

1 Land Use Element

Overview

Land Use consists of zoning and other laws and practices that attempt to structure the current use of land and future growth. The Growth Management Act specifically identifies the Land Use Element as the foundation of the Comprehensive Plan which will then set the policy direction for Buckley's current and future land use. This Land Use Element update is intended to guide and inform Buckley's future zoning and land use designations in order to provide flexible opportunities for development. Additionally, this element includes policies to balance valuable natural resources with development in a manner that reduces conflicts to the community as a whole.

This Land Use Element update helps to achieve Buckley's vision by providing a framework for thoughtfully planned growth. This element protects community character by directing development to certain areas, promoting economic development through zoning, encouraging appropriate businesses, and safeguarding the environment through innovative development techniques, partnerships and preservation.

More specifically, the Land Use Element seeks to:

- Promote the efficient use of land to preserve the rural character and open space resources of the area well into the future, and thus, enhance Buckley's quality of life
- Encourage economic development will help create a business-friendly climate leading to a wider choice of goods and services, as well as greater opportunities for office and manufacturing uses, which will help to provide jobs for Buckley and the region.
- Ensure that land use and transportation linkages are well designed will promote greater accessibility throughout the City.
- Encourage the provision of attractive and affordable housing will help maintain Buckley's quality of life for

residents of all ages. Investing in entertainment and cultural resources will provide a greater range of activities for the community which will enrich the quality of life.

This Land Use Element update is closely integrated with other elements by providing the basic framework for land development. For example, this element identifies where various types of housing should be located, while the Housing Element outlines policies on housing types and encourages the development of affordable housing. Thus, many issues discussed in the Land Use Element appear in other plan elements.

Current Conditions

Buckley is primarily a bedroom community with a rural quality of life, ample open space, and proximity to the natural areas surrounding Mt Rainier. Buckley is poised to rapidly develop once additional sewerage capacity is complete, tentatively scheduled for the latter part of 2006.

Buckley's Urban Growth Area (UGA) encloses a total of 3,113 acres, with 2,499 of those located within the incorporated city limits and 614 acres outside of the city boundary. Within the city limits, the land use is as follows: 44% residential, 3% commercial, 21% public (parks, Rainier School, etc.), 11% is agriculture and 21% is vacant.

As mentioned previously, population growth targets are assigned to all cities and rural areas by the counties in which they are located. The allocated population growth for Buckley (from the Pierce County Council Resolution No. R2000-173) is 3,105 persons by the year 2017. Analysis of the current land uses in Buckley indicates that there is not enough vacant residential land to accommodate this projected growth at existing zoned densities. In addition, the prospect for increased density in many of the residential areas deemed "underdeveloped" is constrained by the presence of hydric soils and subsequent designation as wetlands by the State of Washington. In addition to hydric soils, a shortage of sewerage hookups is another important issue that affects development in Buckley. Sewerage hookups are limited because the sewage treatment plant is near capacity. Both issues pose challenges to development and are addressed within this plan. Given these constraints, a combination of increased densities within the existing city limits and annexations of land

outside the city limits within Buckley's UGA is likely needed to accommodate anticipated growth.

The 2002 Pierce County Buildable Lands Report documents that Buckley has a total of 493 acres of vacant residential land within its city limits. Of this vacant land, 197 acres were identified as critical areas, the majority of which we can assume are wetlands. After subtracting for all other factors that constrain land use (e.g. roads, stormwater facilities, etc.), the report shows only 135 acres of buildable land available for residential development in the city. Under existing zoning, this acreage translates to 501 households, far short of the growth target of 1,269 households. If all this available buildable land was upzoned to R-5 designations (5 units/acre), the 135 acres would then be able to accommodate 675 households, or slightly more than one half the population growth target. The other half of the growth would have to be accommodated through additional upzoning within city limits (e.g., upzoning of non-vacant land) and annexation of a portion of the 614 acres within the UGA. Any annexation of the UGA land would necessitate an upzoning of that land to "urban densities" as required by the Growth Management Act. The Future Land Use Map (FLUM), located at the end of the Land Use Element, depicts proposed changes to existing zoning and city boundaries that would be expected to accommodate projected growth.

County-wide policies also direct Buckley to determine the need for housing across all economic segments of the population, in addition to meeting the projected population growth demand. These specific needs are addressed in this element through recommended zoning changes and also in the policies of the Housing Element.

This comprehensive plan update outlines policies that can serve as an orderly guide to meet the many goals for Buckley, including the accommodation of County growth targets and housing affordability.

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Critical Areas and Development Discussion

The city of Buckley is located on a relatively flat plateau between the Puget Trough and the southern Washington Cascades, at an elevation generally between 700 and 750 feet (210 and 225 m). The flat topography and hydric soil known as Buckley loam contribute to slow drainage that results in seasonal pasture wetlands. These wetlands are generally small and fragmentary, lack long-term standing water that supports common riparian flora and fauna, and do not drain to the White River by surface flow. In addition, a century of agriculture has profoundly modified the soil horizon and native flora and fauna, resulting in Class III and IV wetlands scattered throughout the Buckley area (and elsewhere on the plateau as well).



Preserve Buckley's small town character

Development of areas in proximity to wetlands is problematic and places a severe constraint on development strategies. A preliminary wetland study placed a significant amount of acreage in the Buckley UGA in the category of wetlands. In addition, there are frequently flooded areas and other environmentally sensitive areas in Buckley, limiting the net acreage with building potential to approximately 408 acres within the Buckley Urban Growth Area.

This element adopts flexible strategies to meet County growth requirements while maintaining and protecting natural resource integrity. The citizens of Buckley place high value on natural resources, therefore, every effort is made to address maintaining a balance between growth and preservation.

