to enhance sustainable economic development:

- a. Economic disincentives for vacant buildings.
- b. Overlay district design standards for each commercial area, one for east/west-bound SR 410, one for the area adjacent to northeast-bound SR 410, and one for the historic district.
- c. Procedures that are as streamlined as possible and still follow state requirements.

The purpose statement is drawn from the comprehensive plan on Page 10 of 115:

- **Industrial & General Commercial (I&GC);** 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.
- **Commercial & Mixed Use (C&MU);** in this area uses are to be more people-oriented with less intense retail than in I&GC. Uses are to include residences above retail and provide a buffer zone around commercial zones in which single family and high density multifamily uses are allowed.

Further discussion about the GC and LI zones is also on Page 29 of 115:

In this city distributing and locating uses is done through zoning. The city's comprehensive plan separates uses generally from industrial and general commercial (I&GC, the city's most intensive commercial activities), commercial and mixed use (C&MU, less intense commercial and commercial/residential mixtures), high density (HDR, apartments and highest density dwellings), and lower density (LDR, mostly single family homes).

Further comprehensive plan discussions are in Section IV of this report.

2. Ordinance Will Affect.

This ordinance will affect all properties 150 feet on the north or south side of the east-west portion of SR 410. The highway turns toward the northeast at its intersection with SR 165. The 150-foot swath will end at this junction.

C. Noticing Information.

Notices were mailed or e-mailed in accordance with state and local laws, published in the legal section of the city's legal newspaper, the Enumclaw Courier Herald, and posted on the City Bulletin Boards.

1. SEPA determination.

The SEPA threshold determination of non-significance (DNS) was issued April 12, 2017, with a comment period ending April 26, 2017, and an appeal period ending May 3.

2. Department of Commerce notification.

The required 60-day notice was received by the state Department of Commerce April 10, 2017, under material identification number (MID#) 23579.

3. Public hearing notice.

Public Hearing Notice and proposal description published in the Wednesday, May 3, 2017.

III. BUCKLEY MUNICIPAL CODE, TITLE 19, ZONING

A. Section 19.12, Definitions.

The commission examined definitions from other cities and decided the definitions from Bremerton and Elma were most in line with Buckley's need. The proposed definitions were reviewed by the city attorney and modified according to the attorney's comments.

1. Existing Code

No definition exists for storage yards.

a. Proposed Code.

19.12.xxx Storage yard, outdoor storage.

"Storage yard, outdoor storage" means an outdoor area not used for retail display (such as a retail car or RV lot) where vehicles, equipment, merchandise, raw materials, cargo containers, railroad cars, semi-truck trailers or other items are accumulated and stored. Storage yards are often used in conjunction with a warehouse, storage buildings, sheds or other structures and may be public or private.

2. Existing Code

No definition exists for contractor yards.

a. Proposed Code.

"Contractor yards" means a service establishment primarily engaged in general contracting or subcontracting in the construction trades, and may include workshops and the indoor or outdoor storage of tools, equipment, materials and vehicles.

B. Section 19.20.070, GC general commercial zone.

Two subsections of this section are proposed to be amended. The purpose subsection is to state the purpose of the 150 feet next to the highway; a new subsection (f) is to be added restricting uses within that 150 feet to the uses listed in the revised use table in 19.20.130.

The proposed code is shown in redline/strikeout using the existing code as a base, so the existing code is not shown separately.

1. Proposed Code.

19.20.070 GC general commercial zone.

(1) Intent and Purpose. The GC zone is intended to implement the policies of the Buckley comprehensive plan for areas designated for commercial development along primary motorized transportation routes. ~~The primary purpose is to develop commercial parcels oriented along primary transportation routes.~~ Only uses such as retail, office, and opportunities for public uses should be permitted along SR 410.

(2) Performance Standards – Dimensional Requirements.

(a) Lot Area and Coverage.

(i) Lot Area. No minimum requirements.

(ii) Lot Coverage. The maximum lot coverage of the primary unit shall be 90 percent.

(b) Lot Dimensions. No minimum requirements.

(c) **Setback Requirements.** Unless the landscape code requires different setbacks, the following minimum setbacks shall be used:

i. Front: 10 feet.

ii. Side: 5 feet.

iii. Rear: 5 feet.

(d) Off-Street Parking. Off-street parking requirements shall be per Chapter BMC.

(e) Standards for street and utility construction shall be as specified under Chapter 17.08 BMC.

(f) Businesses directly accessing from SR 410 and within 150 feet of the right-of-way shall contain only uses in accordance with the use table in 19.20.130. Uses “behind” the 150-foot subarea and on the same parcel shall share the driveway with the frontage uses.

2. Discussion.

The goal and intent of the amendment is to address the issues raised in the moratorium ordinances. Placing the 150-foot highway buffer as a subarea allowing uses that promote retail and uses that promote public use and access is the method the commission believes will achieve the goal and alleviate the need for the moratorium ordinances.

C. Section 19. 20.100, LI light industrial zone.

One subsection is added, a purpose statement drawn from the comprehensive plan; subsections (2) and (3) are reorganized for easier access and to read more like other sections; subsections (5) and (6) are renumbered; and a new subsection (5) is added similarly to the new subsection (f) in the GC zone.

The proposed code is shown in redline/strikeout using the existing code as a base, so the existing code is not shown separately.

1. **Proposed Code.**

19.20.100 LI light industrial zone.

(1) Purpose statement. The LI zone is intended to be compatible with the GC zone, have easy access from arterials, and have business uses that by their nature have a higher level of noise and/or possible use of hazardous materials. These uses include industrial uses, the most intense commercial uses, and light manufacturing, such as metal working.

(2) Performance Standards.

(a) Basic minimum lot size shall be 6,000 square feet.

(b) Minimum lot width shall be 60 feet and depth shall be 100 feet.

(c) (4)-Maximum lot coverage shall be 80 percent.

(d) (3) Minimum yard requirements shall be as follows:

(a) (i) Front: 25 feet;

(b) (ii) Sides: 10 feet;

(c) (iii) Rear: 20 feet.

(e) (3) Off-street parking requirements shall be per Chapter 19.28 BMC.

(f) (4) Standards for street and utility construction shall be as specified under Chapter 17.08 BMC.

(5) Businesses directly accessing from SR 410 and within 150 feet of the right-of-way shall contain only uses in accordance with the use table in 19.20.130. Uses "behind" the 150-foot subarea and on the same parcel shall share the driveway with the frontage uses.

D. Section 19.20.130, Use table.

The existing use table follows with no changes propose except for the new column and note. The LI, GC and 150' zone area highlighted for ease of comparing the uses. (A new name for the "150' zone" would be welcomed.)

The new note reads:

¹ This frontage subarea is limited to the east-west portion of SR 410 in the west portion of the city and 150 feet north and south of SR 410 right-of-way boundaries; uses listed in the underlying zone shall be behind a permitted use.

Permitted, Conditional, Accessory and Prohibited Uses in Zoning Districts

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements; X = Prohibited; N/A = Not applicable

DISTRICT:	150' zone ¹	LI	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S ²
FOOD SERVICE USES												
Bakeries, retail	P	C	P	P	P	P ¹	C	C	X	X	X	X
Confectioneries	P	C	P	P	P	P ¹	C	C	X	X	X	X
Drinking establishments (bars, cocktail lounges, nightclubs and taverns)	P	X	P	P	C	X	X	X	X	X	X	X
Microbreweries	P	C	P	C	C	P	X	X	X	X	X	X

Permitted, Conditional, Accessory and Prohibited Uses in Zoning Districts

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements; X = Prohibited; N/A = Not applicable

DISTRICT:	150' zone ¹	LI	GC	CC	HC	P	NMU	HDR	R- 6,000	R- 8,000	R-20,000	S ²
Other food service establishments including coffeehouses, delicatessens, ice cream parlors, juice bars, etc.	P	C	P	P	P	P ¹	C	C	X	X	X	C
Restaurants with drive-in or drive-through service	P	C	P	P	X	X	C	X	X	X	X	X
MANUFACTURING USES												
Auto recycling and rebuilding	P	P	X	X	X	X	X	X	X	X	X	X
Custom art and craft work	P	P	A	A	A	X	A	X	X	X	X	X
Electrical and electronic goods manufacture and assembly		P	C	X	X	X	X	X	X	X	X	X
Fuel storage facilities		C	X	X	X	X	X	X	X	X	X	X
Food processing and packing		P	X	X	X	X	X	X	X	X	X	X
Hazardous waste on-site treatment and storage facilities		C	X	X	X	P	X	X	X	X	X	X
Manufacturing, assembling and packaging of articles, products, or merchandise conducted entirely within a building		P	C	A	A	P ¹	A	X	X	X	X	X
Printing, publishing, and allied industries including such processes as lithography, etching, engraving, binding, blueprinting, photocopying, and film processing		P	P	A	A	X	A	X	X	X	X	X
Warehousing and distribution facilities, to include wholesale trade not open to general public		P	X	X	X	X	X	X	X	X	X	X
Welding and fabrication		P	C	X	X	P	X	X	X	X	X	X
Wholesaling		P	X	X	X	X	X	X	X	X	X	X
OFFICE USES												
Banks	P	X	P	P	P	X	C	X	X	X	X	X
Business services	P	X	P	P	P	P ¹	P	X	X	X	X	X
Financial institutions	P	X	P	P	P	X	P	X	X	X	X	X
Job training and vocational rehabilitation	P	P	P	P	P	P ¹	P	X	X	X	X	X
Offices, business and professional	P	X	P	P	P	P ¹	P	X	X	X	X	X
Veterinary hospitals	P	X	P	P	X	X	P	X	X	X	X	X
RECREATIONAL AND CULTURAL USES												
Amusement devices, up to five	P	C	P	P	X	X	X	X	X	X	X	X
Amusement parks or centers	P	C	P	C	X	P ¹	X	X	X	X	X	X
Arcade, amusement	P	X	P	P	C	P ¹	C	X	X	X	X	X
Art galleries	P	X	P	P	P	C ¹	C	X	X	X	X	X
Bowling alleys	P	P	P	X	X	X	X	X	X	X	X	X

Permitted, Conditional, Accessory and Prohibited Uses in Zoning Districts

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements; X = Prohibited; N/A = Not applicable

DISTRICT:	150' zone ¹	LI	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S ²
Health clubs, dance studios, martial arts studios	P	X	P	P	C	P ¹	C	X	X	X	X	X
Libraries	P	X	P	P	P	P ¹	P	X	X	X	X	X
Museums		X	P	P	P	P	P	X	X	X	X	X
Parks and recreation, public		C	P	P	P	P	P	P	P	P	P	P
Recreation, commercial	P	C	P	P	C	C	C	C	C	C	C	C
RV park, commercial		P	X	X	X	C	X	C	X	X	X	X
RV/tent campground		X	X	X	X	C	X	A	X	A	A	X
Stadiums, arenas and assembly halls	P	C	P	P	C	P ¹	C	X	X	X	X	X
Theaters, not including drive-ins	P	X	P	P	C	X	C	X	X	X	X	X
RESIDENTIAL USES												
Accessory dwelling unit		X	X	X	A	X	A	A	A	A	A	X
Assisted living facility		X	C	C	X	X	P	P	P	X	X	X
Adult family homes (six or fewer occupants)		X	X	X	X	X	P	P	P	C	C	X
Boarding, lodging and rooming houses (six and fewer roomers)		X	X	X	X	C	P	P	C	C	C	X
Caretaker dwelling		C	C	C	C	X	C	C	C	C	C	X
Cottage housing development		X	X	X	X	X	X	P	P	P	X	X
Carriage dwelling units		X	X	X	X	X	X	P	P	P	X	X
Duplexes		X	X	X	X	X	X	P	P	P	X	X
Dwelling units above commercial uses		X	X	P	P	X	P	X	X	X	X	X
Group homes		X	X	X	X	X	P	P	P	P	P	X
Mobile home parks		X	X	X	X	X	X	P	X	X	X	X
Multifamily dwellings (three or more units attached and made accessible through a common entrance)		X	X	X	C	X	P	P	P	X	X	X
Nursing home or rehabilitation center	P	X	P	P	P	X	P	X	X	X	X	X
Owner/operator residences		P	X	P	P	X	P	X	X	X	X	X
Residential cluster		X	X	X	X	X	X	X	P	P	X	X
Senior citizen low-income housing		X	C	C	X	C	P	P	P	X	X	X
Single-family detached dwellings		X	X	X	X	X	P	P	P	P	P	X
Townhomes (four and fewer attached units with ground floor entrances)		X	X	X	X	X	P	P	P	P	X	X
COMMERCIAL RETAIL USES												
Antique and secondhand sales	P	X	P	P	P	X	P	X	X	X	X	X

