



The city is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at City Hall (Council Chambers), or virtually by using the meeting access link below.

<https://sumnerwa-gov.zoom.us/j/86006711590>

Or by phone: 1-253-215-8782

Webinar ID: 860 0671 1590

ROLL CALL

UNFINISHED BUSINESS

1. 2024 Comprehensive Plan – Finish Discussion on Essential Public Facilities, Historic/Cultural Resources, Utilities Elements

NEW BUSINESS

1. 2024 Comprehensive Plan Update – Discussion on additional Comp Plan elements

ADJOURNMENT

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact the City Clerk at (253) 299-5590, 24 hours in advance.

SUBJECT: 2024 Comprehensive Plan – Finish Discussion on Essential Public Facilities, Historic/Cultural Resources, Utilities Elements

CATEGORY: Motion

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Essential Public Facilities_083023_Fin
2. Historic & Cultural Resources_083123_Fin
3. Utilities-083023-Fin

STAFF CONTACT: Ann Siegenthaler, Senior Planner

SUMMARY BACKGROUND:

At its August 3rd meeting, the Planning Commission discussed these Comprehensive Plan elements (chapters): Essential Public Facilities Element, Historic and Cultural Resources Element, Utilities Element. Staff and the consultant have made revisions to these based on Commission comments, and staff will be asking the Commission on September 21 to accept the changes.

- Essential Public Facilities: Definitions have been updated, and permitted uses have been changed to either Conditional Use Permit or prohibited. After this Commission review, Essential Public Facilities will be scheduled for a Public Hearing on November 2, 2023 with the Commission. The City's intent is to quickly move forward with this particular item so that City Council can adopt the new code and ensure it's in place before any new facilities are proposed in Sumner.
- Historic/Cultural Resources: The proposal to have State Department of Archeology and Historic Preservation (DAHP) review proposals has been updated. This review would only be required in the Town Center area, and only for projects subject to SEPA environmental review (larger projects, not individual single-family dwellings or additions).
- Utilities: There were no changes since the last Planning Commission review.

COUNCIL COMMITTEE/STUDY SESSION: n/a
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MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Confirm with staff that the revisions are acceptable and ready for City Council review.

ESSENTIAL PUBLIC FACILITIES

NOTE: TEXT SHOWN IN **GREEN** HIGHLIGHT IS REVISED SINCE PREVIOUS PLANNING COMMISSION REVIEW.

INTRODUCTION

The State Growth Management Act requires that local government comprehensive plans include a process for identifying and siting of essential public facilities. Essential public facilities are typically difficult to site and include facilities such as airports, state educational facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities such as behavioral health facilities, which may include opioid treatment programs (including both mobile and fixed-site medication units), harm reduction programs excluding safe injection sites, substance abuse disorder treatment facilities, and mental health facilities, and group homes, recovery residences, community facilities, and secure community transition facilities. No local comprehensive plan or development regulation may preclude the siting of essential public facilities per State law. In addition, the State encourages local jurisdictions to provide criteria for the siting of other behavioral health facilities.

NOTE: DEFINITIONS AND SITING CRITERIA FOR ESSENTIAL PUBLIC FACILITIES HAVE BEEN UPDATED FOR CONSISTENCY WITH NEW STATE LEGISLATION. "ESSENTIAL PUBLIC FACILITIES" ARE DEFINED BY THE STATE AS DIFFERENT THAN "BEHAVIORAL HEALTH FACILITIES." FOR EXAMPLE, AN OPIOID TREATMENT CLINIC IS A TYPE OF BEHAVIORAL HEALTH FACILITY, BUT THE STATE NOW ALSO DEFINES THOSE AS AN ESSENTIAL PUBLIC FACILITY, WHICH PROVIDES LESS LOCAL CONTROL.

GOALS, POLICIES, AND OBJECTIVES

1. **Allow Establish a process and criteria for the appropriate siting of essential public facilities of a State-wide or Countywide nature.**

1.1 Identify essential public facilities based upon the Growth Management Act, State Office of Financial Management list of essential public facilities required or likely to be built, Countywide Planning Policies for Pierce County, and any City lists which may be developed.

1.2 Through the Land Use Plan identify publicly owned lands and quasi-public uses on lands useful for public purposes, and incorporate such designations into the Land Use Plan.

1.3 The criteria shall allow for Work with the County and other cities to establish a cooperative inter-jurisdictional approach to the siting of essential public facilities in accordance with the process established in the Countywide Planning Policies for Pierce County. Joint planning agreements shall be sought where appropriate. Through joint planning or interlocal agreements, the City shall seek to mitigate disproportionate financial and environmental burdens due to the siting of essential public facilities, particularly in communities that face disproportionate shares of noise, light, and air quality pollution impacts.
MOVED FROM 1.5.2

1.4. Public review shall be carried out in accordance with the public process established by the state, regional, or local agency. When possible, public review materials should be made available in the most commonly spoken languages in Sumner.

NOTE: THIS COMES FROM COUNTYWIDE PLANNING POLICIES, WHICH REQUIRE A PUBLIC REVIEW PROCESS WHERE COMMUNITIES HAVE AN OPPORTUNITY TO COMMENT.

1.5 Siting criteria for essential public facilities Facilities shall provide for amenities or incentives mitigative measures and amenities, including fiscal mitigation, as appropriate, for neighborhoods in which the facilities are located. Compensation for adverse impacts shall be a consideration in the siting criteria.

1.6 WAS POLICY 1.2 -- Siting proposals of facilities in the City of Sumner and Sumner Urban

Growth Area Planning Area shall be made in accordance with the following principles:

- The State, regional, or local agency proposing the facility (Agency) shall provide demonstrate a justifiable need for the public facility and for its location in the Sumner Planning Area or adjacent areas based upon forecasted needs and a logical service area; [FROM COUNTYWIDE POLICIES]
- In consultation with the City of Sumner, the State, regional, or local agency Agency shall establish a public process by which the residents of the County and the City "host" municipalities have a reasonable opportunity to participate in the site selection process and review of the impacts and benefits of the proposed facility; and [FROM COUNTYWIDE POLICIES]
- Facilities shall be sited consistent with the siting criteria below and Sumner Municipal Code.

1.4 **Siting criteria for essential public facilities.** To promote consistency in essential public facility siting across Pierce County, adhere to the essential public facilities siting criteria laid out in the Pierce County Countywide Planning Policies for new or expanded essential public facilities in the Sumner Planning Area, including the following identified criteria:

- Specific facility requirements
- Impacts of the facility
- Impacts of the facility siting on urban growth area designations and policies.

NOTE: THESE 3 HIGH-LEVEL CRITERIA COME FROM THE COUNTYWIDE PLANNING POLICIES. THE SPECIFIC CRITERIA ARE IN THE PROPOSED REGULATIONS.

1.5 In addition to the siting criteria in the Pierce County Countywide Planning Policies, agencies shall consider the following when siting essential public facilities in the Sumner Planning Area:

- Consistency with the Sumner Comprehensive Plan policies, capital facility plans, environmental regulations, and other implementing ordinances.
- Impacts and benefits associated with the facility to ensure these impacts and burdens are equitably distributed.
- Reduction and/or mitigation of risk of displacement of overburdened residents, affordable commercial space, small businesses and housing.

~~1.4~~ ~~COMBINED INTO POLICY 1.5~~ ~~Promote facility siting consistent with the Sumner Comprehensive Plan policies, capital facility plans, environmental regulations and other implementing ordinances.~~

~~1.5~~ ~~POLICY & SUB-POLICIES DELETED. EXISTING COUNTYWIDE POLICIES ARE TO BE USED INSTEAD (WHICH ARE MORE COMPREHENSIVE AND ADOPTED BY ALL THE NEIGHBORING JURISDICTIONS).~~ ~~Through the zoning ordinance or other implementing ordinances, prepare siting criteria for essential public facilities which are difficult to site.~~

~~1.5.1~~ ~~The criteria shall address:~~

- ~~• Specific facility requirements~~
- ~~• Impacts of the facility~~
- ~~• Effects on urban growth area designations~~
- ~~• Other standards and criteria as outlined State law, in the Countywide Planning Policies and other locally defined plans and ordinances.~~

~~1.5.2~~ ~~MOVED TO POLICY 1.4 ABOVE~~ ~~The criteria shall allow for a cooperative inter-jurisdictional approach to the siting of essential public facilities in accordance with the Countywide Planning Policies for Pierce County. Joint planning agreements shall be sought where appropriate. Through joint planning or interlocal agreements, the City shall seek to mitigate disproportionate financial and environmental burdens due to the siting of essential public facilities.~~

~~1.5.3~~ ~~MOVED ABOVE TO POLICY 1.4.2~~ ~~A public review process shall be established for essential public facilities which are difficult to site.~~

~~1.5.4~~ ~~MOVED ABOVE TO POLICY 1.4.3~~ Facilities shall provide mitigative measures and amenities, as appropriate, for neighborhoods in which the facilities are located. Compensation for adverse impacts shall be a consideration in the siting criteria.