LAND USE GOALS

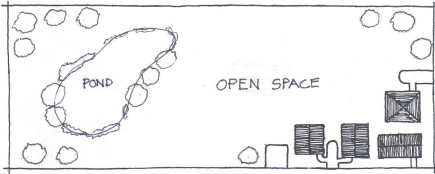
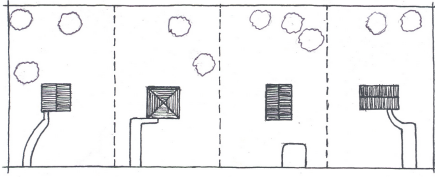
GENERAL LAND USE

GOAL 1.1 ENSURE A HEALTHY AND PRODUCTIVE ENVIRONMENT FOR BUCKLEY'S CITIZENS BY PRESERVING BUCKLEY'S SMALL TOWN CHARACTER WHILE PROVIDING ADEQUATE LAND AND SERVICE CAPACITY FOR POPULATION AND EMPLOYMENT GROWTH.

Discussion. Traditionally, development regulations have attempted to avert conflict by segregating different development types into districts with relatively uniform development characteristics such as permitted uses or height. In many areas of Buckley, this approach is a reasonable and effective method for regulating development.

In other parts of Buckley, it may be possible and desirable to have several different types of development located relatively close to each other. Such a blending of development types could help reduce dependence on the automobile and provide greater opportunities for innovative mixed-use development. In these areas, development regulations may need to be specifically developed to address the district's unique characteristics. Special development regulations may also be necessary to take account of other factors influencing and shaping new growth.

POLICY 1.1.1 THE CITY SHOULD PRESERVE THE COMMUNITY'S UNIQUE QUALITIES IN PART THROUGH THE CONCENTRATION OF BUSINESS-COMMERCIAL AND HIGHER INTENSITY RESIDENTIAL DEVELOPMENT CLOSER TO THE HISTORIC DOWNTOWN CENTER OF THE CITY, AND BY INTEGRATING ADDITIONAL DENSITY IN THE RESIDENTIAL COMMUNITY IN A MANNER THAT WILL PROTECT THE SINGLE-FAMILY AREAS FROM COMMERCIAL ENCROACHMENT. EXPANSION OF BUSINESS-COMMERCIAL DEVELOPMENT SHOULD OCCUR PRIMARILY OUTWARD FROM THE DOWNTOWN CORE AREA.



Cluster development can protect critical areas while enhancing open space.

COMMERCIAL LAND USE

GOAL 1.2 HAVE A MIX OF COMMERCIAL USES THAT BEST SUPPORTS THE NEEDS OF THE BUCKLEY COMMUNITY, INCREASES ITS TAX BASE, AND SUPPORTS COMMUNITY CHARACTER

Discussion. Commercial uses in Buckley should enhance the quality of life for residents by providing needed services, employment, and tax revenues to finance public services. The “mix” of commercial services refers to both physical integration (among commercial and residential uses) and composition (type) of commercial establishments. Commercial uses in Buckley should be physically integrated with one another, as well as with residential uses, through adequate motorized and non-motorized transportation connections. Uses deemed “neighborhood commercial” should be physically integrated with residential uses as well. An appropriate composition of commercial uses should maximize economic value to the community while respecting Buckley’s community character.

POLICY 1.2.1 ENSURE ADEQUATE COMMERCIAL LAND SUPPLY EXISTS TO SUPPORT DESIRED USES THROUGH ZONING.

POLICY 1.2.2 TRANSPORTATION LINKAGES—ENCOURAGE MOTORIZED AND NON-MOTORIZED CONNECTIONS BETWEEN ADJOINING RETAIL DEVELOPMENTS AND BETWEEN RETAIL, RESIDENTIAL AND CIVIC USES THROUGH EASEMENTS, IMPACT FEES AND DEVELOPMENT CODE.

POLICY 1.2.3 MIXED USES—ENCOURAGE MIXED USE DEVELOPMENT WHERE APPROPRIATE, ESPECIALLY IN AND AROUND BUCKLEY’S HISTORIC CENTER THROUGH ZONING.

RESIDENTIAL LAND USE

GOAL 1.3 HAVE A MIX OF HOUSING TYPES TO MEET THE NEEDS OF ALL SEGMENTS OF THE POPULATION AND ENCOURAGE NEW HOUSING DEVELOPMENT WHERE URBAN SERVICES CAN BE PROVIDED COST EFFECTIVELY.

Discussion. Under the Washington State Growth Management Act, Buckley must provide for population growth in a 20-year time span. Buckley must encourage a diverse range of housing types, to address the changing needs of its population, while also attempting to maintain the scenic and small town character of the town.

POLICY 1.3.1 THE CITY SHOULD CREATE DEVELOPMENT THAT PROMOTES LIVABILITY, PEDESTRIAN ORIENTATION, AND QUALITY DESIGN, AND LIMITS STRESS FACTORS SUCH AS NOISE POLLUTION AND TRAFFIC CONGESTION THROUGH ZONING, SEPA REGULATION, TRANSFER OF DEVELOPMENT RIGHTS, AND APPLICABLE PERMITTING PROCEDURES.

POLICY 1.3.2 PROVIDE ADEQUATE LAND AND DENSITIES THROUGH ZONING TO ACCOMMODATE HOUSING TARGETS WHILE PROTECTING AND ENHANCING THE CHARACTER, QUALITY, AND FUNCTION OF EXISTING RESIDENTIAL NEIGHBORHOODS.