Permitted, Conditional, Accessory and Prohibited Uses in Zoning Districts

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements; X = Prohibited; N/A = Not applicable

DISTRICT:	150' zone ¹	LI	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S ²
Apparel and accessory stores	P	X	P	P	P	X	P	X	X	X	X	X
Automobile sales and service establishments, new or used	P	P	P	X	X	X	X	X	X	X	X	X
Book stores	P	X	P	P	P	X	P	X	X	X	X	X
Bicycle stores	P	X	P	P	P	X	P	X	X	X	X	X
Building materials, garden and farm supply stores	P	P	P	P	P	X	P	X	X	X	X	X
Convenience stores	P	P	P	P	P	X	P	X	X	X	X	X
Drug stores	P	X	P	P	P	X	P	X	X	X	X	X
Farmer's markets	P	X	P	P	P	P	P	X	X	X	X	X
Flea markets, periodic, or seasonal sales	P	X	P	P	X	P	P	X	X	X	X	X
Food stores and grocery stores	P	X	P	P	P	X	P	X	X	X	X	X
Furniture, home furnishings, and appliance stores	P	X	P	P	P	X	P	X	X	X	X	X
General merchandise stores	P	X	P	P	P	X	P	X	X	X	X	X
Jewelry stores	P	X	P	P	P	X	P	X	X	X	X	X
Fabric stores	P	X	P	P	P	X	P	X	X	X	X	X
Flower stores	P	X	P	P	P	X	P	X	X	X	X	X
Hardware stores	P	X	P	P	P	X	P	X	X	X	X	X
Hobby, toy and game stores	P	X	P	P	P	X	P	X	X	X	X	X
Lumber sales	P	P	P	X	X	X	X	X	X	X	X	X
Mobile, manufactured and modular housing sales		P	P	X	X	X	X	X	X	X	X	X
Motor vehicle sales	P	X	P	X	X	X	X	X	X	X	X	X
Motor vehicle supply stores	P	X	P	P	P	X	P	X	X	X	X	X
Office supplies and equipment	P	X	P	P	P	X	P	X	X	X	X	X
Pet and pet supply stores	P	X	P	P	P	X	P	X	X	X	X	X
Pharmacies and medical supply stores	P	X	P	P	P	X	P	X	X	X	X	X
Plant nurseries, landscaping materials, greenhouses (commercial)	P	C	P	P	P	P	P	X	X	X	X	X
Regional retail establishments	P	X	P	P	C	X	X	X	X	X	X	X
Retail sales	P	X	P	P	P	P ¹	P	X	X	X	X	P
Sporting goods stores	P	X	P	P	P	X	P	X	X	X	X	P
Specialty stores	P	X	P	P	P	X	P	X	X	X	X	P
Stationery and gift stores	P	X	P	P	P	X	P	X	X	X	X	X

Permitted, Conditional, Accessory and Prohibited Uses in Zoning Districts

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements; X = Prohibited; N/A = Not applicable

DISTRICT:	150' zone ³	LI	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S ²
SERVICE USES, HEALTH												
Hospitals	P	X	P	P	X	X	X	X	X	X	X	X
Massage clinics or center	P	X	P	P	P	P ¹	P	X	X	X	X	X
Nursing, rest or convalescent homes	P	X	P	P	X	X	P	X	X	X	X	X
Offices, medical, dental	P	X	P	P	P	X	P	X	X	X	X	X
SERVICE USES, LODGING												
Apartment hotels		X	P	P	P	X	P	X	X	X	X	X
Bed and breakfast inns		X	P	P	P	X	P	P	P	P	P	X
Hotels/motels	P	X	P	P	X	X	X	X	X	X	X	X
Lodging houses		X	X	X	X	P ¹	X	P	P	C	C	X
Tourist homes		X	X	X	X	X	X	P	P	P	P	X
PERSONAL SERVICE USES												
Adult family home		X	X	P	X	P ¹	P	P	P	P	P	X
Beauty salons and barber shops		X	P	P	P	X	C	X	X	X	X	X
Day care, adult		C	C	P	X	P ¹	P	C	C	X	X	X
Day care, child center and preschools		X	X	P	X	P ¹	P	C	C	C	C	X
Day care, child day care center		P	P	P	P	P ¹	P	C	C	X	X	X
Day care, family home		X	P	P	P	X	P	P	P	P	P	X
Funeral parlors and mortuaries	P	X	P	P	X	X	X	X	X	X	X	X
Laundromats	P	X	P	P	P	X	P	X	X	X	X	X
Laundry services	P	X	P	P	P	X	P	X	X	X	X	X
SERVICE USES, MISCELLANEOUS												
Automobile rental agencies	P	X	P	P	X	X	X	X	X	X	X	X
Automobile towing services		P	A	A	X	X	X	X	X	X	X	X
Automobile repair establishments, minor repair	P	P	P	P	X	X	X	X	X	X	X	X
Bicycle repair shops	P	X	P	P	P	X	P	C	C	C	C	X
Car washes	P	P	P	P	X	X	X	X	X	X	X	X
Catering establishments		X	P	P	A	X	P	C	C	C	C	X
Colleges and universities (public or private) without students in residence	P	C	P	P	X	P ¹	X	X	X	X	X	X
Equipment rental services, commercial		P	P	X	X	X	X	X	X	X	X	X
Mini-storages and mini-warehouses		P	C	X	X	X	X	X	X	X	X	X
Kennels	P	P	P	P	C	P	C	X	X	X	C	X

Permitted, Conditional, Accessory and Prohibited Uses in Zoning Districts

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DISTRICT:	150' zone'	LI	GC	CC	HC	P	NMU	HDR	R- 6,000	R- 8,000	R-20,000	S²
Outdoor storage yards		P	A	X	X	P	X	X	X	X	X	X
Pet grooming	P	X	P	P	P	X	P	X	X	X	X	X
Printing, commercial		X	P	P	P	X	X	X	X	X	X	X
Radio and television studios (including recording studios)		P	P	P	P	X	X	X	X	X	X	X
Schools, commercial		C	P	P	X	C	X	X	X	X	X	X
Schools, public		X	X	X	X	P	X	C	C	C	C	X
Service stations, automotive	P	P	P	P	X	X	X	X	X	X	X	X
Servicing of personal apparel and equipment	P	X	P	P	P	X	P	X	X	X	X	X
Small appliance repair shops	P	X	P	P	P	X	P	X	X	X	X	X
Truck, trailer and recreational vehicle rental	P	P	P	X	X	X	X	X	X	X	X	X
PUBLIC FACILITY USES												
Electrical distribution substations	P	P	P	P	X	P	X	X	X	X	X	X
Municipal improvements	P	P	P	C	C	P	C	X	X	C	C	X
Offices, government	P	X	P	P	P	P	C	X	X	C	C	X
Public transportation stations and park and ride lots (not including bus stops, which are allowed along all rights-of-way)	P	P	P	P	C	P	C	C	X	X	C	X
Recycling facilities, minor		P	X	X	X	P	X	X	X	X	X	X
Stormwater treatment facilities		C	C	C	C	P	C	C	C	C	C	X
Telephone exchange		C	C	C	X	P	C	C	C	C	C	X
MARIJUANA USES												
Medical marijuana cooperatives		X	X	X	X	X	P	P	P	P	P	X
Marijuana producing		P	P	X	X	X	X	X	X	X	C	X
Marijuana processing		P	P	X	X	X	X	X	X	X	C	X
Marijuana retailer	P	P	P	P	P	X	C	X	X	X	X	X
AGRICULTURAL USES												
Agricultural support goods and services		P	P	P	X	P	P	X	X	X	X	X
Agriculture, not including marijuana		P	X	X	X	P	C	X	X	P	P	X
Commercial produce stand (selling of agricultural products)	P	P	P	P	P	P	P	X	X	X	C	X
Agricultural production, not including marijuana		P	X	X	X	P	C	X	X	P	P	X
Keeping of livestock, poultry, rabbits, or bees		P	C	C	X	P	C	X	C	P	P	X
Selling of agricultural products raised or grown on-		P	P	P	P	P	P	P	P	P	P	X

Permitted, Conditional, Accessory and Prohibited Uses in Zoning Districts

Table legend: P = Permitted outright; C = Subject to a conditional use permit; A = Subject to accessory use requirements; X = Prohibited; N/A = Not applicable

DISTRICT:	150' zone ¹	LI	GC	CC	HC	P	NMU	HDR	R-6,000	R-8,000	R-20,000	S ²
premises												
Stables and riding academies		P	X	X	X	P	X	X	C	C	P	X
TEMPORARY USES												
Contractor/construction offices		P	P	P	P	X	P	P	P	P	P	X
Christmas tree sales	P	P	P	P	P	P ¹	P	X	X	X	X	X
Carnivals/circuses	P	X	P	P	C	P ¹	C	X	X	X	X	X
Outdoor art and craft sales		X	P	P	P	P	P	P	P	P	P	X
Parking lot/sidewalk sales	P	X	P	P	P	P	P	P	P	P	P	X
Rummage sales		P	P	P	P	P ¹	P	P	P	P	P	X
Retail or service activities conducted out of temporary structures and/or trailers	P	C	C	C	C	P	C	X	X	X	X	P
Swap meets	P	P	P	P	X	P ¹	X	X	X	X	X	X
OTHER USES												
Adult entertainment businesses		C	X	X	X	X	X	X	X	X	X	X
Accessory buildings and structures		P	P	P	X	P	P	P	P	P	P	X
Accessory parks and recreation facilities for use by on-site employees or residents		P	P	P	P	X	P	P	P	P	P	X
Cemeteries		X	P	P	X	P	X	X	X	X	X	X
Civic and community events	P	P	P	P	P	P	P	P	P	P	P	C
Conference centers	P	X	P	P	C	P ¹	X	X	X	X	X	X
Construction/contractors yards		P	C	X	X	X	X	X	X	X	X	X
Fraternal organizations	P	X	P	P	P	P ¹	C	X	X	X	X	X
Garage, public parking	P	C	P	P	C	P	C	C	X	X	X	X
Home occupations		P	P	P	P	X	P	P	P	P	P	X
Personal wireless service facilities		P	P	P	P	P	P	X	X	X	X	X
Personal ham radio antennas		C	C	C	C	X	C	C	C	C	C	X
Places of worship		X	P	P	X	P ¹	P	P	P	P	P	X
Radio and television towers		C	C	C	C	X	C	C	C	C	C	X
Satellite dishes, noncommercial, and antennas		C	C	C	C	X	C	C	C	C	C	X

IV. Comprehensive Plan A. Element 1, Land Use

1. **Goal 1.1** *Buckley should provide a healthy and productive environment for its citizens and preserve its small town character.* The subarea along SR 410 is designed to achieve this goal.
2. **Policy 1.1.1** Buckley should preserve its small town character through the following:
 - a. Concentrate retail development near the historic downtown center of the city and near the SR 410 corridor. *The subarea along SR 410 is design to meet this goal.*
 - b. Integrate additional density in the residential zones in a manner that protects the single family areas from commercial encroachment. *Not applicable.*
 - c. Focus commercial development outward from the existing commercial zones. *Not applicable.*
 - d. Focus pedestrian and bicycling trails and sidewalks between commercial and residential developments to encourage non-motorized access. *The subarea is designed to create a draw for “human-scale” development and encourage access along the sidewalks that will be constructed in the future.*
 - e. Encourage mixed use developments in commercial zones. *The subarea is designed to create retail uses even in the Light Industrial zone.*
3. **Policy 1.7.5** Intense commercial and residential development should be located on principal and minor arterials. *The subarea is on the primary arterial, SR 410.*

B. Element 2, Housing

No goal or policy is applicable to this ordinance proposal.