~~1.7~~ ~~DELETED, SINCE REDUNDANT WITH POLICY 1.4.1, WHICH ALLOWS FOR INTERLOCAL AGREEMENTS.~~ Work with Pierce County and other municipalities to standardize review procedures and criteria for the siting of state-wide and county-wide essential public facilities and incorporate these procedures within inter-local agreements.

2. Establish a process and criteria for the appropriate siting of local behavioral health facilities.

2.1 Siting criteria for ~~essential public facilities~~ behavioral health facilities ~~which are not difficult to site~~ shall provide for site design and buffering techniques to ensure compatibility with surrounding uses, ~~and enable the facility to be permitted outright in appropriate zoning classifications wherever feasible.~~

NOTE: AFTER THE PLANNING COMMISSION'S FIRST REVIEW, STAFF HAS REVISED THE PROPOSAL SO THAT ALL ESSENTIAL PUBLIC FACILITIES THAT ARE PERMITTED MUST GO THROUGH A CONDITIONAL USE PERMIT.

2.2 The following criteria will be considered when siting behavioral health facilities:

~~• Adequate access to public transportation~~

- Proximity ~~and/or access~~ to social services and other services to meet the needs of residents and support facility operations.

NOTE: THESE CRITERIA COME FROM DEPARTMENT OF COMMERCE MODEL ORDINANCE FOR BEHAVIORAL HEALTH FACILITIES.

Related Code Changes

New Definitions (Title 18):

NOTE: NEW STATE LEGISLATION (ESSB 5536) REQUIRES CITIES TO INCLUDE OPIOID TREATMENT FACILITIES, BOTH MOBILE AND FIXED, AS ESSENTIAL PUBLIC FACILITIES. THE DEFINITIONS BELOW COME FROM THE STATE LEGISLATION AND STATE DEPT. OF COMMERCE BEHAVIORAL HEALTH FACILITIES MODEL ORDINANCE.

- Essential Public Facilities – Essential public facilities are typically difficult to site and include facilities such as airports, state educational facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, behavioral health facilities, which include opioid treatment programs (including both mobile and fixed-site medication units), harm reduction programs excluding safe injection sites, substance use disorder treatment facilities, and mental health facilities, group homes, recovery residences, community facilities, and secure community transition facilities.
- Opioid Treatment Program– A program that (a) engages in the treatment of opioid use disorder with medications approved by the United States food and drug administration for the treatment of opioid use disorder and reversal of opioid overdose, including methadone; and (b) provides a comprehensive range of medical and rehabilitative services.
- Opioid Treatment Program, Mobile Unit – A mobile medication unit established as an extension of an existing licensed opioid treatment program. The mobile unit must be a vehicle, lawfully used on public streets, roads, or highways with more than three wheels in contact with the ground, from which behavioral health services are provided at a nonpermanent location(s).
- Recovery Residence – A home-like environment that promotes healthy recovery from a substance use disorder and supports persons recovering from a substance use disorder through the use of peer-recovery support. A recovery residence is not a group home or group residence.
- Harm Reduction Programs – Programs that emphasize working directly with people who use drugs to prevent overdose and infectious disease transmission, improve the physical, mental, and social well-being of those served, and offer low threshold options for accessing substance use disorder treatment and other services.
- Behavioral Health Facilities, Residential – Residential facility licensed and regulated by the State of Washington, staffed to provide on-site care and that is not a hospital or group home. Such facilities may include fixed-site opioid treatment programs, harm reduction programs, substance use disorder treatment, and mental health treatment.
- Behavioral Health Facilities, Nonresidential – Nonresidential facility licensed and regulated by the State of Washington, staffed to provide on-site care and that is not a hospital or medical office. Such facilities may include fixed-site opioid treatment programs, harm reduction programs, substance use disorder treatment, and mental health treatment.
- Community Facilities – A group care facility operated for the care of juveniles committed to the department under RCW 13.40.185. A county detention facility that houses juveniles committed to the department under RCW 13.40.185 pursuant to a contract with the department is not a community facility.
- Risk Potential Activity – “Risk potential activity” means an activity or facility that provides a higher incidence of risk to the public from persons conditionally released from the special commitment center. Risk potential activities and facilities include: Public and private schools, school bus stops, licensed day care and licensed preschool facilities, public parks, publicly dedicated trails, sports fields, playgrounds, recreational and community centers, churches, synagogues, temples, mosques, public libraries, public and private youth camps, and others identified by the Washington State Department of Social and Health Services following the hearings on a potential site required

in RCW 71.09.315. For purposes of this chapter, "school bus stops" does not include bus stops established primarily for public transit.

NOTE: THIS DEFINITION HAS BEEN ADDED FOR CONTEXT AS IT RELATES TO A TERM IN "SECURE COMMUNITY TRANSITION FACILITIES" SITING CRITERIA.

- Substance Use Disorder Treatment Facilities – Facility that provides care to individuals, typically on a voluntary basis, with a diagnosis of a substance use disorder.
- Secure Community Transition Facilities – A residential facility for persons civilly committed and conditionally released to a less restrictive alternative under this chapter. A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services. Secure community transition facilities include but are not limited to the facility established pursuant to RCW 71.09.250(1)(a)(i) and any community-based facilities established under this chapter and operated by the secretary or under contract with the secretary.
- Less Restrictive Alternative – Court-ordered treatment in a setting less restrictive than total confinement which satisfies the conditions set forth in RCW 71.09.092. A less restrictive alternative may not include placement in the community protection program as pursuant to RCW 71A.12.230.
- Mental Health Facility – Facility that provides mental health treatment services to individuals with a diagnosis of mental health disorders. This does not include medical offices with short-term, appointment-basis outpatient treatment by mental health practitioners such as psychologists, therapists, or psychiatrists.

Amended Definitions:

- SMC 18.04.0455 Group Residence – Add ~~"Group residences, group homes, institutions, and large group homes are not recovery residences."~~ **Residences intended to support persons recovering from a substance use disorder through the use of peer-recovery support are considered "recovery residences", not group residences.**

NOTE: REVISED FROM PREVIOUS PLANNING COMMISSION REVIEW FOR CLARITY.

- **SMC 18/04.0480 Halfway House** – Remove from code. This term only appears in definitions and not in any use table.

New Land Uses

NOTE: THE ZONING DISTRICTS BELOW DO NOT PROVIDE THE SAME LEVEL OF CONNECTIONS TO COMMUNITY SERVICES, SUCH AS TRANSIT, MEDICAL PROVIDERS, COMMERCIAL SERVICES WITHIN WALKING DISTANCE, ETC. THEREFORE, TREATMENT FACILITIES ARE DIRECTED TO ZONES WHERE MORE SERVICES ARE AVAILABLE.

- Add 'Behavioral Health Facilities, Residential', 'Behavioral Health Facilities, Nonresidential', and 'Opioid Treatment Program, Mobile Unit' to the land uses in the various zoning tables.

	Resource Protection District	Residential-Protection District	Low-Density Residential District	Medium and High Density Residential Districts	Commercial Districts	Manufacturing Districts
Behavioral health facility, residential	X	X	CUP	PA CUP	NC – PA CUP GC – PA CUP IC – CUP X	M-1 – X M-2 – X MICO – X
Behavioral health facility, nonresidential	X	X	CUP	PA CUP	NC – PA CUP GC – PA CUP IC – CUP	M-1 – X M-2 – X MICO – X
Opioid treatment program, mobile unit	PA X	PA CUP	PA CUP	PA CUP	NC – PA CUP GC – PA CUP IC – PA CUP	M-1 – PA CUP M-2 – PA CUP MICO – PA CUP

~~1. Type III.d decision subject to public notice requirements and appeal provisions:~~

- Add 'Recovery Residence' to the land uses in the various zoning tables.
 - Provisions for Recovery Residence identical to group residence/home
 - Zoning

	Resource Protection District	Residential-Protection District	Low-Density Residential District	Medium and High Density Residential Districts	Commercial Districts	Manufacturing Districts
Recovery residence	X	X	CUP	CUP	NC – CUP GC – CUP IC – X	M-1 – X M-2 – X MICO – X

- Add 'Secure Community Transition Facility' to the land uses in the various zoning tables.
 - Additional siting provisions in essential public facilities section (below)
 - Zoning

	Resource Protection District	Residential-Protection District	Low-Density Residential District	Medium and High Density Residential Districts	Commercial Districts	Manufacturing Districts
Secure community transition facility	X	X	X	X	NC – X GC – CUP IC – CUP	M-1 – X M-2 – X MICO – X

~~2. Add new use in Chapter 18.56 Procedures, under 18.56.030 (Land use permits required), section G:~~

NOTE: AFTER THE PLANNING COMMISSION'S FIRST REVIEW, STAFF HAS REVISED THE PROPOSAL SO THAT ALL ESSENTIAL PUBLIC FACILITIES THAT ARE PERMITTED MUST GO THROUGH A CONDITIONAL USE PERMIT.

G. The following decisions are Type III.d decisions which shall require public notice and be reviewed administratively and are appealable to the hearing examiner:

1. Administrative use permit;
2. Administrative variance;
3. Application of IDEA district overlay;
4. Short subdivisions of five or more lots.