POLICY 1.3.3 FLEXIBILITY IN DEVELOPMENT REGULATIONS SHOULD BE PROVIDED TO ALLOW FOR CLUSTER, CLUSTER DETACHED, AND CLUSTER ATTACHED HOUSING IN APPROPRIATE AREAS TO ACHIEVE TARGET POPULATION GROWTH AND DENSITIES.

POLICY 1.3.4 DENSITY BONUSES SHOULD ONLY BE CONSIDERED FOR RESIDENTIAL DEVELOPMENTS THAT, IN ADDITION TO MEETING MINIMUM REQUIREMENTS, COMBINE EXCELLENCE IN DESIGN WITH HOUSING AFFORDABILITY OR OTHER SPECIFIED COMMUNITY OBJECTIVES. SPECIFIC CRITERIA FOR EVALUATING APPLICATION FOR A DENSITY BONUS SHOULD BE IDENTIFIED AND DEVELOPED BY THE CITY COUNCIL

POLICY 1.3.5 ENCOURAGE MORE EFFICIENT USE OF THE LAND WHERE SERVICES EXIST, THROUGH SUCH DEVICES AS FLEXIBLE LOT SIZES AND SETBACKS TO ACCOMMODATE INCREASING URBAN DENSITIES.

POLICY 1.3.6 PERMIT ACCESSORY LIVING UNITS IN ALL RESIDENTIAL ZONES, SO LONG AS ADEQUATE ACCESS, PARKING, AND OPEN SPACE CAN BE PROVIDED.

POLICY 1.3.7 ALLOW RESIDENTIAL BASED BUSINESSES THAT ARE COMPATIBLE WITH OTHER USES THROUGH ZONING.

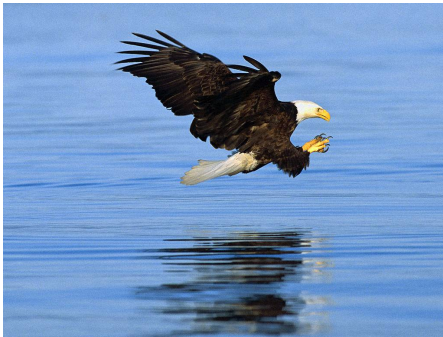
POLICY 1.3.8 THE CITY SHOULD ENCOURAGE THE DEVELOPMENT OF ALTERNATIVE FORMS OF HOUSING THAT ARE AFFORDABLE TO A MAJORITY OF BUCKLEY CITIZENS SUCH AS COTTAGE HOUSING DEVELOPMENTS AND MANUFACTURED HOMES.

POLICY 1.3.9 PREVENT INCOMPATIBLE LAND USES OR BLIGHTING OF RESIDENTIAL NEIGHBORHOODS THROUGH CODE ENFORCEMENT OR STRICT APPLICATION OF REGULATORY MEASURES.

RESOURCE PROTECTION

GOAL 1.4 HAVE CRITICAL AREAS AND ENVIRONMENTALLY SENSITIVE AREAS RECEIVE CONSIDERATION WHEN DESIGNATING AREAS FOR MORE INTENSIVE DEVELOPMENT. PRESERVE DEVELOPMENT POTENTIAL BY ALLOWING CLUSTERING OF DEVELOPMENT IN AREAS WITH ENVIRONMENTAL CONSTRAINTS.

Discussion. Preserving Buckley's rural character includes maintaining open spaces and view corridors to help encourage an outdoor aesthetic and participation in a natural environment. Encouraging clustering of development allows maintenance of open space and helps protect sensitive areas.



Consider all of Buckley's residents when planning for future growth.

POLICY 1.4.1 DEVELOP APPROACHES THAT ALLOW FOR CLUSTERED DEVELOPMENT IN ORDER TO:

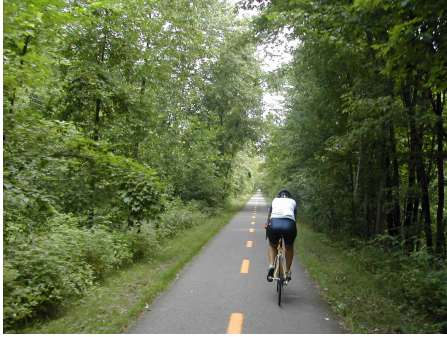
- **Preserve sensitive (critical) natural features and to provide flexibility to the property owner.**
- **Encourage the maximization of view opportunities**
- **Preserve contiguous portions of development sites in permanent open space.**

POLICY 1.4.2 IDENTIFY AND PRESERVE AN INTEGRATED SYSTEM OF OPEN SPACE CORRIDORS AND/OR BUFFERS TO PROVIDE DEFINITION BETWEEN NATURAL AREAS AND URBAN LAND USES THROUGH COOPERATION WITH GROUPS SUCH AS LAND TRUSTS OR ENVIRONMENTAL PRESERVATION ORGANIZATIONS.

POLICY 1.4.3 IDENTIFY AND CONSERVE CRITICAL WILDLIFE HABITAT INCLUDING NESTING SITES, FORAGING AREAS, AND MIGRATION CORRIDORS WITHIN OR ADJACENT TO NATURAL AREAS, OPEN SPACES, AND THE DEVELOPED URBAN AREAS TO CAPITALIZE ON AND CAPTURE RESOURCE TOURISM (SUCH AS BIRDING).

POLICY 1.4.4 SITE DEVELOPMENT REGULATIONS SHOULD BE REVIEWED TO ENSURE THAT THEY REDUCE EROSION, PROMOTE IMMEDIATE RE-VEGETATION, AND REDUCE THE AMOUNT OF SEDIMENT LEAVING A CONSTRUCTION SITE TO PROTECT WATERWAYS AND OTHER PROPERTIES.