C. Element 3, Commercial

1. **Goal 3.1** *Promote, develop, and enhance a strong and sustainable economic climate.* The goal of the subarea is to strengthen the economic climate through requiring retail and customer-oriented development next to the highway.
2. **Policy 3.1.2** The city’s regulations should provide the following to enhance sustainable economic development:
 - a. Economic disincentives for vacant buildings. *Not applicable.*
 - b. Overlay district design standards for each commercial area, one for east/west-bound SR 410, one for the area adjacent to northeast-bound SR 410, and one for the historic district. *The subarea affects the east/west-bound area of SR 410.*
 - c. Procedures that are as streamlined as possible and still follow state requirements. *Not applicable.*
3. **Policy 3.1.3** The city should provide a visitor or information center to attract and capture destination and pass-through tourist dollars. *This is a use that should be permitted on the use chart.*
4. **Policy 3.3.3** “Magnet” events, or special events that draw crowds, such as the circus, should be sought out and advertised well in advance of the event. Banner signs over Main Street or at the Logging Grounds could be used. *This is a use that should be permitted on the use chart.*
5. **Policy 3.4.1** Jobs and businesses that are compatible with the community should be identified and programs developed to attract these jobs and/or programs to Buckley. *The small building sizes encouraged by these regulations will likely draw businesses that are compatible with the community.*
6. **Goal 3.7** *Ensure regulation balances economic growth with the quality of life and the environment.* The proposed subarea is to increase economic viability and increase the

quality of life in the commercial area. The environment should not be affected by the proposed amendment.

7. **Policy 3.7.1** Recognize and consider the economic, social, and environmental impacts upon the community of proposed legislative actions prior to formal adoption. *The proposed ordinance may have economic consequences as the city opines that the type of development along SR 410 will increase the potential for commercial services and activities; more commercial services will create more social opportunities for people needing similar services; no environmental impacts are foreseen.*
8. **Policy 3.7.2** Because industrial and major commercial uses are compatible, they should be in the same vicinity and, inasmuch as possible, buffered from residential zones in the city. *The proposed amendment places uses normally allowed in the GC zone in the LI zone if the property is within 150 feet of the SR 410 right-of-way.*

D. Element 4, Urban design

1. **Goal 4.3** Foster Buckley's role as a destination point by enhancing the town's visibility and identity. *A goal of the proposed amendment is to enhance the town's visibility by requiring uses next to the highway that better meet the town's identity.*

E. ELEMENT 5, TRANSPORTATION (2005 COMP PLAN)

1. **GOAL 6.1 ENSURE SAFE MULTI-MODAL ACCESS TO GOODS AND SERVICES.** **Discussion.** Ensuring safe pedestrian, bicycle, bus and automobile travel is essential for enhancing mobility options for all of Buckley's citizens, young and old alike. *The proposal will place more intense commercial and light industrial uses behind the buildings near the highway. This should not affect safety.*
2. **GOAL 6.2 ENSURE CONVENIENT MULTI-MODAL ACCESS TO GOODS AND SERVICES.** **Discussion.** Convenience is one of the most significant factors affecting people's mobility and choice of travel mode. As convenience wanes people's accessibility to goods and services increasingly declines as their transportation choices become limited. To ensure convenient access to goods and services land use and transportation policies must be highly coordinated. Development should take place only when adequate levels of service for all modes of travel can be provided in a timely manner. Adopting Level of Service (LOS) standards helps specify the capacities needed to ensure convenient access. The City of Buckley has chosen LOS D as the city standard. Route directness and route quality also affect travel convenience by shortening travel distances and making travel more enjoyable; both should be striven for whenever possible. *Development along SR 410 will increase the amount of sidewalks along SR 410. Before development is allowed, a finding of concurrency should be made.*
3. **POLICY 6.4.1 THE CITY SHOULD ENCOURAGE EASY ACCESS TO HIGHWAYS FOR INDUSTRIAL DEVELOPMENT BY ZONING INDUSTRIAL AREAS CLOSE TO HIGHWAYS.** *Access to intense uses will be behind the less-intense uses next to the highway. The access for both uses should be from the same driveway.*
4. **POLICY 6.4.2 THE CITY SHOULD ENCOURAGE MORE INTENSE COMMERCIAL AND RESIDENTIAL DEVELOPMENT ALONG PRINCIPAL AND MINOR ARTERIALS TO EFFICIENTLY UTILIZE THEIR HIGHER CAPACITIES.** *The subarea is adjacent to a primary arterial.*
5. **POLICY 6.4.3 INTERRUPTIONS TO VEHICLE, PEDESTRIAN AND BICYCLE FLOWS SHALL BE LIMITED BY ENCOURAGING SIDE STREET ACCESS TO SHARED PARKING AREAS AND MINIMIZING DRIVEWAY CUTS ALONG**

ARTERIALS. *The SR 410 plan provides for shared driveways, the subarea will use the shared driveways for both the frontage improvements within the 150 feet from the SR 410 right-of-way and the more intense uses behind that.*

6. Element 6, Parks and Recreation (2015 Comprehensive Plan).
No goal or policy is applicable to this ordinance proposal.
7. ELEMENT 7, CAPITAL FACILITIES (2005 COMP PLAN)
No goal or policy is applicable to this ordinance proposal.
8. ELEMENT 8, UTILITIES (2005 COMP PLAN)
No goal or policy is applicable to this ordinance proposal.

V. CONCLUSIONS & STAFF RECOMMENDATION.

19.52.010 Determination – Final action.

In determining what, if any, amendments to this title are to be adopted, the city council shall give due consideration to the proper relationship of such amendments to the comprehensive plan and to this entire title, it being the intent to retain the integrity and validity of the zoning districts herein described, and to avoid any isolated spot zoning changes in the zoning map. Any amendments adopted by the council may be modified from the form in which they were advertised within the limits necessary to relate properly such amendment or amendments to this title. Final action on such modifications shall be subject to review and report of the planning commission prior to final passage by the council.

In code amendments several sections to BMC 19.52 are omitted because they concern rezone requests.

A. Comprehensive Plan

Section IV of this report discusses this amendment ordinance against the city's comprehensive plan. Staff concludes the proposed ordinance meets the listed goals and policies of the comprehensive plan.

B. Title 19, Zoning

Section III of this report discusses this amendment ordinance against the municipal code. Staff concludes that the proposed ordinance meets the existing regulations of the municipal code.

C. Recommendation

Based upon a review of facts and findings the planning commission recommends that the city council adopt the subject ordinance.



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: ORD No. __-17 - Amending BMC Chapter 19 - Low Impact Development Standards Cost Impact: N/A Fund Source: N/A Timeline:	Agenda Date: June 13, 2017		AB17-050
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller		
	City Clerk – Joanne Starr		
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Ellen Boyd		
	Planning Dept – Kathy Thompson	X	
Police Dept – Chief Arsanto			
Municipal Court – Jessica Cash			
PW/Utilities – Chris Banks			
Attachments: Commission Report, Ordinance			
SUMMARY STATEMENT: The proposal is in response to state requirements and will conform the zoning regulations to the state requirements for low impact development (LID) requirements. The city recently passed ordinances for LID conformance in Titles 12, 13, 14 and 17. The ordinance will affect all development within the city, particularly in the following ways: <ol style="list-style-type: none"> LID facilities will be included in open space. Construction activities will encourage development to use LID techniques, encourage retention of conifers on site, and encourage plant retention next to curbs or street paving. Sustainable, permeable decks will be excluded from lot coverage calculations. Require garages to be placed near the site entrance to avoid long driveways. 			
COMMITTEE REVIEW AND RECOMMENDATION: PC			
RECOMMENDED ACTION: MOTION to Approve ORD No. __-17 - Amending BMC Chapter 19 - Low Impact Development Standards.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	

ORDINANCE NO. 17 - ____

AN ORDINANCE OF THE CITY OF BUCKLEY, WASHINGTON, AMENDING SUBSECTIONS 19.20.040(2.a.ii), 19.20.080(2.a.ii), 19.22.160(10), 19.23.080(5.e), 19.28.020(2), 19.28.030(3), 19.29.0550(2.b.vi) BMC; AND AMENDING SECTIONS 19.12.380, 19.26.030, AND 19.29.060 BMC TO ADDRESS LOW IMPACT DEVELOPMENT STANDARDS WITHIN THE ZONING ORDINANCE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Federal Environmental Protection Agency’s Phase II regulations went into effect in early 2003 and apply to all regulated small municipal separate storm sewer systems; and

WHEREAS, on January 17, 2007 Washington State Department of Ecology (DOE) issued two Phase II Municipal Stormwater Permits, one for Western Washington and one for Eastern Washington. The Phase II permit for Western Washington covers at least 80 cities and five counties; and

WHEREAS, DOE determined that the City of Buckley was to be included under this Stormwater Phase II NPDES Permit coverage; and

WHEREAS, DOE first issued the Western Washington Phase II Permit in 2007 and modified it in 2009. DOE reissued it unmodified on August 1, 2012 to be effective through July 31, 2013. At the same time, Ecology also reissued an updated 2013 to 2018 permit on August 1; and

WHEREAS, the newly reissued Phase II Permit require that each municipality meet the requirements of their NPDES Permit. Each municipality's permit for discharging stormwater is designed to reduce the discharge of pollutants, protect water quality, and meet the requirements of the Clean Water Act; and

WHEREAS, the newly reissued Phase II Permits require stormwater managers to develop a new “revised” *Stormwater Management Plan (SWMP)* that is a “forward only” looking document that describes what the City will do (not what was done in the past) during the next permit phase; and

WHEREAS, the Phase II Municipal Permits require that permittees develop—and annually update—a Stormwater Management Program (SWMP) document to submit with the annual report; and

WHEREAS, in compliance with the DOE Phase II NPDES Stormwater Permit requirement the City Council adopted Ordinance No. 09-16, March 22, 2016, establishing the newly revised 2016 Stormwater Management Program; and

WHEREAS, Task CTRL 9 – 13 of the Stormwater Management Program requires that the City review, identify, adopt and implement codes, rules, standards, and revisions to our existing standards which incorporate low impact development principles and low impact development BMPs; and

WHEREAS, per City Council direction City staff and City engineers have reviewed all of the City’s development codes, standards and regulations and identified changes that incorporate low impact development principles and low impact development BMPs to comply with the Phase II NPDES; and

WHEREAS, code language needing revision was identified in BMC Titles 12, 13, 14 and 19 of the Buckley Municipal Code and Chapter 4 of the City’s Design Guidelines and Public Works Standards; and

WHEREAS, due to ongoing review and incorporating additional changes to the various titles, each section will be presented for amendment separately; and

WHEREAS, staff identified several sections in the zoning code that were not addressed during the 2016 zoning code clean-up; and

WHEREAS, staff created an amending ordinance; and

WHEREAS, the draft ordinance was transmitted to Department of Commerce and received under Material Identification Number (MID#) 23593 and was granted expedited review April 27, 2016; and

WHEREAS, the environmental determination of non-significance (DNS) was issued April 19, 2017; and

WHEREAS, the planning commission conducted a public hearing on this proposal on May 22, 2017; and

WHEREAS, the planning commission recommends approval;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BUCKLEY, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Section 19.12.380 is amended to read as follows:

19.12.380 Open space.

“Open space” means that part of a zoning lot, or any number of lots or portions thereof, brought together under one development plan for the entire parcel, other than required yards, which:

- (1) Is free and clear of buildings, structures and paved areas used for automobile parking or vehicular access and is to remain open and unobstructed from the ground to the sky;
- (2) Is accessible (and made available at all times) to all persons occupying a dwelling unit of the structures located on the lot;
- (3) Has a minimal uninterrupted horizontal dimension in all directions greater than 20 feet;
- (4) Limits paved areas in any required open space to five percent or less of the total square footage of the open space, and shall be located in only one section of the same.