~~5. Residential behavioral health facilities, nonresidential behavioral health facilities, and mobile opioid treatment programs:~~

- Add new Table of Contents **18.33 – Essential Public Facilities and Behavioral Health Facilities**
- Add new code section **18.33.010 – Siting Criteria for Behavioral Health Facilities:**

The following criteria will be considered when siting behavioral health facilities, including residential and non-residential facilities and opioid treatment mobile units:

~~1. Adequate access to public transportation~~

1. Proximity and/or access to social services and other services to meet the needs of residents and support facility operations.

NOTE: AGENCIES MAY HAVE VARIOUS OPTIONS TO ENSURE ACCESS TO TRANSPORTATION, SUCH AS LOCATING NEAR TRANSIT, ENGAGING SPECIAL TRANSIT PROVIDERS, PROVIDING THEIR OWN SHUTTLES, ETC.

2. Prior to application, applicant should submit an Operations Plan that addresses the following:
 - Facility point of contact (email, phone)
 - Process for communicating with neighboring residents and businesses

- Policies and procedures to address neighborhood concerns
 - Number of residents and expected length of stay
 - Facility rules and regulations
 - Staffing plans (number and shifts)
 - Onsite parking plan and anticipated response calls
 - Safety and discharge plan
3. Proposed development shall be licensed by the appropriate state authority and subject to their building requirements.
 4. The proposed development shall:
 - Be consistent with the purpose of the zoning district in which it is located;
 - Provide a landscaping plan which shall provide an aesthetic buffer adjacent to residential uses;
 - Make adequate provisions for drainage, vehicular, and pedestrian access (including emergency vehicle access), water, sewer, recreational areas, and any other relevant features necessary to serve the public interest; and
 - If sited in a residential area, the facility should be compatible with any bulk, scale, or design standards in the established zone.
 5. Opioid Treatment Program Use Specific Provisions
 - The City may require conditional use permits with reasonable conditions for siting of opioid treatment programs only to the extent that such reasonable conditional use requirements applied to opioid treatment programs are similarly applied to other essential public facilities and health care settings.
 - The City of Sumner may not impose a maximum capacity for an opioid treatment program.
 6. Opioid Treatment Program (OTP) Mobile Units Specific Provisions
 - Before operating a mobile unit, an established OTP must complete the following steps (in the order they appear below):
 - Obtain a Drug Other Controlled Substance Registration from the Pharmacy Quality Assurance Commission.
 - Obtain approval from the Drug Enforcement Agency (DEA) by contacting the local DEA office.
 - Submit a BHA Mobile Unit Notification form and a copy of the DEA approval for the mobile unit to Department of Health.
 - Obtain approval from the State Opioid Treatment Authority (SOTA).
 - Obtain approval from the Substance Abuse and Mental Health Services Administration.
 - The mobile unit may only provide services for which the OTP is currently certified to provide. If the mobile unit will be providing additional services, those must be added to the BHA license before the mobile unit will be approved.

New code section 18.33.020 – Siting Criteria for Essential Public Facilities:

NOTE: THESE CRITERIA ARE CONSISTENT WITH THE ADOPTED COUNTYWIDE PLANNING POLICIES AND ARE MODELED AFTER CITY OF LAKEWOOD’S CODE.

The following Development and Operating Conditions shall be established for Essential Public Facilities, including airports, state educational facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, behavioral health facilities, which include opioid treatment programs (including both mobile and fixed-site medication units), harm reduction programs excluding safe injection sites, substance use disorder treatment facilities, and mental health facilities, group homes, recovery residences, community facilities, and secure community transition facilities:

1. Documentation of Need – The project sponsor must demonstrate the need for the proposed EPFs. Included in the analysis of need should be the projected service population, an inventory of existing and planned comparable facilities and projected demand for this type of essential public facility.
2. Consistency with Applicant’s Plans - The proposed project should be consistent with the Applicant’s own long-range plans for facilities and operations.

3. Consistency with Other Plans - The proposal must demonstrate the relationship of the project to local, regional and state plans. The proposal should be consistent with the comprehensive plan and other adopted City plans. In evaluating this consistency, consideration shall be given to urban growth area designations and critical area designations, population and employment holding capacities and targets, and the land use, capital facilities, **transportation, housing**, and utilities elements of these adopted plans.
4. Relationship of Service Area to Population – With the exception of linear transmission facilities, the facility’s service area population should include a significant share of Sumner’s population, and the proposed site should be able to reasonably serve its overall service area population.
5. Minimum Site Requirements – Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility. Site requirements shall be determined by the following factors: minimum size of the facility, access and transportation needs, support facilities, topography, geology, and mitigation needs. The sponsor shall also identify future expansion needs of the facility.
6. Alternative Site Selection – The project sponsor shall search for and investigate two (2) alternative sites before submitting a proposal for siting review. The proposal shall indicate whether any alternative sites have been identified that meet the minimum site requirements of the facility. The sponsor’s site selection methodology will also be reviewed. Where a proposal involves expansion of an existing facility, the documentation shall indicate why relocation of the facility to another site would be infeasible.
7. Distribution of Essential Public Facilities – In considering a proposal, the City shall examine the overall distribution of essential public facilities within greater Pierce County to avoid placing an undue burden on any one community.
8. Public Participation – Sponsors shall provide for local public participation in the development of the proposal, including mitigation measures. Sponsors shall conduct local outreach efforts with early notification to prospective neighbors to inform them about the project and to engage local residents in site planning and mitigation design prior to the initiation of formal hearings. The sponsor’s efforts in this regard shall be evaluated.
9. Consistency with Local Land Use Regulations – The proposed facility shall conform to the City’s land use and zoning regulations that are consistent with the applicable county-wide planning policies. Compliance with other applicable local regulations shall also be required.
10. Compatibility with Surrounding Land Uses – The sponsor’s documentation shall demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.
11. Proposed Impact Mitigation – The proposal shall include adequate and appropriate mitigation measures for the impacted area(s) and community(ies). Mitigation measures may include, but are not limited to, natural features that will be preserved or created to serve as buffers, other site design elements used in the development plan, and/or operational or other programmatic measures contained in the proposal. The proposed measures shall be adequate to substantially reduce or compensate for anticipated adverse impacts on the local environment.
12. Additional Siting Criteria for SCTFs
 - a. In no case shall a secure community transition facility (SCTF) be sited adjacent to, immediately across a street or parking lot from, or within the line-of-sight of risk potential activities or facilities in existence at the time a site is listed for consideration. Line-of-sight has been estimated to be six hundred (600) feet from a risk potential activity or facility, which distance has been determined to be the maximum distance at which it is possible to reasonably visually distinguish and recognize individuals. Through the conditional use process, line-of-sight may be considered to be less than six hundred (600) feet if the applicant can demonstrate that visual barriers exist or can be created which would reduce the line-of-sight to less than six hundred (600) feet.
 - b. The site or building shall meet all of the security requirements of RCW 71.09.285.
 - c. No SCTF may be located within six hundred (600) feet of any residentially zoned property.

HISTORIC AND CULTURAL RESOURCES

NOTE: TEXT SHOWN IN **GREEN** HIGHLIGHT IS REVISED SINCE PREVIOUS PLANNING COMMISSION REVIEW.

INTRODUCTION

Sumner's beginnings and cultural features provide a source of pride for the community and a context for understanding Sumner today. The City of Sumner is located within the traditional homelands of the Coast Salish Tribes, including the Puyallup Tribe and the Muckleshoot Tribe. Sumner continues to be a place of cultural importance for local tribes. ~~Although local Native American tribes were prevalent prior to American settlers, However, despite the tribal history of the area,~~ few tribal archaeological resources have been found due to the lack of surveys.

While there are a number of locally significant buildings within city limits, as of 2022, only three historic buildings have been surveyed and placed on the National Register of Historic Buildings. Without adequate planning and controls, development has the potential to disturb historic and cultural resources. In 2008, the City adopted the historic preservation ordinance that provides the ability for property owners to voluntarily place their properties on the Sumner Historic Register.

GOALS, POLICIES, AND OBJECTIVES

1. Identify, preserve, protect, and enhance restore areas of Sumner with historical, cultural, educational, or scientific values. the historic and prehistoric cultural resources of Sumner.

~~1.1 Coordinate with local tribes and the State Department of Archaeology and Historic Preservation to conduct a general survey of the City limits and Planning Area to identify potential archaeological sites.~~

~~NOTE: POLICY TO BE DELETED; A GENERAL SURVEY IS NOT THE TYPICAL PROCESS. INSTEAD, SURVEYS ARE CONDUCTED AS DEVELOPMENT IS PROPOSED.~~

1.1 Preserve and maintain the historic, cultural, scientific, or educational integrity of known resources, including properties listed on the National or State Register of Historic Places. Plan and design development on sites having historic, cultural, or archeological resources in a manner that prevents impacts to the resource and provides educational benefits to the public, where appropriate.

1.1.1 Through the permitting and environmental review process, consider and avoid impacts to archaeological, historic, and cultural sites and resources.

1.1.2 Consider the potential impacts of development on culturally significant tribal sites and collaborate with the Puyallup Tribe and Muckleshoot Tribe to ensure the protection of tribal cultural resources.