PARKS AND OPEN SPACE



During the visioning process, Buckley residents showed strong support for extending the Foothills Trail.

GOAL 1.5 HAVE A WELL-MAINTAINED, INTERCONNECTED SYSTEM OF MULTI-FUNCTIONAL PARKS, RECREATION FACILITIES AND OPEN SPACES THAT IS ATTRACTIVE, SAFE AND AVAILABLE TO ALL SEGMENTS OF THE CITY'S POPULATION, AND SUPPORTS THE COMMUNITY'S ESTABLISHED NEIGHBORHOODS AND SMALL TOWN ATMOSPHERE.

Discussion. According TO National Recreation & Park Association (NRPA) standards, a municipality should provide approximately **34.45 acres of all types of parkland per every 1,000 persons in the population¹.**

POLICY 1.5.1 WORK WITH WSDOT, PIERCE COUNTY PUD, WASHINGTON STATE PARK & RECREATION COMMISSION, AND OTHER APPROPRIATE PARTIES TO LINK AND EXTEND THE FOOTHILLS TRAIL EAST ALONG THE RIVER SHORELINE TO ENUMCLAW AND TO POINTS WEST.

POLICY 1.5.2 COORDINATE PARK ACTIVITIES WITH ECONOMIC DEVELOPMENT ACTIVITIES TO DEVELOP A COHERENT PLAN THAT LINKS PARKS AND TRAILS TO ECONOMIC DEVELOPMENT BY ENSURING PARK PLANS ARE INTEGRATED INTO THE CONCURRENCY MANAGEMENT PLAN.

POLICY 1.5.3 INCREASE PARKS AND OPEN SPACE AMENITIES TO ATTAIN NATIONAL RECREATION & PARK ASSOCIATION STANDARDS, WHICH SPECIFIES THE RECREATION AREA STANDARD OF 34.45 ACRES PER 1000 PERSONS. STRATEGIES FOR ATTAINING THIS STANDARD INCLUDE EXACTIONS, IMPACT FEES FOR NEW DEVELOPMENT, BOND MEASURES, AND GRANTS.

POLICY 1.5.4 IDENTIFY AND SET ASIDE LAND FOR FUTURE PARK DEVELOPMENT, INCLUDING POCKET PARKS, NEIGHBORHOOD PARKS, AND CITY PARKS.

POLICY 1.5.5 THE CITY SHOULD COMPLETE JOINT USE AGREEMENTS WITH THE SCHOOL DISTRICT TO MAXIMIZE THE AVAILABILITY OF THESE FACILITIES FOR RECREATIONAL AND OTHER PUBLIC USES.

¹ Determining the number of park acres in Buckley is complicated by the disposition of the old White River High School and the railroad right-of-way on State Highway 410, for which the land uses have not been officially designated.

POLICY 1.5.6 IN CONJUNCTION WITH THE APPROVAL OF ANY DEVELOPMENT PROJECT INVOLVING MORE THAN FOUR NEW DWELLING UNITS, THE CITY SHALL REQUIRE THE ON-SITE (OR NEARBY OFF-SITE) DEVELOPMENT OF RECREATION FACILITIES OR APPROPRIATE AND USABLE PARK LAND.

POLICY 1.5.7 THE CITY SHOULD PROVIDE DEVELOPMENT INCENTIVES SUCH AS DENSITY BONUSES, PURCHASABLE DEVELOPMENT RIGHTS, AND TRANSFERABLE DEVELOPMENT RIGHTS TO ASSIST IN PRESERVING PERMANENT OPEN SPACES.

POLICY 1.5.8 MAXIMIZE THE USE OF THE EXISTING PARK, SCHOOLS, RECREATION AND OPEN SPACE RESOURCES WITHIN THE CITY BY CONNECTING THEM WITH A COORDINATED SYSTEM OF TRAILS.

POLICY 1.5.9 DEVELOP COMMUNITY PATH AND TRAIL PLANS THAT PROMOTE PEDESTRIAN MOVEMENT WITHIN THE COMMUNITY AND NEIGHBORHOODS FOR TRANSPORTATION AND RECREATIONAL PURPOSES. NEW DEVELOPMENT SHALL PROVIDE A LINK TO COMMUNITY PATHS AND NEIGHBORHOOD TRAILS.

POLICY 1.5.10 SEEK TO MAXIMIZE GRANTS AND OTHER EXTERNAL SOURCES OF FUNDING, OR INTER-AGENCY COOPERATIVE ARRANGEMENTS, TO DEVELOP THE CITY'S PARK RESOURCES.

TRANSPORTATION

GOAL 1.6 HAVE TRANSPORTATION SYSTEMS ENHANCE THE APPEARANCE, QUALITY AND FUNCTION OF RESIDENTIAL AND COMMERCIAL DISTRICTS, PROVIDE CONNECTIVITY BETWEEN ADJACENT DEVELOPMENTS AND ENSURE SAFE AND EASY MULTI-MODAL ACCESS TO GOODS AND SERVICES.

Discussion. Land use and transportation linkage policies address the relationship between the land use pattern and a multimodal transportation system. Separation of different land uses results in longer trips. When jobs, shops and services are long distances from residential areas, this translates into additional vehicle or transit trips. Allowing residential and nonresidential uses to locate in closer proximity to one another would provide transportation options by making walking or bicycling more feasible. Site design standards also impact the ability of drivers, transit riders, pedestrians, and bicyclists to get around. Policies in this section discuss the importance of considering connections and alternative transportation modes when planning new development. The special needs of industrial development are also addressed.