Low impact development facilities, t—Fennis, basketball and other recreational courts may be considered in calculating open space square footage requirements

Section 2. Subsection 19.20.040(2.a.ii) is amended to read as follows:

(ii) Lot Coverage. The maximum lot coverage of the primary dwelling unit shall be 25 percent, not including outbuildings or accessory dwelling units. The maximum lot coverage of all structures shall be 35 percent. The maximum of all impervious coverage, including driveways and sidewalks and related impervious surfaces, shall be 45 percent. Sustainable permeable driveways, decks, patios and other on-site permeable surfaces shall not be included in the impervious surface calculations.

Section 3. Subsection 19.20.080(2.a.ii.A & B) are amended to read as follows:

(A) For commercial mixed-use units, the maximum lot coverage of the primary unit shall be 70 percent, not including outbuildings or accessory units. The maximum lot coverage of all structures shall be 75 percent. The maximum of all impervious coverage, including driveways and sidewalks, shall be 85 percent. Sustainable permeable driveways, decks, patios and other on-site permeable surfaces shall not be included in the impervious surface.

(B) For commercial units, the maximum lot coverage of the primary unit shall be 90 percent. Sustainable permeable driveways, decks, patios and other on-site permeable surfaces shall not be included in the impervious surface calculations.

Section 4. Subsection 19.22.160(10) is amended to read as follows:

(10) Minimum driving surface on the driveway shall be 20 feet in width and constructed of two-inch asphalt concrete pavement or permeable pavement pursuant to the city design and construction standards in the R-6,000, R-8,000, NMU, and HDR zones. Crushed gravel surface will be allowed within the R-20,000 zone;

Section 5. Subsection 19.23.080(5.e) is amended to read as follows:

(e) Building design and layout shall minimize the impacts on natural features of the site where possible. Open space and setback requirements should be used to break up impervious surface where possible.

Section 6. Section 19.26.030 is amended to read as follows:

19.26.030 Allocation criteria.

(1) The required minimum open space allocation shall not include lands reserved for street rights-of-way, tidelands or lands covered by buildings, structures or impervious materials, except as would be permitted pursuant to BMC [19.26.040](#)

(2) When possible, open space square footage should be used to separate impervious surface area.

Section 7. Subsection 19.28.020(2) is amended to read as follows:

(2) Except for those exempted in the HC zone as allowed under BMC [19.20.090\(2\)\(d\)\(i\)](#), and cottage housing developments, the required parking spaces or garages shall be located on the

same building site or development and shall be located near to the site entrance, if feasible, so as to reduce the need for long driveways.

Section 8. Subsection 19.28.030(3) is amended to read as follows:

(3) Commercial, Industrial, Institutional, Community Facilities. The following design standards shall apply to commercial, industrial, institutional and community facility uses:

(a) Those areas designated for use by motorcycles shall consist of a minimum usable area of 54 square feet.

(b) Driveways shall comply with the City's Development Guidelines and Public Works Standards

(c) Notwithstanding subsections (2)(b) and (c) of this section, all driveways and accessway widths and designs must be approved by the fire department for purposes of emergency accessibility.

Section 9. Subsection 19.29.050(2.b.vi) is amended to read as follows:

(vi) Existing Tree Survey. Applicants shall submit a tree survey indicating the name, caliper, and location of any existing tree greater than six inches in caliper at four and one-half feet above grade. The boundaries and species of any stands of trees shall be detailed. The plan shall note which trees shall be retained, using the drip line boundary delineation to locate retained trees on the grading plan. An effort shall be made to preserve existing trees, especially conifers, on site and incorporate them into overall design.

Section 10. Section 19.29.060 is amended to read as follows:

Property owners are encouraged to retain the existing trees, especially conifers, and other native vegetation on a site on a site to the maximum extent possible. The following design standards should be followed and implemented in the creation of a final landscaping plan. The plan should encourage a low maintenance, quality design. Design with drought-resistant plants and minimal grass area is encouraged to promote water conservation. Design shall include utilization of native vegetation.

(1) Facade Buffers. This design pertains to new commercial and manufacturing buildings or uses within the following zones: CC, GC, HC, HDR, LI, NMU; to new multifamily buildings containing more than two units; and to existing commercial, manufacturing or multifamily residential improvements which exceed 30 percent of the appraised value of the structure(s).

(a) Facade buffers should accent the character of the building. Street trees, window boxes, planters and hanging pots within the public right-of-way are acceptable, subject to approval by the planning director or city engineer. These items should not create a hazard by inhibiting pedestrian movement in the right-of-way and shall comply with required sight distances at intersections. The planting material should soften the transition between the pavement and the building. Blank building walls should be softened by landscaping. Plantings arranged formally or informally. Vegetation used within low impact development facilities shall be considered as part of these landscaping requirements as approved by the public works director.

(b) Within the historical commercial zone, potted street trees, planter boxes and street furniture within the public right-of-way may be substituted for the above facade landscaping upon

approval by the design review committee or decision maker and recommended for approval by the city planning director or city engineer.

(2) Barrier Buffers. This design pertains to new commercial and manufacturing buildings or uses within the following zones: CC, GC, HDR, LI, NMU, and existing commercial and manufacturing improvements which exceed 30 percent of the appraised value of the structure(s) within any 12-month period, where the commercial and/or manufacturing use abuts or is across an alley from a residential zone or use. These requirements also apply to mobile home parks/subdivisions, recreational vehicle parks and storage containment facilities.

Barrier buffers are to be provided along interior side and rear property lines as a minimum unless otherwise noted. These buffers should create a sight-obscuring barrier between incompatible zones and/or uses. The barrier shall be constructed along rear and interior side perimeters of site as follows:

(a) A minimum of a 20-foot-wide strip planted with evergreen trees or shrubs which provide a visual screen from the ground to the top. The trees must be at least six feet tall at time of planting and spaced to grow together within three years. An alternative consisting of a 10-foot-wide planting strip with a sight-obscuring six-foot wooden fence and six-foot-tall evergreens spaced to grow together within three years may be approved by the decision maker.

(b) Evergreen shrubs and ground cover to provide 75 percent coverage of landscaping area within two years after planting.

(3) Visual Relief Buffers. This design pertains to new commercial and manufacturing buildings and uses within the following zones: CC, GC, HDR, LI, NMU; to new multifamily structures containing more than two units; and to commercial, manufacturing or multifamily residential improvements which exceed 30 percent of the appraised value of the structure(s). A transparent buffer to provide visual relief between compatible land use areas or to soften the appearance of parking lots. The buffer shall be constructed around site perimeter as follows:

(a) A minimum of a five-foot-wide strip for all interior lots and a 10-foot-wide strip for all lots abutting a road or street to be planted with trees of which 70 percent may be deciduous. One tree shall be provided for each 30 linear feet of landscaped area. The trees may be spaced irregularly or clustered.

(b) Evergreen shrubs and ground cover to provide 75 percent coverage of landscaped area within two years after planting.

(c) Vegetation used within low impact development facilities shall be considered as part of these landscaping requirements as approved by the public works director.

(4) Parking Lot Canopy Buffers. This design pertains to the interior of all parking lots which have 20 or more spaces, to residential, commercial and manufacturing for new developments and to improvements which exceed 30 percent of the appraised value of the existing structure(s) within any 12-month period. Parking lots shall be designed to provide a minimum of 50 percent canopy shading within 10 years of planting. These buffers will provide shade, cool spots and transparent buffers within the parking lot. All required landscaping area widths shall be measured from back of curb to back of curb.

(a) A planting strip at least eight feet wide with trees spaced no more than 30 feet apart shall separate head-to-head parking stalls. At least 30 percent of the required trees shall be evergreen. Planting strips and islands shall be a minimum of eight feet wide in all CC, GC, LI, NMU and HDR zones.

(b) Landscaped islands the same dimensions and alignment as the parking spaces shall be installed at the ends of each row of parking spaces and separating every 12 spaces within rows of

parking spaces. Each landscaped island shall have at least one tree, and at least 30 percent of the trees shall be evergreens. The number of required parking spaces may be reduced by one space for each landscaped island provided.

(c) Evergreen shrubs and ground cover shall be planted within the planting strips and islands to provide 75 percent coverage of these areas within two years of planting.

(d) Planting strips and landscaped islands within parking lots shall be protected from vehicular access by a curb or landscaping timber border.

(5) Street Trees. This design pertains to new commercial and manufacturing buildings or change of occupancy, as defined by the International Building Code, within the following zones: CC, GC, HC, HDR, LI, and NMU; to new multifamily structures containing more than two units; and to improvements which exceed 30 percent of the appraised value of the existing structure(s) within any 12-month period.

(a) Street trees shall be planted by the land owner or developer in the right-of-way strip of arterial and collector streets between the property line and the edge of the curb or street paving according to city specifications.

(b) Where tree branches might interfere with pedestrians or vehicles in the right-of-way, trees should have a clear trunk area of seven feet above the ground for pedestrian paths, eight feet above bicycle lanes, 15 feet above arterial streets, and 14 feet above all other streets.

(c) Spacing of street trees shall be a minimum of 40 feet apart on arterial streets and up to 30 feet on collector and local streets.

(d) In the historical commercial zone, a combination of potted street trees, lamp posts, planter boxes, hanging baskets or other landscaping or street furniture may be substituted for street trees upon approval by the decision maker as recommended by the planning director and/or city engineer.

(e) Property owners on local access streets are encouraged to plant street trees in accordance with city specifications and recommended species type as adopted by resolution.

(f) Removal, pruning, or topping of any street tree is prohibited without approval by the designated city official. Where authorized, pruning and other maintenance will be to American National Standards Institute (ANSI) tree care standards. ~~Any person convicted of unauthorized pruning or removal of street trees will be subject to a fine of not more than \$250.00, which will be used to replace the tree.~~

(g) Property owners are encouraged to plant or retain vegetation other than trees within the right-of-way strip between the property line and the edge of the curb or street paving. This shall include vegetation used within low impact development facilities and shall not obscure visibility.

(6) Riparian Zone Buffer. This design pertains to all parcels and sites within the city of Buckley. Original vegetation along streams, wetlands, water sources and drainage channels must be maintained in order to continue natural erosion control and ground water recharge. Permits and procedures established in the city wetlands and critical areas ordinance must be followed in these areas.

Section 11. Copy to the Department of Commerce. Pursuant to RCW 36.70A.106, the City Administrator is hereby authorized and directed to provide a copy of this ordinance to the State Department of Commerce within 10 days of adoption.

Section 12. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such

invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 13. Effective date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the city, and shall take effect and be in full force five (5) days after publication.

APPROVED by the Buckley City Council this 13th day of June, 2017.