1.1.3 **For projects subject to SEPA environmental review, on sites located in Town Center, and with structures older than 45 years old, or with structures identified by the State Department of Archeology and Historic Preservation (DAHP) as potentially eligible for listing, require a project review by DAHP.**

~~NOTE: THE SEPA PERMIT PROCESS (REQUIRED FOR LARGER PROJECTS) REQUIRES A DEVELOPER TO ANSWER QUESTIONS ABOUT POTENTIAL HISTORIC/ARCHAEOLOGICAL RESOURCES ON THEIR SITE. HOWEVER, CURRENT CODE DOES NOT REQUIRE THEM TO CONSULT WITH DAHP. CONSULTATION WOULD HELP INFORM PROJECT DEVELOPERS AND REVIEWERS OF RESOURCES PRESENT AND POSSIBLE WAYS TO PROTECT THEM.~~

- 1.1.4 Require developers to immediately stop work and notify the City, DAHP, the Puyallup Tribe, and the Muckleshoot Tribe if any artifacts of possible historic, cultural, or archeological value are uncovered during excavation.
 - 1.1.5. Require Inadvertent Human Remains Discovery Language recommended by DAHP to be added to permits as a condition of project approval.
- 1.3 Work with the Sumner Historical Society and other community groups to promote historic and cultural education and recognition.
 - 1.3.1 Continue to support the Sumner Historical Society.
 - 1.3.2 Encourage local activities which promote the community and region's history, such as presentations to citizens, articles in the city newsletter, school presentations, and booths at city events and festivals.
 - 1.~~3.3~~ Partner with the Sumner Historical Society and others to provide access to historic documents, such as maps, photos, and newspapers, to landowners, citizens, and others. *NOTE: MOVED FROM 3.5*
 - 1.3.4 Encourage the collection and preservation of oral histories of the community, through partnerships with schools, the senior center, and other groups.
 - 1.3.5 Promote public awareness and understanding of prehistory and the history of tribes in the Sumner area.

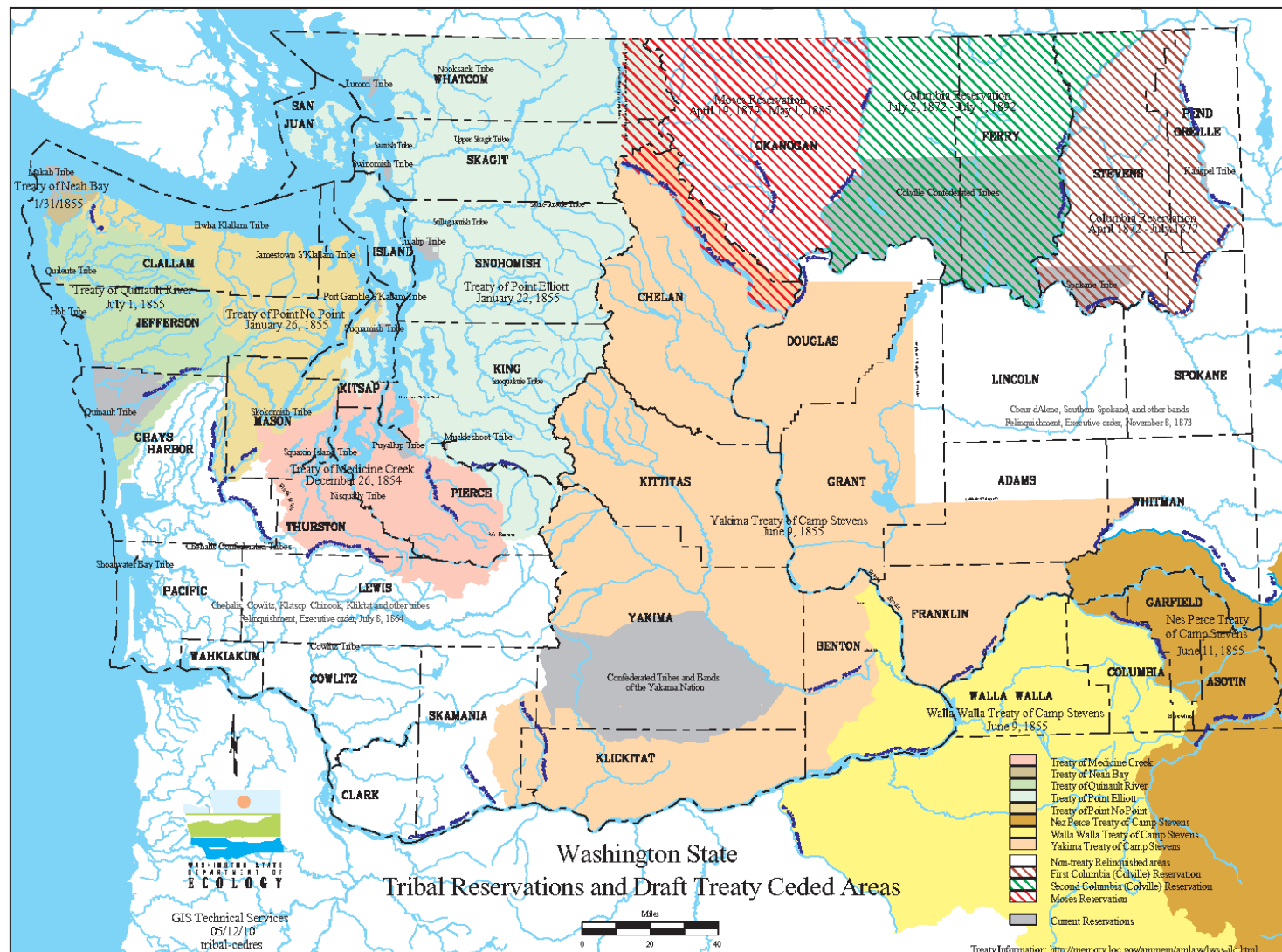


Figure 1: Tribal Reservations and Draft Treaty Ceded Areas (Washington Department of Ecology)

- 1.4 Coordinate with community organizations, property owners, and local citizens residents to protect, acquire, and/or restore key historic properties.
 - 1.4.1 Promote the preservation and revitalization of significant lands, historic sites and structures, and historic trees through a combination of techniques such as landmark programs, incentives, and local government historic preservation programs.
 - 1.4.2 Implement design guidelines that protect and promote the historic and community character of Sumner.
 - 1.4.3 Maintain a historic preservation program, the local historic preservation commission, and maintain Sumner's designation as a Certified Local Government.
 - 1.4.4 Maintain a local register of historic places and, with permission from the tribes, a list of traditional cultural properties.
NOTE: THERE ARE NO TRADITIONAL CULTURAL PROPERTIES LISTED WITHIN SUMNER. HOWEVER, THERE ARE TRADITIONAL AND CUSTOMARY HUNTING AND FISHING AREAS WITHIN CITY LIMITS. THE TRIBES ARE GIVEN THE OPPORTUNITY TO COMMENT ON ENVIRONMENTAL REVIEWS OF DEVELOPMENT PROJECTS, AND POTENTIAL IMPACTS TO THE RIVERS.

COUNTYWIDE POLICIES AND STATE LAW REQUIRE JURISDICTIONS TO ADDRESS PROTECTION OF TRADITIONAL CULTURAL PROPERTIES. PER STATUTES, THESE ARE SITES OR AREAS THAT HAVE "TRADITIONAL CULTURAL SIGNIFICANCE, ARE ASSOCIATED WITH THE CULTURAL PRACTICES OR BELIEFS OF A LIVING COMMUNITY THAT ARE ROOTED IN THAT COMMUNITY'S HISTORY, AND ARE IMPORTANT IN MAINTAINING THE CONTINUING CULTURAL IDENTITY OF THE COMMUNITY." THESE AREAS MAY INCLUDE STRUCTURES, LANDSCAPES, PLANT GATHERING AREAS, ETC.
 - 1.4.5 Nominate properties for listing in the Washington State and National Register of Historic Places.
 - 1.4.6 Develop a local historic preservation plan, conduct surveys of cultural resources, and prepare nomination documents for Washington State and National Historic Places Registers.
- 1.5 Encourage private and public owners of historic sites to provide public access and educational opportunities in a manner consistent with long term protection of the resource.
- 1.6 Actively seek state and federal grants and other funding sources to implement the historic preservation program.
- 1.7 Maintain a voluntary nomination program for single-family residential properties.

2. Enhance and improve the cultural arts environment.

- 2.1 Work with other organizations to promote visual, literary, and cultural arts and events in the community.
- 2.2 Maintain a cultural arts strategy reflective of Sumner's history and diverse communities to implement the goals of this Plan.
- 2.3 Maintain a Cultural Arts Commission for the promotion of cultural arts through partnering with other organizations, businesses, and supporters.
- 2.4 Encourage a diverse range of cultural arts and events that recognize the experiences of, and contributions of various ethnic groups throughout Sumner's history.

3. Recognize Downtown's historic meaning and the role of the historic downtown as the historic center of Sumner and ~~role as the~~ heart of the community.