POLICY 1.6.1 THE CITY SHOULD REQUIRE VEHICULAR AND NON-MOTORIZED CONNECTIONS BETWEEN ADJACENT DEVELOPMENTS THROUGH DEDICATIONS OF LAND AND EASEMENTS.

POLICY 1.6.2 THE CITY MAY REQUIRE ADDITIONAL LAND FOR IMPROVEMENTS TO ROADWAYS, PEDESTRIAN WALKWAYS, TRAILS, AND ACCESS TO OPEN SPACE AREAS.

POLICY 1.6.3 THE CITY SHOULD ENCOURAGE WALKING AND BICYCLING TO WORK AND SHOPPING THROUGH EDUCATIONAL PROGRAMS.

POLICY 1.6.4 THE CITY SHOULD ENCOURAGE EASY ACCESS FOR INDUSTRIAL DEVELOPMENT BY ZONING INDUSTRIAL AREAS NEXT TO HIGHWAYS WHICH WILL ALSO HELP TO DISCOURAGE INDUSTRIAL ACCESS THROUGH RESIDENTIAL AREAS.

PUBLIC FACILITIES AND UTILITIES

GOAL 1.7 COORDINATE THE ORDERLY PROVISION OF PUBLIC FACILITIES WITH PUBLIC AND PRIVATE DEVELOPMENT ACTIVITIES IN A MANNER THAT IS COMPATIBLE WITH THE FISCAL RESOURCES OF THE CITY.

Discussion. **Public facilities and utilities maintain the quality of life for existing and future development by establishing and maintaining standards for level of services. The size and location of public facilities and utilities influence the pattern of land development, and hence provision of them must be consistent with the policies described in all sections of the land use element.**

POLICY 1.7.1 PUBLIC FACILITIES AND UTILITIES SHOULD BE LOCATED IN THE FOLLOWING PRIORITY: FIRST, TO MAXIMIZE THE EFFICIENCY OF SERVICES PROVIDED; SECOND, TO MINIMIZE THEIR COSTS; AND THIRD, TO MINIMIZE THEIR IMPACTS UPON THE NATURAL ENVIRONMENT.

POLICY 1.7.2 ZONING DENSITIES SHOULD BE PHASED IN AS NEEDED TO ENCOURAGE NEW DEVELOPMENT TO FIRST LOCATE WHERE ADEQUATE PUBLIC FACILITIES AND SERVICES CURRENTLY EXIST, THEN IN AREAS THAT WILL BE SERVED ADEQUATELY BY A COMBINATION OF BOTH EXISTING AND ADDITIONAL PUBLIC FACILITIES AND SERVICES, AND FINALLY, IN THE REMAINING PORTIONS OF THE URBAN GROWTH AREA.

POLICY 1.7.3 DEVELOPMENT APPROVALS SHOULD BE CONTINGENT UPON FACILITIES ALREADY BEING IN PLACE AS THE DEVELOPMENT OCCURS. THE FOLLOWING ACTIONS CONSTITUTE DEVELOPMENT: A BUILDING PERMIT, SUBDIVISION APPROVAL, REZONING, SHORELINE PERMIT, VARIANCE, OR ANY OTHER OFFICIAL ACTION THAT AFFECTS THE DEVELOPMENT OF LAND. THE CITY SHALL TAKE INTO ACCOUNT THE VARIATION IN THESE DIFFERENT TYPES OF DEVELOPMENT APPROVALS IN PREPARING IMPLEMENTATION REGULATIONS. PROVISIONS FOR THE REVIEW OF APPLICATIONS FOR DEVELOPMENT AND THE TIMING OF THE ACTUAL IMPACTS CAUSED BY THE DIFFERENT TYPES OF DEVELOPMENTS WILL BE ADOPTED IN THE CITY'S CONCURRENCY MANAGEMENT SYSTEM AS PART OF THE LAND DEVELOPMENT REGULATIONS.

POLICY 1.7.4 PERSONS WHO DEVELOP LAND WITHIN THE CITY SHOULD BE FINANCIALLY RESPONSIBLE FOR BOTH ON-SITE AND OFF-SITE IMPROVEMENTS THAT MITIGATE FOR THE DIRECT IMPACTS OF THE DEVELOPMENT. THESE IMPROVEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, STREET IMPROVEMENTS, INSTALLATION OF TRAFFIC SAFETY FEATURES, PATHS AND/OR SIDEWALKS, UTILITY CONSTRUCTION, UTILITY CAPACITY EXPANSION, AND DRAINAGEWAYS

POLICY 1.7.5 IMPACT FEES SHOULD BE USED AS A MEANS FOR NEW DEVELOPMENT TO PAY ITS SHARE OF THE COSTS OF NEW OR EXPANDED FACILITIES AND SERVICES.

POLICY 1.7.6 THE CITY SHOULD NOT ISSUE DEVELOPMENT PERMITS THAT RESULT IN A REDUCTION OF THE LEVEL OF SERVICE (LOS) STANDARD FOR THE PUBLIC FACILITIES IDENTIFIED IN THE CAPITAL FACILITIES ELEMENT.

GOAL 1.8 HAVE THE SITING OF ESSENTIAL PUBLIC FACILITIES IN THE CITY AND ITS URBAN GROWTH AREA BE CONSISTENT WITH THE GROWTH MANAGEMENT ACT AND THE FOLLOWING POLICIES.