MAYOR, PAT JOHNSON

ATTEST/AUTHENTICATED:

CITY CLERK, JOANNE STARR

APPROVED AS TO FORM

OFFICE OF THE CITY ATTORNEY:

PHIL OLBRECHTS

PUBLISHED:

EFFECTIVE:

CITY OF BUCKLEY

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DEVELOPMENT CODE AMENDMENT



I. INTRODUCTION

To. Honorable Pat Johnson, Mayor
City Council Members

From. Chair Mark McPhail 
City of Buckley Planning Commission

Subject. Commission Report: Findings, Conclusions, and Recommendation

Hearing. May 22, 2017, at 7 p.m.
City of Buckley Multi-Purpose Center
811 Main Street
Buckley, WA 98321

Issues. State regulation for National Pollution Discharge Elimination System (NPDES) permits

II. BASIC INFORMATION

A. Application Information

1. **Source of Request.**
State of Washington
City Council
2. **Staff Contact.**
City Planner Kathy Thompson.
3. **Land Characteristics.**
 - a. **Land Use.** Many uses are within the city limits from schools to light industrial activities.
 - b. **Terrain & Vegetation.** The city is atop the Osceola flow, which formed about 5,600 years ago during the Holocene period after an eruption of Mount Rainier. The mud is more like clay and is about 25 feet deep. It acts like a shield that prevents water infiltration into the sublayers under the hardened mud. This geology creates a drainage situation in which the following may be true:
 - i. Infiltration cannot be used as a drainage technique in Buckley; the popular rain gardens will hold water, but not infiltrate as planned because of the Osceola mud beneath the soil.
 - ii. Rain water may percolate through the topsoil (which is shallow) and sheet flow downhill; because the city geology is relatively flat, the water often ponds in place.
 - iii. The above condition of ponding provides an opportunity for land to develop wetland characteristics simply by not being mowed regularly.
 - iv. Drainage is generally to the north, to the White River.
 - c. **Neighboring Zoning.** The city contains 11 zones ranging from light industrial to low density residential. The areas most affected by floodplains are zoned "Sensitive" and

are next to the river. Average densities within all the zones in which residential development is permitted is a little more than 11 units an acre.

B. Ordinance Description.

1. The proposed ordinance will do the following:

The proposal will conform the zoning regulations to the state requirements for low impact development (LID) requirements. The city recently passed ordinances for LID conformance in Titles 12, 13, 14 and 17.

2. Ordinance Will Affect.

The ordinance will affect all development within the city, particularly in the following ways:

- a. LID facilities will be included in open space.
- b. Construction activities will encourage development to use LID techniques, encourage retention of conifers on site, and encourage plant retention next to curbs or street paving.
- c. Sustainable, permeable decks will be excluded from lot coverage calculations.
- d. Require garages to be placed near the site entrance to avoid long driveways.

C. Noticing Information.

Notices for legislative actions are mailed or emailed to a list of required recipients including citizens who request them, published in the city's legal newspaper, the Enumclaw Courier Herald, and posted on the City Bulletin Boards.

1. SEPA Determination.

The determination of non-significance was issued April 19, 2017.

2. Notice to Department of Commerce.

The required 60-day notice was received by the state Department of Commerce April 12, 2017, under material identification number (MID#) 23593.

3. Public Hearing Notice.

Public Hearing Notice and proposal description published Wednesday, May 3, 2017, in the city's legal newspaper, the Courier Herald.

III. ORDINANCE INFORMATION

A. Section 19.12.380, Definition of Open Space.

Open space is regulated in BMC 19.22. The following shows redline format that shows existing code and proposed code. The proposal, as seen in subsection (4) adds a general reference to low impact development facilities to the items that may be considered in meeting open space requirements.

1. 19.12.380 Open space.

"Open space" means that part of a zoning lot, or any number of lots or portions thereof, brought together under one development plan for the entire parcel, other than required yards, which:

- (1) Is free and clear of buildings, structures and paved areas used for automobile parking or vehicular access and is to remain open and unobstructed from the ground to the sky;
- (2) Is accessible (and made available at all times) to all persons occupying a dwelling unit of the structures located on the lot;
- (3) Has a minimal uninterrupted horizontal dimension in all directions greater than 20

feet;

(4) Limits paved areas in any required open space to five percent or less of the total square footage of the open space, and shall be located in only one section of the same. Low impact development facilities, t-Tennis, basketball and other recreational courts may be considered in calculating open space square footage requirements.

B. Sub-subsection 19.20.040(2.a.ii), Lot coverage for the R-8,000 zone.

This sub-sub-subsection of the R-8,000 zone allows certain low impact development techniques to not be included in lot coverage calculations.

1. (ii) Lot Coverage. The maximum lot coverage of the primary dwelling unit shall be 25 percent, not including outbuildings or accessory dwelling units. The maximum lot coverage of all structures shall be 35 percent. The maximum of all impervious coverage, including driveways and sidewalks and related impervious surfaces, shall be 45 percent. Sustainable permeable driveways, decks, patios and other on-site permeable surfaces shall not be included in the impervious surface calculations and shall permit impervious lot coverage to be increased as approved by engineering studies and/or best management practices.

C. Section 19.20.080(2.a.ii.A&B), General Commercial lot coverage requirements.

These sub-sub-subsections of the General Commercial zone allows certain low impact development techniques to not be included in lot coverage calculations for mixed use and commercial developments.

1. (A) For commercial mixed-use units, the maximum lot coverage of the primary unit shall be 70 percent, not including outbuildings or accessory units. The maximum lot coverage of all structures shall be 75 percent. The maximum of all impervious coverage, including driveways and sidewalks, shall be 85 percent. Sustainable permeable driveways, decks, patios and other on-site permeable surfaces shall not be included in the impervious surface calculations and shall permit impervious lot coverage to be increased as approved by engineering studies and/or best management practices.

(B) For commercial units, the maximum lot coverage of the primary unit shall be 90 percent. Sustainable permeable driveways, decks, patios and other on-site permeable surfaces shall not be included in the impervious surface calculations and shall permit impervious lot coverage to be increased as approved by engineering studies and/or best management practices.

D. Subsection 19.22.160(10), Flag lots .

This subsection of flag lot regulations allows use of permeable pavement in certain zones.

1. (10) Minimum driving surface on the driveway shall be 20 feet in width and constructed of two-inch asphalt concrete pavement or permeable pavement pursuant to the city design and construction standards in the R-6,000, R-8,000, NMU, and HDR zones. Crushed gravel surface will be allowed within the R-20,000 zone;

E. Subsection 19.23.080(5.e), Design criteria for residential clusters.

This subsection allows designers to include open space as redefined above.

1. (e) Building design and layout shall minimize the impacts on natural features of the site where possible. Open space and setback requirements should be used to break up

impervious surface where possible.

F. Section 19.26.030, Allocation criteria for open space.

The amendment adds a subsection number to the current requirement and a number to a new requirement encouraging low impact development techniques.

1. 19.26.030 Allocation criteria.

(1) The required minimum open space allocation shall not include lands reserved for street rights-of-way, tidelands or lands covered by buildings, structures or impervious materials, except as would be permitted pursuant to BMC [19.26.040](#).

(2) When possible, open space square footage should be utilized to separate impervious surface area.

G. Subsection 19.28.020(2), Basic regulations for off-street parking.

The following subsection adds language about non-adjacent parking facilities being placed in a way that would reduce the amount of impervious surfaces.

1. (2) Except for those exempted in the HC zone as allowed under BMC [19.20.090\(2\)\(d\)\(i\)](#), and cottage housing developments, the required parking spaces or garages shall be located on the same building site or development and shall be located near to the site entrance, if feasible, so as to reduce the need for long driveways.

H. Subsection 19.28.030(3), Parking design standards for commercial, industrial, institutional, and community facilities.

This proposed subsection removes access width requirements for driveways and refers the reader to the Development Guidelines and Public Works Standards.

1. (3) Commercial, Industrial, Institutional, Community Facilities. The following design standards shall apply to commercial, industrial, institutional and community facility uses:
- (a) Those areas designated for use by motorcycles shall consist of a minimum usable area of 54 square feet.
 - (b) Driveways shall comply with the City's Development Guidelines and Public Works Standards
 - (c) Notwithstanding subsections (2)(b) and (c) of this section, all driveways and accessway widths and designs must be approved by the fire department for purposes of emergency accessibility.

I. Subsection 19.29.050(2.b.vi), Landscaping plan and submittal.

This subsection provides landscape plan submittal requirements. This sub-subsection adds encouragement to plant conifers.

1. (vi) Existing Tree Survey. Applicants shall submit a tree survey indicating the name, caliper, and location of any existing tree greater than six inches in caliper at four and one-half feet above grade. The boundaries and species of any stands of trees shall be detailed. The plan shall note which trees shall be retained, using the drip line boundary delineation to locate retained trees on the grading plan. An effort shall be made to preserve existing trees, especially conifers, on site and incorporate them into overall design.

J. Section 19.29.060, Landscape design standards.

This section provides landscape requirements. The proposal encourages conifers and native vegetation, requires approval by the public works director for vegetation within LID facilities, requires vegetation used in LID facilities to be considered toward meeting the zoning landscape requirements, and encourages use of vegetation on strips between the street and property lines.

1. Property owners are encouraged to retain the existing trees, especially conifers, and other native vegetation on a site on a site to the maximum extent possible. The following design standards should be followed and implemented in the creation of a final landscaping plan. The plan should encourage a low maintenance, quality design. Design with drought-resistant plants and minimal grass area is encouraged to promote water conservation. Design shall include utilization of native vegetation.

(1) Facade Buffers. This design pertains to new commercial and manufacturing buildings or uses within the following zones: CC, GC, HC, HDR, LI, NMU; to new multifamily buildings containing more than two units; and to existing commercial, manufacturing or multifamily residential improvements which exceed 30 percent of the appraised value of the structure(s).

(a) Facade buffers should accent the character of the building. Street trees, window boxes, planters and hanging pots within the public right-of-way are acceptable, subject to approval by the planning director or city engineer. These items should not create a hazard by inhibiting pedestrian movement in the right-of-way and shall comply with required sight distances at intersections. The planting material should soften the transition between the pavement and the building. Blank building walls should be softened by landscaping. Plantings arranged formally or informally. Vegetation used within LID facilities shall be considered as part of these landscaping requirements as approved by the public works director.

(b) Within the historical commercial zone, potted street trees, planter boxes and street furniture within the public right-of-way may be substituted for the above facade landscaping upon approval by the design review committee or decision maker and recommended for approval by the city planning director or city engineer.

(2) Barrier Buffers. This design pertains to new commercial and manufacturing buildings or uses within the following zones: CC, GC, HDR, LI, NMU, and existing commercial and manufacturing improvements which exceed 30 percent of the appraised value of the structure(s) within any 12-month period, where the commercial and/or manufacturing use abuts or is across an alley from a residential zone or use. These requirements also apply to mobile home parks/subdivisions, recreational vehicle parks and storage containment facilities.

Barrier buffers are to be provided along interior side and rear property lines as a minimum unless otherwise noted. These buffers should create a sight-obscuring barrier between incompatible zones and/or uses. The barrier shall be constructed along rear and interior side perimeters of site as follows:

(a) A minimum of a 20-foot-wide strip planted with evergreen trees or shrubs which provide a visual screen from the ground to the top. The trees must be at least six feet tall at time of planting and spaced to grow together within three years. An alternative consisting of a 10-foot-wide planting strip with a sight-obscuring six-foot wooden fence and six-foot-tall evergreens spaced to grow together within three years may be approved by the decision maker.

(b) Evergreen shrubs and ground cover to provide 75 percent coverage of landscaping area within two years after planting.

(3) **Visual Relief Buffers.** This design pertains to new commercial and manufacturing buildings and uses within the following zones: CC, GC, HDR, LI, NMU; to new multifamily structures containing more than two units; and to commercial, manufacturing or multifamily residential improvements which exceed 30 percent of the appraised value of the structure(s). A transparent buffer to provide visual relief between compatible land use areas or to soften the appearance of parking lots. The buffer shall be constructed around site perimeter as follows:

(a) A minimum of a five-foot-wide strip for all interior lots and a 10-foot-wide strip for all lots abutting a road or street to be planted with trees of which 70 percent may be deciduous. One tree shall be provided for each 30 linear feet of landscaped area. The trees may be spaced irregularly or clustered.