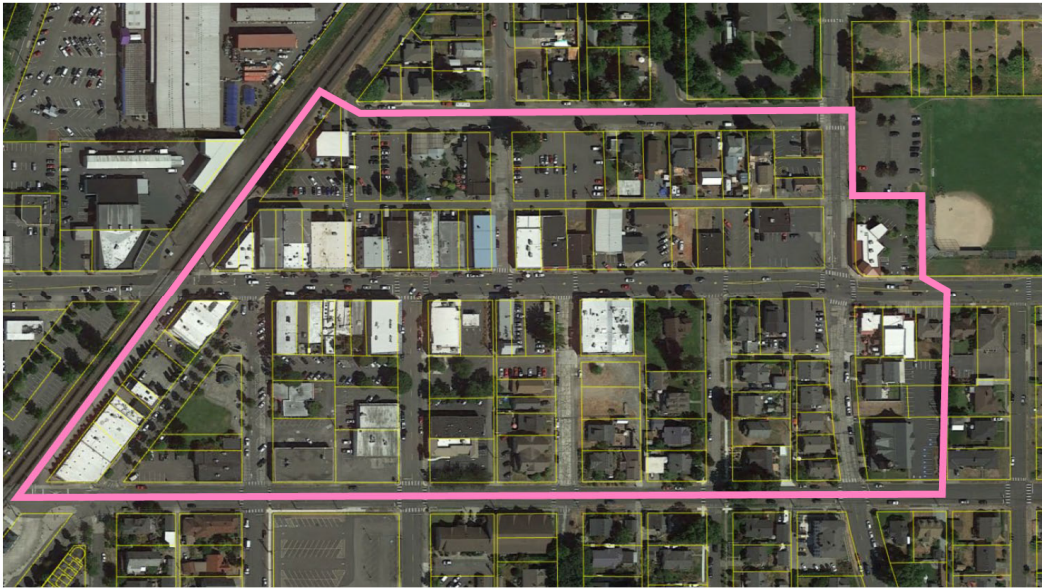


Figure 2: Historic Downtown of Sumner

- 3.1 Ensure Downtown's the historic character of the historic downtown is retained as new businesses and buildings are established, such as through design standards, historic preservation ordinances, or other means.
- ~~3.2 Establish a historic overlay zone in the Downtown area as a tool for preserving the character of Main Street.~~
~~NOTE: POLICY TO BE REMOVED; PRESERVATION OF HISTORIC CHARACTER IS COVERED IN POLICY 3.1.~~
- ~~3.2 Ensure that the streets in the historic downtown utilize street furniture and features, such as streetlights and benches, that are compatible with the historic character of the area.~~
- 3.3 Enliven and refresh Downtown historic downtown by allowing adaptive reuse of buildings and new construction that ~~respects~~ acknowledges the historic character of the area.
- 3.4 Improve the Ryan House and public access to the Ryan House museum and consider other compatible public uses such as converting it to a visitor center.
- ~~3.5 MOVED TO GENERAL POLICIES Partner with the Sumner Historical Society and others to provide access to historic documents, such as maps, photos, and newspapers, to landowners, citizens, and others.~~
- 3.6 Provide ongoing support and expansion of walking tours that highlight public art, architecture, history, trees, and other icons of the historic downtown.

NOTE: SUMNER HAS POLICIES IN THE COMMUNITY CHARACTER CHAPTER IN THE COMP PLAN THAT PROMOTE BEAUTIFICATION, EVENTS, AND ECONOMIC SUPPORT OF THE DOWNTOWN CORE.

Related Code Changes

Chapter 18.39: Historic Preservation

1. Update outdated references to Sumner becoming a "Certified local government" in the future to reflect Sumner's current status as a Certified local government (CLG)
 - o Includes 18.39.030 F and 18.39.130 A
 - o ~~"...until city of Sumner becomes a certified local government (CLG). Once a CLG, The class of property eligible to apply for special valuation in Sumner means..."~~

Add a new section to Title 18 (possibly 18.60): Cultural and Historic Resources Review Requirement:

1. **Developers of projects on sites with structures more than 45 years old that are located in Town Center, subject to SEPA environmental review, and/or identified by the State Department of Archeology and Historic Preservation (DAHP) as potentially eligible for listing shall request a project review with DAHP to determine whether the property is considered a historic resource. If it is found to be a historic resource, consultation and appropriate mitigation shall be required.**
 - a. The consultation request shall be submitted on form(s) approved by the Director.**
 - b. Mitigation measures shall be applied as appropriate to the scale and impact of the project and as appropriate to the significance of the resource(s), as determined by the Director.**

NOTE: 45 YEARS IS A STATE GUIDELINE FOR STARTING CONSULTATION WITH DAHP. STAFF RECOMMENDATION IS TO SET A THRESHOLD FOR WHEN REVIEW IS REQUIRED. THE STATE HAS ESTABLISHED SEPA THRESHOLDS BETWEEN "EXEMPT" PROJECTS AND LARGER PROJECTS THAT NEED TO GO THROUGH SEPA PERMITS. THIS CODE PROVISION WOULD FOLLOW THOSE THRESHOLDS. "LARGER PROJECTS" INCLUDE CONSTRUCTION OF MORE THAN 4 MULTIFAMILY UNITS, COMMERCIAL SPACE MORE THAN 4,000 S.F., AND GRADE/FILL OF MORE THAN 100 CUBIC YARDS, AS EXAMPLES. THE PROPOSED DAHP REVIEW WOULD NOT APPLY TO DEMOLITION OF A SINGLE-FAMILY HOME (LIKE MOST CITIES, THERE IS NO CURRENT REQUIREMENT FOR PRESERVATION).

NOTE: THE PROPOSED LANGUAGE ABOUT INADVERTENT DISCOVERY AND POTENTIAL DISTURBANCE IS ACCEPTED STANDARD PRACTICE, BUT NOT CODIFIED IN SUMNER'S CODE.

2. The City shall require Inadvertent Human Remains Discovery Language recommended by DAHP as a condition of project approval consistent with RCWs 68.50.645, 27.44.055, and 68.60.055:
 - o If ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the State provides notice to proceed. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find.
3. All permits and statements of exemption shall contain provisions that require developers to immediately stop work and notify the City of Sumner, the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Tribe if any artifacts of possible historic, cultural, or archaeological value are uncovered during site work. In such cases, the developer shall be required to provide for a site inspection and evaluation by a professional archaeologist or historic preservation professional, as applicable, in coordination with the state and/or affected tribes to ensure that all possible valuable historic, cultural, or archaeological artifacts are properly protected or salvaged.

UTILITIES

INTRODUCTION

The Growth Management Act (GMA) requires that a utility element address "the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to electrical lines, telecommunication lines, and natural gas lines." City-provided utilities, like water and sewer, are addressed in the Capital Facilities chapter. Private entities provide utilities such as natural gas, electric, standard telephone, and cellular telephone services and these are addressed in this Element. ~~Issues identified through the course of environmental review include coordinated land use and facility planning, coordination of utility construction, conservation of resources, and potential health effects. A discussion of these issues is found in the Draft and Final Environmental Impact Statement. The Utilities Element establishes policies for providing, supporting, and partnering with providers to ensure that Sumner will be adequately served and will have access to new technology and more efficient services over time. In addition to ensuring adequate utility services, State legislation requires jurisdictions to address climate change and greenhouse gas reduction in their policies and regulations. Policies related to utilities and climate change are included in this element and elsewhere in the Comprehensive Plan. Goals, policies, and objectives regarding utilities are provided below as well as existing and proposed facility maps where available.~~

NOTE: BERK AND PARAMETRIX CONSULTANTS ARE WORKING ON INTEGRATING CLIMATE CHANGE/RESILIENCY POLICIES INTO THE COMPREHENSIVE PLAN. THERE WILL LIKELY BE A STAND-ALONE CLIMATE RESILIENCY SECTION, BUT OTHER CLIMATE POLICIES MAY BE INTEGRATED THROUGHOUT THE PLAN. THOSE POLICIES WILL BE BROUGHT TO THE COMMISSION IN UPCOMING MONTHS.

GOALS, POLICIES AND OBJECTIVES

1. *Facilitate the development of natural gas and alternative energy utilities at the appropriate levels of service to accommodate the growth that is anticipated to occur in Sumner.*

~~1.1 — CO-LOCATION AND COORDINATION OF UTILITY COVERED IN NEW 5.0 BELOW~~ ~~Promote~~ when reasonably feasible, co-location of new public and private utility distribution facilities in shared trenches and coordination of construction timing to minimize construction-related disruptions to the public and reduce the cost to the public of utility delivery. ~~The City shall provide timely effective notice to utilities to encourage coordination of public and private utility trenching activities for new construction and maintenance and repair of existing roads.~~

1.21 Assist service providers to ensure land will be made available for the location of natural gas lines, including location within transportation corridors.

1.3.2 ~~Promote~~ Accommodate the extension of natural gas distribution lines to and within the Urban Growth Area. ~~The City shall coordinate~~ Coordinate land use and facility planning with service providers to allow eventual siting and construction of natural gas distribution lines within rights-of-way which are being dedicated or within roads which are being constructed or reconstructed.