Discussion. **The State Growth Management Act requires local government comprehensive plans to include a process for identifying and siting essential public facilities. Essential public facilities are public or quasi-public facilities that are typically difficult to site which include, but are not limited to: airports, state educational facilities, state and local correctional facilities, solid waste handling facilities, mental health facilities, and group homes. The State Office of Financial Management is required to maintain a list of essential state public facilities that are required or likely to be built within the next six years. No local comprehensive plan or development regulation may preclude the siting of essential public facilities.**

POLICY 1.8.1 THE PROJECT PROPONENT SHALL PROVIDE A JUSTIFIABLE NEED FOR THE ESSENTIAL PUBLIC FACILITY AND ITS LOCATION WITHIN THE CITY AND URBAN GROWTH AREA, BASED UPON FORECASTED NEEDS AND A LOGICAL SERVICE AREA.

POLICY 1.8.2 THE PROJECT PROPONENT SHALL PROVIDE A REASONABLE OPPORTUNITY FOR THE PUBLIC AND THE CITY TO PARTICIPATE IN THE SITE SELECTION PROCESS.

POLICY 1.8.3 SITING REQUIREMENTS FOR COUNTY FACILITIES WITHIN THE BUCKLEY UGA SHALL BE JOINTLY AND COOPERATIVELY ESTABLISHED BY THE COUNTY AND THE CITY.

POLICY 1.8.4 ESSENTIAL PUBLIC FACILITIES SHOULD NOT BE LOCATED IN CRITICAL AREAS UNLESS THERE IS A DEMONSTRATED NEED AND NO ALTERNATIVE SITING OPTIONS ARE REASONABLE OR FEASIBLE. SITING OF ESSENTIAL PUBLIC FACILITIES WITHIN CRITICAL AREAS MUST BE CONSISTENT WITH THE COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS.

POLICY 1.8.5 ESSENTIAL PUBLIC FACILITIES SITED OUTSIDE OF URBAN GROWTH AREAS MUST BE SELF SUPPORTING AND NOT REQUIRE THE EXTENSION OF MUNICIPAL SERVICES AND FACILITIES.

INTERGOVERNMENTAL COORDINATION

GOAL 1.9 MAXIMIZE OPPORTUNITIES FOR MUTUAL GAIN THROUGH COORDINATION WITH PIERCE COUNTY AND NEIGHBORING JURISDICTIONS.

Discussion. **The City stands to benefit from coordination with other jurisdictions both in identifying opportunities to enhance the natural amenities in the area, and in planning for areas that may threaten quality of life.**

POLICY 1.9.1 THE CITY COUNCILS AND COUNTY PLANNING COMMISSIONS OF BUCKLEY AND ITS NEIGHBORING JURISDICTIONS SHOULD HOLD AN ANNUAL MEETING TO DISCUSS THE DIRECTION OF GROWTH AND DEVELOPMENT ON THE PLATEAU, TO EXCHANGE INFORMATION, TO REVIEW ISSUES, TO ESTABLISH AD HOC WORKING COMMITTEES TO WORK ON THE RESOLUTION OF THOSE ISSUES, AND TO SERVE AS AN EDUCATION TOOL TO THE PUBLIC.

POLICY 1.9.2 THE CITIES OF BUCKLEY AND BONNEY LAKE SHOULD ESTABLISH A JOINT PLANNING AREA THAT ALLOWS CITY INPUT IN THE DEVELOPMENT REVIEW PROCESS FOR AREAS LOCATED BETWEEN THE TWO CITY JURISDICTIONS.

POLICY 1.9.3 THE CITY SHOULD ESTABLISH AN ANNEXATION POLICY TO ADDRESS IMMEDIATE AND LONG TERM PLANS FOR GROWTH THAT CREATES LOGICAL BOUNDARIES AND REASONABLE SERVICE AREAS ON LAND THAT CAN PHYSICALLY ACCOMMODATE DEVELOPMENT.

FUTURE LAND USE MAP (FLUM)

One of the key outputs of the Buckley Comprehensive Plan revision process is the creation of a Future Land Use Map (FLUM) that will inform future land use plans adopted by the City Council. The proposed FLUM, depicted on the following page, takes into account the goals and policies enumerated in the land use section of the comprehensive plan.

The following calculations and assumptions were used to determine new zoning and net results for purposes of providing a Future Land Use Map for the draft update to the City of Buckley Comprehensive Plan: The overall land supply is found in Table 3. The Pierce County growth requirements are found in Table 1, and the resulting changes from applying the new zoning are found in Table 2. These tables can all be found at the end of this section.

NEW R5 ZONE

All of Zone RA save for the area zoned RB (detailed below) was upzoned to R5 per the FLUM. The total number of parcel acres in the new zone is 775.98 in 199 parcels. There are 60 vacant parcels in 260.80 acres, leaving 139 parcels and approximately 515 acres that are underdeveloped to the new zoning. The number of parcels that did not contain any wetlands equaled 112 in approximately 277.15 total parcel acres². Table 5 shows the results of the new zoning changes Compare with current conditions in Table 4.

Applying a 25% reduction for infrastructure³, a 40% reduction for wetlands⁴, a 10% reduction for an assumption that 90% of the zoning will be in residential units⁵, and an assumption that

² There are approximately 10 parcels with no acreage figures in the data.

³ Roads, sidewalks, easements, minimal parks, limited stormwater catchment basins.

⁴ Two GIS data layers were used, USFWS (bucklep.shp) wetland layer and Pierce County (wetlandsfinpoly.shp) to obtain wetlands data. Neither data layer matched the other. The USFWS layer contained data within the city limits and in the unannexed UGA. The Pierce County layer contained no data within city limits and more wetlands in the unannexed UGA. Calculating net acreage with the ArcMap utility yielded 12% of acreage within city limits as wetland, largely located in the southeastern portion off Ryan Rd and east of Spiketown Rd. In the UGA, the USFWS data layer yielded 10.6% of acreage in wetlands, whereas the Pierce County data layer yielded 34.0% of acreage in wetlands. Only a small fraction of the wetlands had been classified at the time the Pierce County data layer was published, and the USFWS data layer contained no Washington state wetland classification codes. Unable to estimate the wetland classes and therefore unable to determine buffer width, it was decided to use a 40% wetlands figure in order to perform calculations.