(b) Evergreen shrubs and ground cover to provide 75 percent coverage of landscaped area within two years after planting.

(c) *Vegetation used within LID facilities shall be considered as part of these landscaping requirements as approved by the public works director.*

(4) **Parking Lot Canopy Buffers.** This design pertains to the interior of all parking lots which have 20 or more spaces, to residential, commercial and manufacturing for new developments and to improvements which exceed 30 percent of the appraised value of the existing structure(s) within any 12-month period. Parking lots shall be designed to provide a minimum of 50 percent canopy shading within 10 years of planting. These buffers will provide shade, cool spots and transparent buffers within the parking lot. All required landscaping area widths shall be measured from back of curb to back of curb.

(a) A planting strip at least eight feet wide with trees spaced no more than 30 feet apart shall separate head-to-head parking stalls. At least 30 percent of the required trees shall be evergreen. Planting strips and islands shall be a minimum of eight feet wide in all CC, GC, LI, NMU and HDR zones.

(b) Landscaped islands the same dimensions and alignment as the parking spaces shall be installed at the ends of each row of parking spaces and separating every 12 spaces within rows of parking spaces. Each landscaped island shall have at least one tree, and at least 30 percent of the trees shall be evergreens. The number of required parking spaces may be reduced by one space for each landscaped island provided.

(c) Evergreen shrubs and ground cover shall be planted within the planting strips and islands to provide 75 percent coverage of these areas within two years of planting.

(d) Planting strips and landscaped islands within parking lots shall be protected from vehicular access by a curb or landscaping timber border.

(5) **Street Trees.** This design pertains to new commercial and manufacturing buildings or change of occupancy, as defined by the International Building Code, within the following zones: CC, GC, HC, HDR, LI, and NMU; to new multifamily structures containing more than two units; and to improvements which exceed 30 percent of the appraised value of the existing structure(s) within any 12-month period.

(a) Street trees shall be planted by the land owner or developer in the right-of-way strip of arterial and collector streets between the property line and the edge of the curb or street paving according to city specifications.

(b) Where tree branches might interfere with pedestrians or vehicles in the right-of-way, trees should have a clear trunk area of seven feet above the ground for pedestrian paths, eight feet above bicycle lanes, 15 feet above arterial streets, and 14 feet above all other streets.

(c) Spacing of street trees shall be a minimum of 40 feet apart on arterial streets and up

to 30 feet on collector and local streets.

(d) In the historical commercial zone, a combination of potted street trees, lamp posts, planter boxes, hanging baskets or other landscaping or street furniture may be substituted for street trees upon approval by the decision maker as recommended by the planning director and/or city engineer.

(e) Property owners on local access streets are encouraged to plant street trees in accordance with city specifications and recommended species type as adopted by resolution.

~~(f) Removal, pruning, or topping of any street tree is prohibited without approval by the designated city official. Where authorized, pruning and other maintenance will be to American National Standards Institute (ANSI) tree care standards. Any person convicted of unauthorized pruning or removal of street trees will be subject to a fine of not more than \$250.00, which will be used to replace the tree.~~

(f) Property owners are encouraged to plant or retain vegetation other than trees within the right-of-way strip between the property line and the edge of the curb or street paving. This shall include vegetation used within LID facilities.

(6) Riparian Zone Buffer. This design pertains to all parcels and sites within the city of Buckley. Original vegetation along streams, wetlands, water sources and drainage channels must be maintained in order to continue natural erosion control and ground water recharge. Permits and procedures established in the city wetlands and critical areas ordinance must be followed in these areas.

IV. ORDINANCE CRITERIA REVIEW

All development ordinances must conform to the city's comprehensive plan; development ordinances should be internally consistent with the rest of the city's codes.

A. Buckley Municipal Code

1.a 19.52.010 Determination – Final action.

In determining what, if any, amendments to this title are to be adopted, the city council shall give due consideration to the proper relationship of such amendments to the comprehensive plan and to this entire title, it being the intent to retain the integrity and validity of the zoning districts herein described, and to avoid any isolated spot zoning changes in the zoning map. Any amendments adopted by the council may be modified from the form in which they were advertised within the limits necessary to relate properly such amendment or amendments to this title. Final action on such modifications shall be subject to review and report of the planning commission prior to final passage by the council. (Ord. 22-08 § 1 (Exh. A), 2008; Ord. 22-05 § 1, 2005; Ord. 652 Art. 9(12), 1961).

The remainder of this chapter considers rezones, which is not relevant to this ordinance proposal. The relationship of this proposal to the comprehensive plan is discussed in Section IV.B of this report, the relationship to the remainder of this code is found in Section IV.A of this report.

B. Comprehensive Plan.

The comprehensive plan is a document that describes the city in a way that its citizens want it to become. This is done by creating a vision of the future city and goals and policies for achieving that vision. All ordinances and actions within the city are to be performed with this vision in mind and meet the goals and policies of this document.

1. **Vision.**

The Comprehensive plan is the city's framework for the future. It is the plan that documents the future the citizens want. It is the plan that identifies how we can make the best possible town that we can make. Through this plan we assert that our city's citizens aren't just numbers – we are family and friends.

The city is committed to ensuring that the components that contribute to its quality of life (e.g. affordable housing, natural environment, good schools, efficient government, and excellent infrastructure) are available for residents and for future generations. Buckley citizens want this city to become a more vibrant and attractive place to live, work, and play. This will involve preserving and leveraging the city's existing qualities while creatively responding to the demands brought on by societal change and urban growth.

Buckley's key strengths are its small town character and its natural setting. The primary challenges Buckley faces include economic revitalization and population growth and to accommodate that growth while preserving and sustaining the city's natural environment and small town character.

Addressing these challenges in the context of strengths and weaknesses, the Buckley Comprehensive Plan update focuses on three areas:

1. Preserve Buckley's town identity and character.
2. Develop the economic viability in the downtown core and State Highway 410.
3. Promote outdoor recreational activities.

These three focus areas, while distinct, also are interdependent, and have potential for mutual positive reinforcement. For example:

Our charming small-town atmosphere could serve as a magnet for tourists. Our small-town character could be enhanced through a pedestrian-oriented downtown in which people meet face-to-face.

New housing centered around downtown would bring more residents to downtown businesses while helping to preserve rural character outside the center. Recreational facilities could be shared between residents and tourists. Buckley's downtown commerce could be supported by recreational visitors.

The city lists three areas to champion; nature is part of the city's quality of life and its identity. Low impact development techniques are desired to ensure retention of these aspects for future generations.

V. CONCLUSIONS & STAFF RECOMMENDATION.

A. Buckley Municipal Code

Based upon a review of facts and findings staff determined that the ordinance would be consistent with the Buckley Municipal Code.

B. Comprehensive Plan

Based upon a review of facts and findings staff determined that the ordinance would be consistent with the comprehensive plan.

C. Recommendation.

The planning commission forwards a recommendation to the city council a recommendation to approve.



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Bid Authorization – Parks Mower Purchase		Agenda Date: June 13 , 2017 AB17-051	
		Department/Committee/Individual	Created Reviewed
		Mayor Pat Johnson	X
		City Administrator – Dave Schmidt	X
		City Attorney – Phil Olbrechts	X
		City Engineer – Dominic Miller	
		City Clerk – Joanne Starr	X X
		Finance Dept – Sheila Bazzar	
		Building Official – Mike Deadmond	
		Fire Dept – Chief Predmore	
		Parks & Rec Dept – Ellen Boyd	
		Planning Dept – Kathy Thompson	
		Police Dept – Chief Arsanto	
		Municipal Court – Jessica Cash	
		PW/Utilities – Chris Banks	X
Attachments: Bid			
<p>SUMMARY STATEMENT: The 2017 Budget included \$17,000 for the purchase of a mower for the parks. In developing specifications for this mower purchase the Department identified that adding a high lift hydraulic dump as an added feature saves a significant amount of time and energy for the staff. The cost for this added feature over the base model that was used for budget purposes is \$4,573.26.</p> <p>After developing a specification City staff went through the State General Services Purchasing Contract and identified that Sumner Lawn ‘N Saw is an approved vendor under the State GSA Contract. They contacted the vendor and received the enclosed bid price for the purchase. Staff is requesting that the City Council authorize the purchase of a new mower from Sumner Lawn ‘N Saw for a total cost of \$21,573.26.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: CS 5/25/17			
<p>RECOMMENDED ACTION: MOTION To Approve the Purchase of a new Parks Department Mower from Sumner Lawn ‘N Saw for the Bid Price of \$21,573.26.</p>			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	

Date.....: 5/17/17
 Customer.....: 8291921
 Special info...:
 Ship Via.....: CUSTOMER PICKUP

Invoice.....: 304036
 Salesman.....: 018/018
 P.O. #.....:
 Packing Slip #:

-- SOLD TO --
 CITY OF BUCKLEY
 PO BOX 1960
 BUCKLEY, WA 98321

-- SHIP TO --
 CITY OF BUCKLEY
 PO BOX 1960
 BUCKLEY, WA 98321

(360) 829-1921

Parts - Must Have Sales Receipt
 Terms - Net 30 - 1.5% Late Fee

Ord	Ship	B/O	Line	Part Number	Description	List	Net	Amount
1	1	WMQ		MD21D-11123	MD21D-11123	16349.00	13896.65	13896.65
				SN-		1.		
1	1	WMQ		DC52R-2	DC52R-2 COLLECTION	2450.00	2082.50	2082.50
				SN-		1.		
1	1	WMQ		A21	HIGH DUMP KIT	4295.00	3650.75	3650.75
				SN-		1.		

DUPLICATE COPY
 QUOTE ONLY

SUB TOTAL -----> 19629.90
 MISC. -----> 0.00
 LABOR -----> 0.00
 TAX 9.900 -----> 1943.36
 INVOICE TOTAL -> 21573.26

Received By _____



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Change Order with Miles Resources, LLC for TIB Emergency Patching Repair	Agenda Date: June 13, 2017		AB17-052
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller	X	X
	City Clerk – Joanne Starr		X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Ellen Boyd		
	Planning Dept – Kathy Thompson		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
PW Dept – Chris Banks			
Attachments: Change Order No. 1			
<p>SUMMARY STATEMENT: On May 23, 2017 the City approved and executed the TIB Grant Funding Agreement for the repair project. For the work to proceed, the City needs to execute a change order with Miles Resources, LLC for the amount of \$47,880. Miles Resources is currently under contract with the City for the Elk Heights Overlay Project and the change order adds the TIB Emergency Patching Repair work to that contract. TIB has approved this method of contracting to complete the work.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: None			
RECOMMENDED ACTION: MOTION to Approve the Change Order with Miles Resources LLC to complete the TIB Emergency Patching Repairs.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	

CHANGE ORDER

Project Title	Elk Heights Overlay Project		
Owner	City of Buckley	Contractor Name	Miles Resources, LLC
Change Order No.	1	Contractor Address	400 Valley Avenue NE Puyallup, WA 98372
Change Order Date	June 7, 2017		
G&O No.	16244.01		

The following changes are hereby made to the Contract Documents:

SCHEDULE A:

ITEM NO. 1: TIB 2017 Emergency Repair Program

Repair selected potholes and areas of pavement repair at 29 locations along Pearl Avenue, Division Street, Ryan Road, Naches Street, and 112th Street East. Repair of potholes and pavement includes traffic control, traffic control plans, sawcutting, sweeping of patch areas only, demolition, preparation of the repair site, removal and wastehaul cut asphalt, compaction of existing base, installation of HMA, and sealing asphalt joint in the pavement repair areas.