NOTE: MANY PEOPLE IN THE CITY ARE STILL USING NATURAL GAS, SO THE RECOMMENDATION IS TO KEEP THESE POLICIES.

1.32.1 Periodically review and amend existing regulations, including sensitive area regulations, as necessary to allow maintenance, repair, installation, and replacement of gas lines.

1.32.2 When requested provide the natural gas utility with updates of population, employment, and development projections. The City will seek to jointly evaluate

actual patterns and rates of growth and compare such patterns and rates to demand forecasts.

~~1.4 — REGIONAL PLANNING COVERED IN NEW POLICY 6.0 BELOW — Encourage communication among the City, Washington Utilities and Transportation Commission (WUTC), and utilities regulated by the WUTC, regarding service provision concurrently or in advance of demand.~~

1.53 Encourage system design practices intended to minimize the number and duration of interruptions to customer service.

~~1.6 — Coordinate with the utility provider to determine if a Memoranda of Understanding outlining expectations of the provider as well as the City would be beneficial.
NOTE: THIS POLICY NOT NEEDED, SINCE THAT INFORMATION IS ALWAYS COVERED IN A FRANCHISE AGREEMENT.~~

1.4 Facilitate conversion from natural gas to cost-effective and environmentally sensitive alternative technologies and energy sources.

1.4.1 Review design and development standards to determine improvements to encourage alternative energy sources.

1.4.2 Develop strategies to enhance existing public education and outreach campaigns to promote sustainable practices and alternative energy.

1.4.3 Promote existing state-level policies and initiatives, funding programs, and incentive programs for renewable energy technologies.

NOTE: CONSULTANT PARAMETRIX RECOMMENDS THESE NEW POLICIES BASED ON BEST PRACTICES. THESE POLICIES DON'T MANDATE ANY CHANGE, BUT CALL FOR FACILITATING THE TRANSITION TO ALTERNATIVE ENERGY SOURCES.

2. Plan and allow for regional and local improvements to electric facilities sufficient to support projected growth and desired land use patterns in Sumner and coordinate service plans for facility development.

2.1 Make decisions with respect to electric utility facilities so that safe, adequate, and efficient availability of electrical service in other jurisdictions is not negatively affected.

2.2 Accommodate facilities needed to support residential areas and sufficient to support economic development in Sumner.

~~2.2 — COVERED ABOVE IN POLICY 2.1 — Accommodate additions and improvements to electric utilities in a manner consistent with the needs and resources of Sumner as well as other jurisdictions. In addition, the City recognizes that decisions regarding utility corridors and facilities cannot be made solely on the basis of local considerations if multi-jurisdictional or regional interests would be affected.~~

~~2.3 — PLANNING WITH PRIVATE UTILITIES COVERED IN NEW POLICY 6.0 BELOW — Encourage Puget Sound Energy to make additions to and improvements of electric utility facilities that provide adequate capacity for future planned growth.~~

~~2.3.1 — When requested, provide the electric utility with annual updates of population, employment and development projections. The City of Sumner and the electric utility will seek to jointly evaluate actual patterns and rates of growth, and compare such patterns and rates to electrical demand forecasts.~~

~~2.3.2 — Provide early notification of any annexation requests or proposals to coordinate improvements and service.~~

- 2.4 — ~~COVERED ABOVE IN POLICY 2.2~~ Recognize the need for electric utility facilities that are sufficient to support economic development.
- 2.5 — ~~COORDINATION ADDRESSED IN NEW POLICY 6.0~~ Coordinate the formulation and periodic update of the utility element (and relevant implementing development regulations) with adjacent jurisdictions.
- 2.6 — ~~COORDINATION ADDRESSED IN NEW POLICY 6.0~~ Coordinate and seek to cooperate, with other jurisdictions in the implementation of multi-jurisdictional electric facility additions and improvements. Such coordination and cooperation should include efforts to coordinate the procedures for making specific land use decisions to achieve consistency in timing and substantive requirements.
- 2.7 — ~~CO-LOCATION & JOINT USE COVERED IN NEW POLICY 5.0 BELOW~~ Encourage the joint use of utility corridors, provided that such joint use is consistent with limitations as may be prescribed by applicable law and prudent utility practice.
- 2.8 — ~~COVERED IN NEW POLICY 5.2 BELOW~~ Provide timely and effective notice to utilities of the construction, maintenance or repair of streets, roads, highways or other facilities, and coordinate such work with the serving utilities to ensure that utility needs are appropriately considered.
- 2.9 — ~~COORDINATION ADDRESSED IN NEW POLICY 5.1~~ Work with the utility to appropriately place electric utility facilities on public rights-of-way.
- 2.10 — ~~REWORDED BELOW IN POLICY 2.3~~ Encourage underground utility networks in new developments in the City. In addition, where significant work in existing rights-of-way will occur, the City could investigate with service providers the possibility of buried lines where existing overhead lines are presently located.
- 2.3 Encourage underground utility networks in new developments in the City, and in locations where significant work in the right-of-way has the potential to accommodate undergrounding. Where appropriate, require undergrounding of utilities in targeted areas such as Town Center and in other areas as appropriate for the type, size and location of the development.
- 2.4 Undergrounding of distribution lines would should be in accordance with approved franchise agreements and Puget Sound Energy applicable tariffs on file with the WUTC.
- 2.11 — ~~REDUNDANT WITH PREVIOUS POLICY~~ Coordinate with the utility provider to determine if a Memoranda of Understanding outlining expectations of the provider as well as the City would be beneficial.

3. ~~Coordinate with communication utilities to ensure adequate telephone services and high-speed technology services in the community. Coordinate with telecommunication services to provide new and cost-effective emerging information and technologies and provide the community equitable access to options and reliable service.~~

NOTE: UPDATED POLICY INTENT IS TO HIGHLIGHT THE CITY'S ROLE IN ADVANCING TELECOMM IN THE COMMUNITY.

- 3.1 — ~~REDUNDANT~~ Allow for improvements and additions to communication facilities needed to accommodate growth.

~~3.2 — COVERED IN NEW POLICY 5.2— Strive to notify telephone service providers and residents of construction work in the public rights of way which may affect telephone system equipment.~~

~~3.3 — COVERED IN POLICY 2.3 AND NEW POLICY 5.1 Encourage underground utility networks in new developments in the City. In addition, where significant work in existing rights-of-way will occur, the City could investigate with service providers the possibility of buried lines where existing overhead lines are presently located.~~

3.1 Maintain appropriate, telecommunication facility regulations in the Zoning Code and ensure that proposal review considers setbacks, land use compatibility, aesthetics, fencing and vegetative buffering, and other concerns, consistent with State laws.

~~3.5 — REDUNDANT WITH PREVIOUS POLICY Coordinate with the utility provider to determine if a Memoranda of Understanding outlining expectations of the provider as well as the City would be beneficial.~~

3.2 Allow telecommunication utilities only where impacts of their infrastructure size and appearance can be mitigated or relocated to nonresidential areas while prohibiting new cellular towers in residential areas.

3.3 Encourage utility partnerships to take advantage of the City's fiber optic network to facilitate service delivery and encourage other broadband services throughout the City.

NOTE: THE CITY IS IN THE PROCESS OF DEVELOPING A FIBER OPTIC NETWORK THAT WILL PROVIDE A TRUNK LINE CONNECTION THROUGH THE MIC AND TO OTHER ADJACENT NETWORKS.

~~**4. — Ensure environmentally sensitive, safe and reliable service, and conservation of energy.**~~

NOTE: THESE POLICIES DELETED, SINCE THEY WILL BE COVERED UNDER OTHER COMP PLAN ELEMENTS, SUCH AS CAPITAL FACILITIES ELEMENT AND CLIMATE CHANGE ELEMENT.

~~4.1 — Facilitate and encourage conservation of resources to delay the need for additional facilities.~~

~~4.2 — Facilitate the conversion to cost-effective and environmentally sensitive alternative technologies and energy sources.~~

~~4.3 — Support development of a widespread gaseous fuel infrastructure to provide more options to reduce vehicular pollution. One example is conversion of the City's fleet to cleaner fuels.~~

~~**5. — Facilitate the provision of reliable utility service in a way that balances potential safety and health impacts and allows for a fair and reasonable price for the utility's product.**~~

NOTE: POLICIES HERE DELETED, AS CITY HAS MINIMAL ROLE IN EMF, AND SAFETY ISSUES AND COST-EFFECTIVENESS ARE ADDRESSED MORE BROADLY FOR ALL UTILITIES IN NEW POLICY 7.0 BELOW.

~~5.1 — Encourage active City and utility participation in the development of regional and statewide policies regarding exposure to EMF (electromagnetic fields).~~

~~5.2 — Review periodically, the state of scientific research on EMF, and make changes to policies if the situation warrants.~~

~~5.3 — Review potential power density, height and setback standards and consider an ordinance which regulates communication towers to address potential health effects.~~

4. Adopt incentives, strategies, actions, and regulations that encourage equitable development and access to utilities.

NOTE: POLICIES BELOW ADD A CONSIDERATION OF VULNERABLE POPULATIONS, AS REQUIRED BY THE STATE.