⁵ Pierce County Buildable Lands Report Table 6 page 41.

developed land may turn over at a 2%/annum rate⁶ with the new zoning resulting in a 25% turnover rate by 2017, then adding vacant acres (after same reductions except turnover applied) yields 157.79 net acres, of which 105.63 are vacant acres and 52.16 acres are underdeveloped to the new zoning. This acreage yields 819 DU, housing 2,170 persons in the new zone. ⁷ Table 5 shows the results of the new zoning changes Compare with current conditions in Table 4.

Other Assumptions

- It is expected that variances or overlay zones may be requested to allow for spot zoning for higher density near the new RB/RM node on Ryan Rd.
- Wetland mitigation will likely be needed to allow for contiguous development across multiple parcels where wetlands occur in relative abundance.
- Per the public feedback obtained during the Buckley Visioning process, maintaining open space is a prime goal for citizens of Buckley. No provision in these calculations is made to preserve open space.

New RB Zone

The Zone RA was upzoned to RB in the areas per the FLUM. The total number of acres is 34.69 in 14 parcels. There are 6 vacant parcels totaling 25.07 acres, leaving 8 parcels and 9.62 underdeveloped acres to the new zoning. The number of parcels that did not contain any wetlands equaled 13 in approximately 15.07 total parcel acres. Table 5 shows the results of the new zoning changes Compare with current conditions in Table 4.

Applying a 25% reduction for infrastructure⁸, a 40% reduction for wetlands⁹, a 10% reduction for an assumption that 90% of the zoning will be in residential units¹⁰, and an assumption that developed land may turn over at a .5%/annum rate with the new zoning resulting in a 7.5% turnover rate by 2017, then adding vacant acres (after same reductions except turnover applied) yields 10.45 net acres, of which 10.15 are vacant acres and .29 acres are underdeveloped to the new zoning. This acreage yields

⁶ Due to the generally older age of the average home in Buckley, transportation infrastructure improvements making commuting more attractive, and expected growth in the region.

⁷ There are approximately 10 parcels with no acreage figures in the data.

⁸ Roads, sidewalks, easements, minimal parks, limited stormwater catchment basins.

⁹ The same assumption applies as in footnote 3.

¹⁰ Pierce County Buildable Lands Report Table 6 page 41.

¹¹ See assumptions below for expectation of commercial property in this zone.

101 DU, housing 979 persons in the new zone. Table 5 shows the results of the new zoning changes Compare with current conditions in Table 4.

Other Assumptions

- **The 2 zones were placed at existing or expected road crossings (assuming road placement consistent with Buckley 1998 Transportation Plan) and proximate to existing areas of smaller lots and relatively high density and an existing RM zone.**
- **It is expected these nodes support expected mixed use, especially commercial activity such as small businesses serving pedestrian traffic and nearby population. Therefore, overlay zones for commercial establishments should be considered for this zone and appropriate adjacent areas of R-5 zoning. Allowing commercial uses will lower net density in this area.**

Unannexed Urban Growth Area in New R5 Zone

All of the area within the unannexed Urban Growth Area save for the area zoned R2 (detailed below) was upzoned to R5 per the FLUM. The total number of parcel acres in the new zone is 553.29 in 88 parcels¹². There are 25 vacant parcels in 220.24 acres, leaving 63 parcels and approximately 333 acres that are underdeveloped to the new zoning. The number of parcels that did not contain any wetlands equaled 51 in approximately 234.58 total parcel acres. Table 5 shows the results of the new zoning changes Compare with current conditions in Table 4.

Applying a 25% reduction for infrastructure¹³, a 40% reduction for wetlands¹⁴, a 10% reduction for an assumption that 90% of the zoning will be in residential units¹⁵, and an assumption that developed land may turn over at a 2%/annum rate¹⁶ with the new zoning resulting in a 25% turnover rate by 2017, then adding vacant acres (after same reductions except turnover applied) yields 122.92 total net acres, of which 89.20 are vacant acres and 33.72 acres are underdeveloped to the new zoning. This acreage yields 638 DU, housing 1691 persons in the new

¹² There are 10 parcels with no acreage figures in the data.

¹³ Roads, sidewalks, easements, minimal parks, limited stormwater catchment basins.

¹⁴ The same assumption applies as in footnote 3.

¹⁵ Pierce County Buildable Lands Report Table 6 page 41.

¹⁶ Due to the generally older age of the average home in Buckley, transportation infrastructure improvements making commuting more attractive, and expected growth in the region.

zone. Table 5 shows the results of the new zoning changes Compare with current conditions in Table 4.

Other Assumptions

- It is expected that variances or overlay zones may be requested to allow for spot zoning for higher density near the new RB/RM node on Ryan Rd.
- Wetland mitigation will likely be needed to allow for contiguous development across multiple parcels where wetlands occur in relative abundance.
- Per the public feedback obtained during the Buckley Visioning process, maintaining open space is a prime goal for citizens of Buckley. No provision in these calculations is made to preserve open space.

Unannexed Urban Growth Area in New B2 Zone

Parcels in the unannexed portion of the Urban Growth Area adjacent to State Route 410 were rezoned to R2 in the areas per per the FLUM. The total number of acres is 33.95 in 6 parcels, 3 of which are in the land use classification 'Single Family Residential' and one parcel is in the land use classification 'Mobile Home'. There is one vacant parcel totaling 9.11 acres, leaving 5 parcels and 24.84 acres inconsistent with the new zoning. No parcels contained wetlands.

