

**CITY OF BUCKLEY, WASHINGTON**

**ORDINANCE NO. 11-20**

**AN ORDINANCE OF THE CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON, ADOPTING MULTIFAMILY DESIGN GUIDELINES AND A NEW CHAPTER 19.49 OF BUCKLEY MUNICIPAL CODE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE**

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**WHEREAS**, the City of Buckley Planning Commission desires that minimum multifamily guidelines and standards first be adopted in Buckley Municipal Code (BMC) prior to allowing an increase in townhome densities as recently requested through a formal zoning code text amendment application that was considered by the Planning Commission; and

**WHEREAS**, the City of Buckley Planning Department has seen a significant increase in the amount of interest in multifamily housing in Buckley since the end of 2019 which reinforces the importance of having multifamily guidelines and standards in place as soon as possible; and

**WHEREAS**, the City of Buckley, unlike most nearby jurisdictions, currently lacks clear or comprehensive design standards or guidelines specific to multifamily housing; and

**WHEREAS**, the City of Buckley Planning Commission considered the desired outcomes and priorities for multifamily housing in Buckley, informed by multifamily design guidelines of nearby jurisdictions, and then developed and recommended adoption of the Multifamily Design Guidelines and BMC Chapter 19.49 that are both attached to this ordinance; and

**WHEREAS**, the 60-day notice of intent to adopt these Multifamily Design Guidelines was sent to the Washington State Department of Commerce on May 15, 2020; and

**WHEREAS**, environmental review was completed and a determination of non-significance was issued, published and posted for adoption of these Multifamily Design Guidelines on June 17, 2020; and

**WHEREAS**, a public hearing notice was published and posted on June 17, 2020; and

**WHEREAS**, the Planning Commission conducted a public hearing on these Multifamily Design Guidelines on July 6, 2020; and

**WHEREAS**, the Planning Commission received no public comments prior to or during the July 6, 2020 hearing and recommended the City Council adopt the attached Multifamily Design Guidelines and BMC 19.49; and

**WHEREAS**, the City Council discussed these multifamily design guidelines at a study session on August 4, 2020, and staff provided answers to Councilmember questions about these guidelines sent

after the study as attached to this ordinance;

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

**Section 1.** BMC Chapter 19.49, Multifamily Design Guidelines, is adopted as attached to and considered with this Ordinance.

**Section 2.** City of Buckley Multifamily Design Guidelines are adopted as attached to and considered with this Ordinance.

**Section 3.** 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.

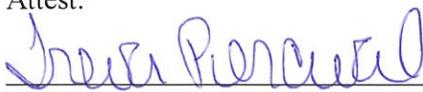
**Section 4.** Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

**Section 5.** 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.

Introduced, passed, and approved this 25<sup>th</sup> day of August 2020.

  
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Pat Johnson, Mayor

Attest:

  
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Treva Percival, City Clerk

APPROVED AS TO FORM:

  
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Phil Olbrechts, City Attorney

PUBLISHED: September 2, 2020

EFFECTIVE: September 7, 2020