4.1 Promote equitable access of utility services to all residents, prioritizing services and access to historically underserved communities.

4.1.1 Connect residents to State and local resources such as utility bill or deposit assistance programs and subsidies to supplement tenant-based rental assistance, in order to increase protection for vulnerable households.

4.1.2 Support programs that assist low-income households with utility- related home repairs, weatherization, and other energy-efficient improvements to owner-occupied and rental housing.

4.2 Prioritize design, siting, construction, operation, and relocation or closure of utility systems in a manner that is cost effective, environmentally sensitive, and minimizes and mitigates impacts to vulnerable populations and communities that have been disproportionately affected by noise, air pollution, or other health impacts.

5. Promote, when reasonably feasible, co-location or joint use of public and private utility in shared trenches, conduits, or poles so that utilities may encourage expansion, maintenance, and upgrading to minimize disruptions to the public, reduce cost to the public of utility delivery, and consistency with limitations as may be prescribed by applicable law and prudent utility practice.

NOTE: ABOVE POLICY CARRIES FORWARD THE "CO-LOCATION" THEME IN EXISTING POLICIES.

5.1 Work with the utility to appropriately place utility facilities on public rights-of-way when reasonably feasible.

5.2 Provide timely effective notice to utilities to encourage coordination of construction, maintenance, or repairs to roadways or other facilities.

6. Seek cooperative planning approaches among jurisdictions, agencies, federally recognized tribes, adjacent regions, and private utility providers to address regional issues of utility needs and resources and emergency response.

6.1 Coordinate land use decision-making with utility providers to ensure consistency in timing and standards.

6.2 Prioritize utilities-related actions to ensure adequate service and minimal service disruptions for historically underserved populations.

6.3 Assist local utilities in their planning and emergency responses by providing updates on population, demographics, and employment, if needed.

NOTE: ABOVE POLICY CARRIES FORWARD THE "COORDINATION" THEME IN EXISTING POLICIES AND GUIDANCE FROM PUGET SOUND REGIONAL COUNCIL, AND ADDS AN EQUITY CONSIDERATION AS REQUIRED BY THE STATE.

6.4 Ensure that the City's Emergency Response Plan is coordinated with regional jurisdictions and utility providers to include local measures for communicating and addressing utility outages and emergencies.

6.5 Coordinate and prioritize messaging that is in plain language, short, culturally appropriate, in languages prevalent in the area, and in multiple formats, such as audio, large print, and captioning.

7. Implement new technologies that balance costs and benefits for the City, health and safety, aesthetics, protection of the environment and economy, and promote affordability and equitable access of utilities to all communities.

7.1 Prioritize the provision of cost effective, energy-efficient new technologies to underserved populations.

7.2 Prioritize the use of new technologies, programs, and applications that increase the reliability, affordability, and accessibility of utility services and pay options.

SUBJECT: 2024 Comprehensive Plan Update – Discussion on additional Comp Plan elements

CATEGORY: Information Only

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Climate Change & Resiliency Overview-091323
2. Environment Policies-091323

STAFF CONTACT: Ann Siegenthaler, Senior Planner

SUMMARY BACKGROUND: The Planning Commission has been reviewing proposed updates to elements (chapters) of the 2024 Comprehensive Plan (Comp Plan) and related code changes. For the 9/21/23 meeting, staff and BERK Consulting will present:

- Climate Change and Resiliency overview
 - Environment Element policies.
-

COUNCIL COMMITTEE/STUDY SESSION: n/a
--

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Provide comments on the proposed Comprehensive Plan materials to staff and the consultant.

Climate Change and Resiliency - Overview

Background

House Bill 1181 (2023) added new requirements to the Growth Management Act on planning for climate change. The City must include policies in the comprehensive plan (in a greenhouse gas emissions reduction sub-element and resiliency sub-element) that “reduce overall greenhouse gas emissions” and “enhance resiliency to and avoid the adverse impacts of climate change.” Commerce has provided guidance on how to meet the new requirements, including criteria for screening adopted and proposed policies.

Sumner has existing policies throughout the plan that address climate resiliency and emissions reduction. To streamline the document, the Draft Comprehensive Plan is proposed to include a Climate Change sub-element which will point to the relevant policies elsewhere in the plan.

Climate Impacts in Sumner

Sumner and the rest of Pierce County are expected to be impacted by climate change in the 20-year planning period. The Pierce County Climate Vulnerability Assessment, based on data from the University of Washington Climate Impacts Group, found that by the 2040-2069 period (compared to the 1980-2009 period), Pierce County could expect:

- An average 12% increase in the maximum daily precipitation with the 2-year storm¹
- Median change in average temperature in the June-August period of 6.3 degrees Fahrenheit
- Higher number of high fire danger days (ranges from 6-14 additional days throughout the County)
- Increase in number of days above 90 degrees Humidex² of about 19.8 days.

Climate Impacts Group mapping³ also shows:

- Sumner is at a higher risk for heat waves than some other parts of Pierce County (Exhibit 2).
- In Sumner, the White River could see a 30% increase and the Puyallup River could see a 25% increase in their peak streamflows when comparing the 1980-2009 average and the 2040-2069 predicted average. This indicates a higher potential for flooding and a larger area of flooding during peak flows (see existing Floodplain Map in Exhibit 1).

¹ A two-year storm is a storm that has a ½ (or 50%) probability of occurring in any one-year period.

² Humidex is an index used to describe how hot weather feels to the average person, considering the temperature and the humidity.