TOTAL

A total of 324.84 net noncontiguous acres resulted from rezoning, accommodating 1,558 Dwelling Units housing 4,839 persons at an average density of 14.90 persons per acre. Adding dwelling units in the zone B-2 yields 18 DU housing 47 persons.

New Housing Units: 1,576

Persons Housed: 4,887

Table LU-1. Housing Units Needed in Buckley per Pierce County Buildable Lands Report						
2000 Population	Adjusted 2017 Population	Population Growth 2000-2017	Assumed Household Size	Housing Units Needed	Plus Displaced Units From Underdeveloped Residential	Total Housing Units Needed
4,145	7,250	3,105	2.65	172	97	1,269

1. Land Use

Table LU-2. Housing Units in Buckley Obtained After Rezoning					
Comprehensive Plan Designation	New Zoning Designation	Adjusted Net Acres	Assumed Density per Acre	Unit Capacity	New Housing Supply
RESIDENTIAL AGRICULTURAL	R5	157.79	5.19	819	819
RESIDENTIAL BUFFER	RB	10.45	9.68	101	101
URBAN GROWTH AREA	R-5	122.92	5.19	638	638
URBAN GROWTH AREA	B-2	-	-	-	-
					1,558
Less Pierce County Forecast Housing Requirement:					1,269
Surplus Housing Units After Rezoning					289

Table LU-3. Selected Current Buckley Land Data					
	Gross Acres	Parcel Acres	# Parcels	# Vacant Parcels	Vacant Acres
City Limits and UGA	3113	2856	1800	198	893
City Limits	2499	2269	1706	172	663
UGA	614	587	94	26	229

Table LU-4. Selected Current Buckley Land Data by Zoning								
Zone	Gross Acres	Parcel Acres	# Parcels	# Vacant Parcels	Vacant Acres	Net Vacant Acres	Assumed density (du/net acre) under current zoning	Total DU
BUSINESS-1 (B-1)	24.22	14.70	124	1	0.04	0.00	9.68	0.02
BUSINESS-2 (B-2)	191.52	147.73	116	16	28.10	1.26	14.25	18.02
ENVIRONMENTALLY SENSITIVE AREA (S)	405.38	400.64	15	8	251.41	0.00		0.00
INDUSTRIAL PARK (IP)	36.77	25.74	13		0.00	0.00		0.00
OTHER		0.57	1			0.00		0.00
PUBLIC (P)	355.13	356.79	32	10	38.28	0.00		0.00
RESIDENTIAL AGRICULTURAL (RA)	778.36	775.98	199	60	260.80	105.63	0.2	21.13
RESIDENTIAL BUFFER (RB)	316.94	239.26	357	28	28.11	11.38	9.68	110.19
RESIDENTIAL MULTIPLE (RM)	63.43	60.96	20	1	34.95	14.15	7.26	102.75
SINGLE FAMILY RESIDENTIAL (R5)	327.60	246.62	829	48	21.58	8.74	5.18	45.26
URBAN GROWTH AREA (R10)	614	587.24	94	26	229.35	92.89		
Totals	3113.36	2856.22	1800	198	892.62	234.05		306.66
				City Limits	663.27			
				No Zones	411.85			

1. Land Use

Table LU-5. Selected Buckley Land Data and Results after Re-Zoning (new zones highlighted)

Area	Gross Acres*	Parcel Acres*	# Parcels*	# Vacant Parcels	Vacant Acres	Under-developed Acres	Net Vacant Acres	Net Under-developed Acres	Net Acres Total	Assumed density (du/net acre) under new zoning	Dwelling Units per New Zone*	Persons per Dwelling Unit	Total Persons per New Zone*
City Limits and UGA	3113	2856	1800	198	893								
City Limits	2499	2269	1706	172	663								
UGA	614	587	94	26	229								
BUSINESS-1 (B-1)	24.22	14.70	124	1	0.04	14.66	0.00	0.00	0.00	9.68	0.02	2.65	0.05
BUSINESS-2 (B-2)	191.52	147.73	116	16	28.10	119.64	1.26	0.00	1.26	14.25	18.02	2.65	47.75
ENVIRONMENTALLY SENSITIVE AREA (S)	405.38	400.64	15	8	251.41	149.23	0.00	0.00	0.00		0.00		
INDUSTRIAL PARK (IP)	36.77	25.74	13		0.00	25.74	0.00	0.00	0.00		0.00		
OTHER		0.57	1			0.57	0.00	0.00	0.00		0.00	2.65	0.00
PUBLIC (P)	355.13	356.79	32	10	38.28	318.51	0.00	0.00	0.00		0.00	2.65	0.00
RESIDENTIAL AGRICULTURAL (RA)	778.36	775.98	199	60	260.80	515.17	105.63	52.16	157.79	5.19	818.91	2.65	2170.12
RESIDENTIAL BUFFER (RB)	34.69	34.69	14	6	25.07	9.62	10.15	0.29	10.45	9.68	101.11	2.65	978.77
URBAN GROWTH AREA (R5)	553.3	553.29	88	25	220.24	333.05	89.20	33.72	122.92	5.19	637.95	2.65	1690.56
URBAN GROWTH AREA (R2)	33.95	33.95	6	1	9.11	n/a	9.11	n/a	n/a	n/a	n/a	n/a	n/a
TOTAL	2413.32	2344.08	1451	175	904	1714			324.84		1,576		4,887
			city limits:	586.16	1085								

* Parcels that split zones were not summed for total figures. Parcels missing acreage in data tables not included.

[FLUM INSERT] – z-fold