The following payment item is added to the Contract:

No.	Description	Quantity	Unit Price	Total
19	Pothole and Pavement Repair	4,788 SF	\$10.00	\$47,880.00

The Contractor will be paid based on the actual quantities installed.

The estimated cost for this work is:\$47,880.00

Justification: The additional work is at the request of the Owner as part of the 2017 Emergency Pavement Repair Program grant awarded by TIB.

CHANGE TO CONTRACT PRICE

Original Contract Amount (without tax):.....	\$380,273.80
Current Contract Amount, as adjusted by previous change orders:.....	\$380,273.80
The Contract Amount due to this Change Order will be increased by:.....	\$47,880.00
The new Contract Amount (without tax) due to this Change Order will be:	\$428,153.80

CHANGE TO CONTRACT TIME

The Substantial Completion Contract Time will be increased by 10 working days, for a total of 50 working days.

The Physical Completion Contract Time will be increased by 10 working days, for a total of 60 working days.

This document will become a supplement to the Contract and all provisions in the Contract will apply hereto. The Contractor acknowledges and agrees that by executing this change order he foregoes all rights and privileges of acquiring any additional compensation for any known or unknown claims of any type or nature, to include but not be limited to, any additional work, delays, extended office overhead, design omissions, changed site conditions, or any oral directions as of the date of the execution of this change order.

GRAY & OSBORNE, INC.
(RECOMMENDED) _____ Date _____

MILES RESOURCES, LLC
(ACCEPTED) _____ Date _____

CITY OF BUCKLEY
(ACCEPTED) _____ Date _____



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Bid Award – Elk Hts Booster Station Electrical Upgrades Cost Impact: \$31,364.38 Fund Source: Fund 406 (Water Cap) Timeline: N/A	Agenda Date: June 13, 2017		AB17-053
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller	X	X
	City Clerk – Joanne Starr		X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Ellen Boyd		
	Planning Dept – Kathy Thompson		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
PW Dept – Chris Banks		X	
Attachments: Review of bids letter from Gray & Osborne.			
<p>SUMMARY STATEMENT: Upgrade to the Elk Hts Booster Station was included as a capital project in the 2017 Budget. The project includes replacement of the two residential water pumps from 15 hp to 25 hp and upgrading the electrical components. The electrical upgrades include replacement of the variable frequency drives (VFD's) for the two smaller pumps to accommodate the larger replacement pumps that have been ordered from PumpTech, as approved by the City Council on May 23, 2017. The electrical upgrades also include modifications to the main panel doors with door-mounted human machine interface (HMI) modules to allow access to the VFD's and other equipment without having to open the doors.</p> <p>The project was bid via the MRSC Small Works Roster for the appropriate electrical category. Although only one bid was received, the dollar amount was about \$1,000 under the engineer's estimate and the contractor is qualified to do the specified electrical work.</p> <p>The intent is to get the electrical contractor under contract immediately to allow them to order the electrical equipment and to schedule the electrical work to coincide with the delivery and installation of the two new 25 hp pumps from PumpTech.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: None			
RECOMMENDED ACTION: MOTION to Award Bid of the Elk Hts Booster Station Electrical Upgrades to Custom Controls Corporation for \$31,364.37.			
RECORD OF COUNCIL ACTION			
<i>Meeting Date</i>	<i>Action</i>	<i>Vote</i>	



June 7, 2017

Mr. Dave Schmidt
City Administrator
City of Buckley
P.O. Box 1960
Buckley, Washington 98321

SUBJECT: REVIEW OF BIDS, ELK HEIGHTS BOOSTER STATION
ELECTRICAL UPGRADES
CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON
G&O #17204.01

Dear Mr. Schmidt:

On June 5, 2017, the City of Buckley received one bid for the Elk Heights Booster Station Electrical Upgrades Project. The bid was \$31,364.37. The Engineer's Estimate was \$32,370.00. The proposal was checked for correctness of extensions of the prices per unit and the total price. One correction was made. We have provided a bid summary with this letter. The bidder and bid amount, including sales tax where applicable, are as follows:

- | | | |
|----|---|--------------------|
| 1. | Custom Controls Corporation (Fife, WA)..... | \$31,364.37 |
| | Engineer's Estimate..... | \$32,370.00 |

The low responsive bidder, Custom Controls Corporation of Fife, Washington, is currently a Washington State registered and licensed contractor and appears to have the relevant qualifications and experience to successfully perform the work the project will require.

Based on our evaluation, we recommend that the Elk Heights Booster Station Electrical Upgrades Project be awarded to the lowest responsive, responsible bidder, Custom Controls Corporation, 4630 16th Street East, Ste B-24, Fife, Washington 98424.

Please contact us if you have any questions and/or require additional information.

Sincerely,

GRAY & OSBORNE, INC.

Dominic J. Miller, P.E.

DJM/sp
Encl.

BIDDER
BIDDER ADDRESS

ENGINEER'S ESTIMATE

**CUSTOM CONTROLS
CORPORATION**
4630 16th Street East, Ste. B-24
Fife, WA 98424
568, 646-01
CUSTOCC0752D
5% BID BOND

WASHINGTON STATE WORKMAN'S COMP. ACCT. NO.
WASHINGTON STATE CONTRACTOR'S REG. NUMBER
BID BOND OR OTHER GOOD FAITH TOKEN

NO.	ITEM	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	1 LS	\$3,000.00	\$3,000.00	\$2,000.00	\$2,000.00
2	Unexpected Site Changes	1 CALC	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
3	Booster Station Electrical Modifications	1 LS	\$25,000.00	\$25,000.00	\$25,068.00	\$25,068.00
Subtotal:				\$30,000.00		\$29,068.00
Sales Tax @ 7.9%				\$2,370.00		\$2,296.37
TOTAL CONSTRUCTION COST				\$32,370.00		\$31,364.37

Sealed bids were opened at the City of Buckley, 933 Main Street, Buckley, Washington 98321 on Monday, June 5, 2017, at 10:00 a.m. (local time).

I hereby certify that, to the best of my knowledge, the above tabulations are true and correct transcriptions of the unit prices and total amounts bid.

**DENOTES
MATHEMATICAL OR
ROUNDING ERROR**


DOMINIC J. MILLER, P.E.

CITY OF BUCKLEY, WASHINGTON
ELK HEIGHTS BOOSTER STATION
ELECTRICAL UPGRADES
GRAY & OSBORNE #17204.01

DATE: 6/2017
DRAWN: SC
CHECKED: DJM
APPROVED: DJM

GRAY & OSBORNE, INC.
CONSULTING ENGINEERS



CITY COUNCIL AGENDA BILL

City of Buckley
PO Box 1960
Buckley, WA 98321

ITEM INFORMATION			
SUBJECT: Scope of Work – G&O Eng Proposal for Construction Surveying and Inspection Services – Elk Heights Paving.	Agenda Date: June 13, 2017		AB17-054
	Department/Committee/Individual	Created	Reviewed
	Mayor Pat Johnson		X
	City Administrator – Dave Schmidt		X
	City Attorney – Phil Olbrechts		X
	City Engineer – Dominic Miller	X	X
	City Clerk – Joanne Starr		X
	Finance Dept – Sheila Bazzar		
	Building Official – Mike Deadmond		
	Fire Dept – Chief Predmore		
	Parks & Rec Dept – Ellen Boyd		
	Planning Dept – Kathy Thompson		
	Police Dept – Chief Arsanto		
	Municipal Court – Jessica Cash		
	PW/Utilities – Chris Banks		X
Attachments: Exhibits A & B			
<p>SUMMARY STATEMENT: In June, 2016 the City Council approved a scope of work for \$34,400 to have G&O provide design and bid services for the Elk Heights Overlay Project. In August, 2016 the City Council awarded bid of the project to Miles Resources, LLC for \$380,273.80. In February, 2017 the City Council approved a scope of work for \$7,000 to have G&O provide limited construction management services. The total budget for the project was \$435,000, which was the bond recovery amount. The actual paving quantities have come in under the bid quantities, resulting in a projected construction cost to Miles Resources, LLC of \$363,000. The \$435,000 less the \$363,000 project cost and the two previous G&O proposals of \$34,400 and \$7,000 leaves \$30,600 of remaining budget.</p> <p>Surface monuments in the Elk Heights Plat were never installed because the final lift of asphalt was never installed. The City Engineer and his Professional Land Surveyor recommended that the monuments be installed, if money was available. The installation of the monuments reconciles the recorded final plat with the actual monuments in the pavement. The contractor’s portion of the cost of the installation of the monuments is included in the \$363,000. There were 19 monuments installed. However, there was no mechanism in place to pay G&O for their work in this step. This Gray & Osborne proposal covers the survey work to stake the monuments, provide the brass disks, punch the disks, and record the documentation of the monuments with Pierce County. The proposal also includes the inspection services during the contractor’s portion of the monument work.</p>			
COMMITTEE REVIEW AND RECOMMENDATION: None			
RECOMMENDED ACTION: MOTION to Approve the G&O Eng Proposal for Construction Surveying and Inspection Services – Elk Hts Paving.			
RECORD OF COUNCIL ACTION			
Meeting Date	Action	Vote	

EXHIBIT A

CITY OF BUCKLEY

SCOPE OF WORK

**ELK HEIGHTS OVERLAY PROJECT
CONSTRUCTION SURVEY AND INSPECTION SERVICES**

The City of Buckley has requested the following scope of work for construction survey and inspection services for the Elk Heights Overlay Project. The Project includes subgrade repairs and asphalt overlay of the Elk Heights Plat, including Davis Street, which accesses the plat from Ryan Road, and the internal plat roads (Spaulding Circle, Garnero Street and Lund Street). The developer of the plat put up a bond for the final lift of asphalt of the plat, but defaulted. The City obtained a settlement from the bonding company to complete the project.

Gray & Osborne proposes to provide the following engineering services to assist the City with the construction of the Project:

Task 1 – Construction Contract Administration

- A. Construction Schedule: Review and comment on the construction schedules associated with the installation of the surface monuments. Coordinate the construction schedule so as to minimize impacts to the residents of Elk Heights.

Task 2 – Office Engineering

- A. Review Submittals: Review material submittals for compliance with design intent and general conformity to the Contract drawings and specifications.
- B. Provide office support for field activities associated with the installation of the surface monuments..

Task 3 – Construction Monitoring

- A. Provide part-time on-site inspection of construction activities associated with the installation of the surface monuments. Document progress of the work in daily reports and photographs.

Task 4 – Surveying of Monuments

- A. Prepare mapping for field survey of up to twenty surface monuments associated with the Elk Heights Plat. Perform construction survey of

monuments to allow for installation by the Contractor. Furnish brass disk surface monuments to Contractor. Following installation of concrete bases on brass disks by the Contractor, "punch" each monument with Professional Land Surveyor license number.

- B. Prepare Record of Survey to document the surface monuments installed by the Contractor. Record survey with Pierce County.

BUDGET

The maximum amount payable to the Engineer for completion of work associated with this scope of work, including contingencies, salaries, overhead, direct non-salary costs, and net fee is set forth in the attached Exhibit B. This amount will not be exceeded without prior written authorization of the City.

