

**CITY OF BUCKLEY, WASHINGTON**

**ORDINANCE NO. 03-22**

**AN ORDINANCE OF THE CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON, ADOPTING THE RAINIER GATEWAY SUBAREA PLAN AS AN ELEMENT OF BUCKLEY'S COMPREHENSIVE PLAN AND DESIGNATING THE SUBAREA AS A CENTER OF LOCAL IMPORTANCE**

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**WHEREAS**, Buckley City Council adopted the Rainier Gateway Subarea Plan on August 27, 2019, along with design guidelines that help to implement the Subarea Plan (Ordinance #19-19); and

**WHEREAS**, the Rainier Gateway Subarea is an existing focal point of civic, recreational and cultural amenities and Buckley's adopted Rainier Gateway Subarea Plan leverages and expands on these amenities to attract a more desirable mix of commercial enterprises in the Subarea; and

**WHEREAS**, the Subarea is bounded by SR 410 to the northwest, River Avenue to the southeast, SR 165/Ryan Road to the southwest, and the National Guard armory to the northeast. Specific boundaries are shown in the attached Subarea Plan; and

**WHEREAS**, while the Subarea design guidelines are currently in effect and the City has moved forward on planning for various public amenities identified in the Subarea plan, the adopting ordinance in 2019 did not specify that the Subarea plan was adopted as part of Buckley's Comprehensive Plan as allowed under the Growth Management Act; and

**WHEREAS**, while not required, adopting the Rainier Gateway Subarea Plan as part of Buckley's Comprehensive Plan can help Buckley take the next step in ensuring the Subarea is also designated as a Center of Local Importance (CoLI) as defined by Countywide Planning Policies (CPPs); and

**WHEREAS**, designation of CoLIs demonstrates their consistency with Countywide Planning Policies and PSRC's regional growth strategy; as-such, CoLI designation also helps improve Buckley's competitiveness and eligibility for grants that may be available to support improvements called for in the Subarea plan; and

**WHEREAS**, notice of this proposal was provided to the WA State Dept. of Commerce on January 21, 2022 which met the State's 60-day notice requirement; and

**WHEREAS**, a notice of public hearing and SEPA environmental determination of non-significance (DNS) were published and posted on February 16, 2022 for adopting the Rainier Gateway Subarea Plan as part of Buckley's Comprehensive plan and for designating the Subarea as a CoLI; and

**WHEREAS**, the Buckley Planning Commission held an open record public hearing for the proposed

adoption and designation on March 7, 2022 and recommended adoption of the Rainier Gateway Subarea Plan as part of Buckley's Comprehensive plan and for designating the Subarea as a CoLI; and

**WHEREAS**, there was one public comment on the proposal as provided and responded to in the attached staff report;

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

**Section 1.** The Rainier Gateway Subarea Plan is hereby adopted as a new element of Buckley's Comprehensive Plan.

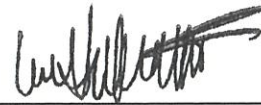
**Section 2.** The Rainier Gateway Subarea is designated by the City of Buckley as a Center of Local Importance.

**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.

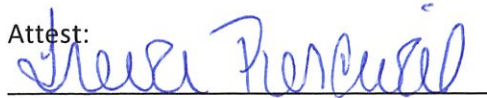
**Section 5.** Effective Date. This Ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

Introduced, passed, and approved this 22<sup>nd</sup> day of March 2022.



Beau Burkett, Mayor

Attest:



Treva Percival, City Clerk

APPROVED AS TO FORM:



Phil Olbrechts, City Attorney

PUBLISHED: March 30, 2022

EFFECTIVE: April 5, 2022