EXHIBIT B

ENGINEERING SERVICES SCOPE AND ESTIMATED COST

City of Buckley - Elk Heights Overlay Construction Surveying and Inspection Services

Tasks	Principal/ Project Mgr. Hours	Project Engineer Hours	Resident Inspector Hours	PLS Hours	Survey Crew Hours
1 Construction Contract Administration	2	8			
2 Office Engineering	2	4	4		
3 Construction Monitoring			24		
4 Surveying of Monuments	1	2	4	10	20
Hour Estimate:	5	14	32	10	20
Estimated Fully Burdened Billing Rate:*	\$150	\$105	\$100	\$130	\$185
Fully Burdened Labor Cost:	\$750	\$1,470	\$3,200	\$1,300	\$3,700

Total Fully Burdened Labor Cost: \$ 10,420

Direct Non-Salary Cost:

Mileage & Expenses (\$0.53/mile) \$ 680

Survey Monuments \$ 580

TOTAL ESTIMATED COST: \$ 11,680

* Actual labor cost will be based on each employees actual rate, estimated rates are for determining total estimated cost only. Fully burdened billing rates include direct salary cost, overhead and profit.

D. CONSENT AGENDA

**City Council
May 23, 2017**

Mayor Johnson called the regularly scheduled meeting to order at 7:01 PM.

Upon roll call the following Council members were present: Sundstrom, Rose, S. Burkett, B. Burkett and Leggett. Council member Boyle Barrett arrived at 7:27 PM. Also in attendance were City Administrator Schmidt and Public Works Superintendent Banks.

Council member Leggett moved to excuse Council member Tremblay. Council member B. Burkett seconded the motion. Motion carried.

Mayor Johnson stated that we have an amended agenda this evening, and asked if there were any other additions, deletions, or changes to the amended agenda. There were none.

Council member S. Burkett moved to approve the amended agenda. Council member Rose seconded the motion. Motion carried.

CITIZEN PARTICIPATION

None.

STAFF REPORTS

City Administrator Schmidt stated he doesn't have anything to report other than what's on the agenda.

MAIN AGENDA

ORD 12-17 – Amending BMC 1.12 – Applicability:

Council member S. Burkett moved to Approve ORD 12-17 – Amending BMC 1.12 – Applicability. Council member Rose seconded the motion. Upon roll call vote motion carried 5/0.

ORD No. 13-17 – Repealing BMC 3.73 “Comprehensive Plan and Capital Improvement Fund”:

Council member Rose moved to Approve ORD 13-17 – Repealing BMC 3.73 Comprehensive Plan and Capital Improvement Fund. Council member Leggett seconded the motion. Upon roll call vote motion carried 5/0.

Bid Award – Raw Water Irrigation Overflow Project:

Council member Rose moved to Award Bid of the Raw Water Irrigation Supply Line Project to Boettcher & Sons, Inc. for \$112,162.05. Council member Leggett seconded the motion. Motion carried.

Change Order No. 6 – Realignment Project Phase 2:

Council member Sundstrom moved to Approve the Phase II SR410 Realignment Project – Change Order #6. Council member S. Burkett seconded the motion. Motion carried.

Bid Award – Elk Hts Booster Station – Pump Replacement Quote:

Council member Sundstrom moved to Award Bid of the Elk Hts Booster Station Replacement Plump to PumpTech for \$14,682.84. Council member Leggett seconded the motion. Motion carried.

TIB Grant Funding Agreement – Emergency Patching Repair:

Council member Sundstrom moved to Approve the TIB Grant Agreement for Emergency Patching Repair, Council member Leggett seconded the motion. Motion carried.

CONSENT AGENDA

Council member S. Burkett moved to approve the Consent Agenda. Council member Rose seconded the motion. Motion carried.

Approve Minutes of March 28, 2017 City Council Meeting
Approve Minutes of May 9, 2017 City Council Meeting

Claim check numbers 56671 through 56767, in the amount of \$221,982.11, for the period of March 29, 2017 through April 11, 2017; claim check numbers 56768 through 56787, in the amount of \$238,021.01, for the period of April 12, 2017 through April 25, 2017; Treasurer Check numbers 11973 through 11975, in the amount of \$1,350.62 and ACH payments in the amount of \$11,213.63 for the month of April, for a total of \$12,564.25; and Payroll check numbers 36463 through 36508, in the amount of \$81,256.78, and ACH payroll in the amount of \$271,200.57 for a total April payroll of \$352,457.35 are hereby approved and ordered paid. Also, Claim check numbers 56788 through 56839, in the amount of \$958,685.45 for the period of April 26, 2017 through May 9, 2017 are hereby approved and ordered paid this 23rd day of May, 2017.

COMMITTEE REPORTS

Mayor’s Report:

Mayor Johnson stated that the AWC Conference will be held in Vancouver this year at the end of June. If you would like to attend, make sure you let her or Finance Director Bazzar know. Also, next Thursday she will be meeting with Congressman Reichert.

Administration, Finance & Public Safety:

Council member Boyle Barrett stated they will be meeting June 6th.

Transportation & Utilities:

Council member B. Burkett stated the minutes are in your packets, and most of the topics discussed were on the agenda this evening. They also discussed Spiketon Rd. Their next meeting will be June 19th.

Community Services:

Council member Rose stated that minutes are in the packets. The committee had a gentleman by the name of Isaac Bolder give a presentation on picnic construction. Next meeting will be June 15th.

Council Member Comments & Good of the Order:

Council member Sundstrom stated that he hoped everyone had read Council member Tremblay's retirement letter; he thought it was an excellent letter.

Council member Rose moved to adjourn. Council member Boyle Barrett seconded the motion. Motion carried.

With nothing further the meeting was adjourned at 7:42 PM.

Mayor

City Administrator

CITY OF BUCKLEY				TRANSFER VOUCHER	
		May 31 2017			
From Fund #	NAME	AMOUNT		To Fund #	
	Bars Number				Bars Number
1	General Fund	\$ 234,423.19		Payroll Fund	
		\$ 65,601.22		Claims Fund	
	597.00.00.10		101	Street & Storm Drain Capital	397.00.00
	597.00.80		7	PD Equip & Maint	397.00.20 St Merge
	597.00.22		3	G F Contingency	397.00.40 St Merge
	597.00.40	\$ 125.00	430	Utility Equip Res	397.00.60
	597.00.65	\$ 468.00	2	Contingency Reserve Fund	397.00.10 St Merge
101	Street Operations	\$ 5,171.26		Payroll Fund	
		\$ 4,859.26		Claims Fund	
	597.00.00	\$ 125.00	430	Utility Equip Res	397.00.10
	597.00.50.30		1	General Fund Insurance Portion	397.60.70
	597.20.00	\$ 1,637.17	1	General Fund Admin	397.60.20
	597.30.00	\$ 3,645.84	102	Street Capital Improvements	397.00.10.50
102	Street Capital Imp			Payroll Fund	
		\$ 251,312.66		Claims Fund	
	597.10.00.30	\$ 180.43	1	General Fund Invest Int	397.00.40
	597.10.00.31	\$ 3,676.09	1	General Fund Project Admin	397.60.95
4	Cemetery			Payroll Fund	
				Claims Fund	
	597.00.00	\$ 166.00	430	Utility Equip Res	397.00.20
	597.00.50.30		1	General Fund Insurance Portion	397.60.80 St Merge
105	EMS	\$ 6,837.40		Payroll Fund	
		\$ 2,981.12		Claims Fund	
	597.90.00	\$ 500.00	030/131	Fire Equip/EMS Res	131-397
	597.90.00.40	\$ 125.00	30	Fire/EMS Bunkers	397.10.10
7	PD Maint RES			Payroll Fund	
		\$ 4,111.61		Claims Fund	
	597.10.10.50		1	General Fund	397.10.10.50
8	Railroad ROW	\$ 1,959.24		Payroll Fund	
				Claims Fund	
	597.00.00.45	\$ 541.67	1	General Fund Park	397.50.15 St Merge
	597.00.50.30		1	General Fund Insurance Portion	397.60.81
	597.00.00.46	\$ 83.33	430	Utility Equip Reserve	397.00.70
	597.00.00.47	\$ 833.33	35	Park Construction	397.10.20.20
	597.00.00.48	\$ 2,083.33	307	Capital Improvement	397.10.80.30
	597.00.00.49	\$ 2,916.87	307	Capital Improvement	397.10.80.30

	From Fund #			To Fund #	
	NAME	AMOUNT		NAME	
	Bars Number				Bars Number
402	Water Sewer Rev	\$ 76,182.93		Payroll Fund	
		\$ 41,143.99		Claims Fund	
	10.0 % Tax Water 534.10.54	\$ 6,341.62	1	General Fund Business Tax	316.42
	10.0 % Tax Sewer 535.10.54	\$ 17,615.45	1	General Fund Business Tax	316.44
	597.00.00.50	\$ 542.00	1	General Fund Dispatcher	397.00.60
	597.00.00.51	\$ 5,572.75	1	General Fund Admin Water	397.60.10
	597.00.00.52	\$ 5,524.75	1	General Fund Admin Sewer	397.60.10
	W 597.00.00.53		1	General Fund Insurance Portion	397.60.60
	S 597.00.00.55		1	General Fund Insurance Portion	397.60.60
	597.00.00.70	\$ 64,166.67	405	Sewer Improve Fund	397.00.00
	597.00.00.80	\$ 13,961.42	406	Water Improve Fund	397.00.00
	597.00.00.40	\$ 1,667.00	430	Utility Equip Res	397.00.40
	597.00.90		308	Comp Plan Cap Imp	397.10.60
	535.10.41		1	General Fund Planning	345.81.00
403	Solid Waste			Payroll Fund	
		\$ 60,819.32		Claims Fund	
	10.0 % Tax 537.10.54	\$ 8,196.21	1	General Fund Business Tax	316.45
	597.00.00.10	\$ 4,589.67	1	General Fund Admin	397.60.40
	597.00.00.55		1	General Fund Insurance Portion	397.60.83
405	Sewer Ext & Replace			Payroll Fund	
		\$ 638,386.08		Claims Fund	
	597.10.00.31	\$ 3,189.09	1	General Fund Project Admin	397.60.96
406	Water Ext & Replace			Payroll Fund	
		\$ 120,355.48		Claims Fund	
	597.10.00.31	\$ 3,479.34	1	General Fund Project Admin	397.60.97
407	Storm Drain Op & Maintenance	\$ 16,618.14		Payroll Fund	
		\$ 4,870.08		Claims Fund	
	10 % Tax 531.30.44.01	\$ 4,607.70	1	General Fund Business Tax	316.48
	597.00.00	\$ 834.00	430	Utility Equip Res	397.00.50
	597.00.00.10	\$ 8,348.09	408	Storm Drain Cap	397.00.30
	597.00.00.20	\$ 5,105.25	1	General Fund Admin	397.60.40.10
	597.00.00.53		1	General Fund Insurance Portion	397.60.71
	597.00.00.57		1	General Fund Dispatcher	397.60.21
	597.00.75		308	Comp Plan Cap Imp	397.10.70
430	Utility Equip Res			Payroll Fund	
				Claims Fund	
	597.10.00.10	\$ 1.51	1	General Fund Invest Int	397.00.40

	From Fund #			To Fund #	
	NAME	AMOUNT		NAME	
	Bars Number				Bars Number
202	Fire Stat Const Bond Debt Svcs	\$ 95,150.00		Claims Fund	
408	Stormwater Cap Project	\$ 8,012.02		Claims Fund	
	597.00.10		307	Capital Improvement	397.10.80.10
	597.10.00.31		1	General Fund Project Admin	397.60.98
103	TBD	\$ 35.00		Claims Fund	
	597.00.00	\$ 3,645.84	101	City Street	367.42
	595.30.48	\$ 4,479.17	101	City Street	367.20.10
3	General Fund Contingency				
	597.00.30.00	\$ 1.48	1	General Fund Invest Int	397.00.45 St Merge
	Total Investment Interest to 202	\$ 39.14			
	Total Investment Interest to 001	\$ 389.72			
	Total Payroll	\$ 352,062.51			
	Total Claims	\$ 1,340,575.06			
	Total Treasurer checks	\$ 26,776.14			
	Date Approve by Council June 13, 2017			Finance Director Sheila Bazzar, PFO/CMC	

E. COMMITTEE REPORTS