³ data.cig.uw.edu/climatemapping/

Exhibit 1: Flood Hazard Area Map

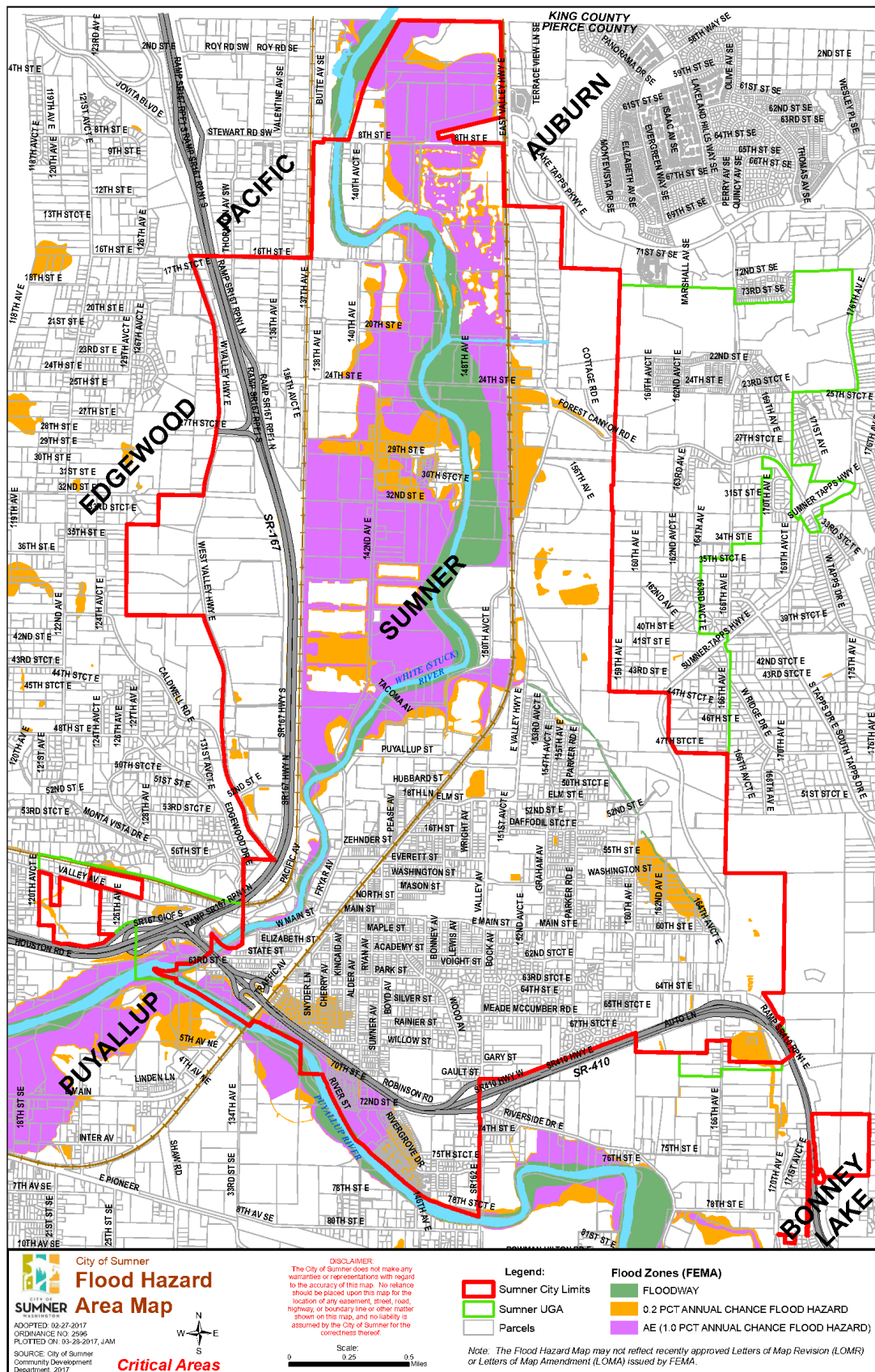
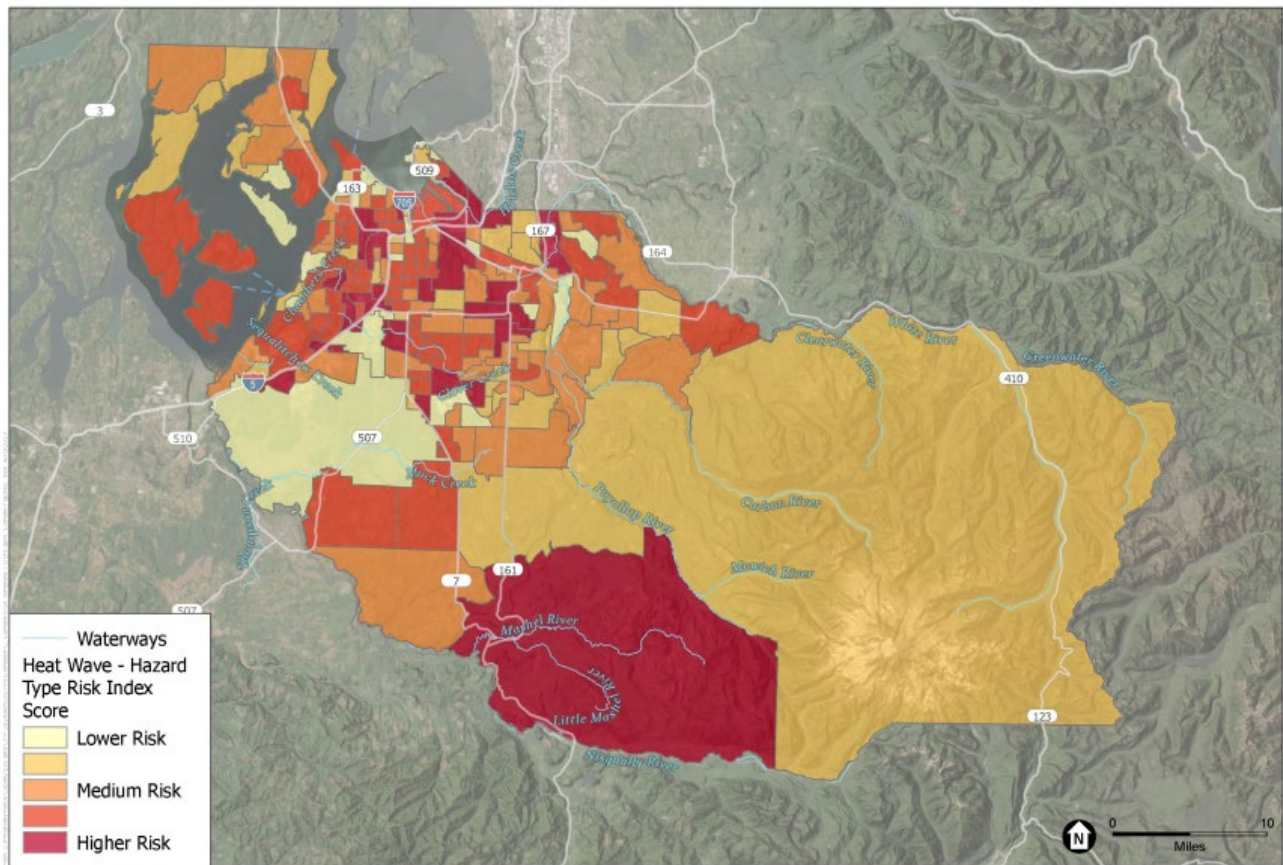


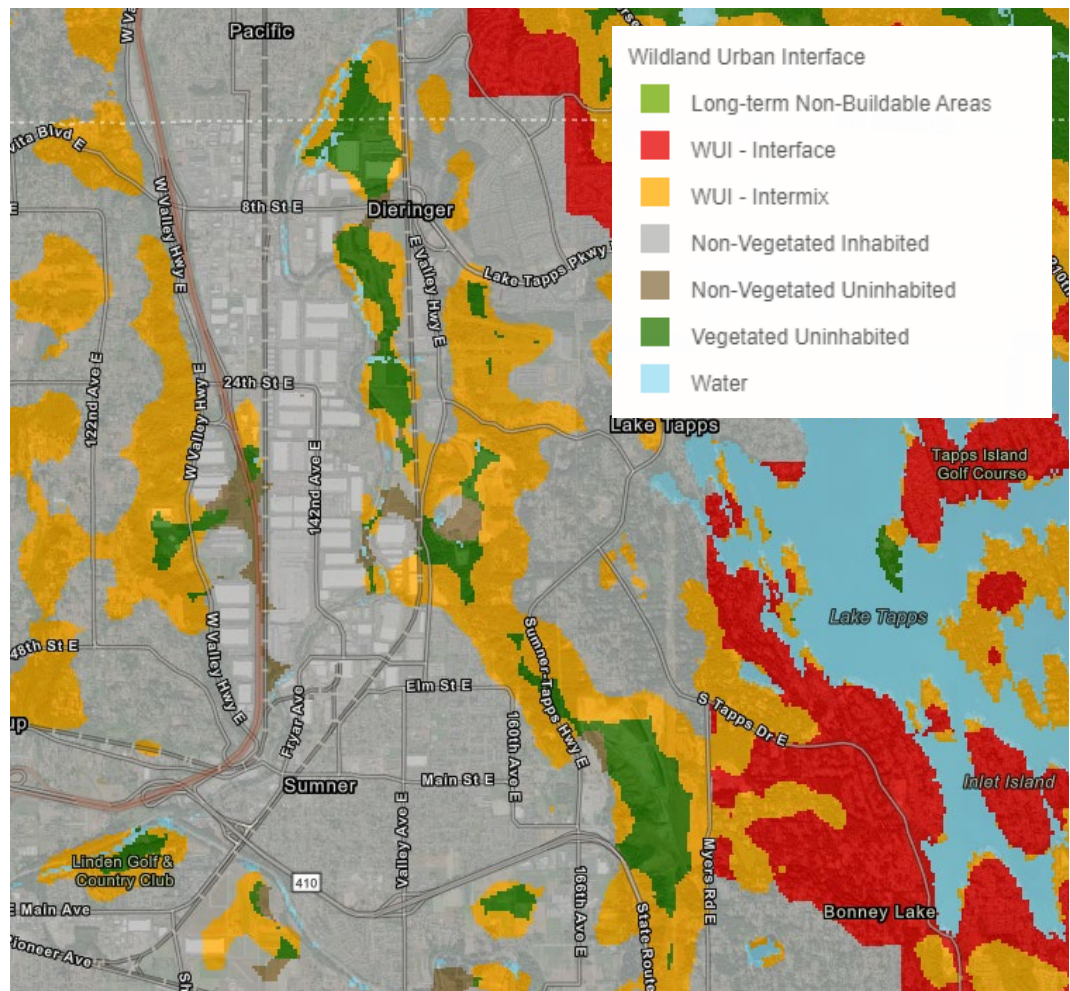
Exhibit 2: Heat Wave Risk Index



Source: *Pierce County Climate Vulnerability Memo 2022; Maxar 2021; Pierce County 2022; Pierce County/ESA 2023; FEMA 2023*

Some portions of the city are also at higher risk of wildfires. These areas, on the east and west sides of Sumner, are categorized as “intermix”, where structures or developments are surrounded on two or more sides by wildlands (Exhibit 2).

Exhibit 3: Wildland Urban Interface (Department of Natural Resources)



Source: Washington State Department of Natural Resources, 2019.

Existing Policies

Sumner’s adopted and proposed policies were screened based on the Department of Commerce guidance. This analysis was completed in August 2023, so findings are based on the latest element drafts at that time. There are 2 key areas of policy approaches that need to be addressed: Resiliency and Emissions Reduction.

Resiliency

Sumner’s adopted and proposed policies already include policies that are likely to improve climate resiliency for most of these sectors. However, the City does not have any existing policies related to the

resiliency of agriculture and food systems or economic development.⁴ There are also opportunities for stronger policies for some topics and for integration of relevant policies from the Hazard Mitigation Plan.

Emissions Reduction

The Department of Commerce guidance requires the City to consider its key emissions sources and include policies that reduce those emissions. The Pierce County Communitywide Geographic Greenhouse Gas Emissions report (2022) confirmed that the following sources are relevant in Pierce County:

- Electricity/Heating/Cooling
- Transportation
- Solid Waste / Landfill / Wastewater
- Natural Gas / Propane Transport and Non-heating Uses
- Industrial Processes
- Land Use / Tree Loss / Agriculture (*note: agriculture is not a major use in Sumner, so agriculture is not a likely source of emissions*)

Existing and proposed Sumner policies address most of these sources, however, some specific policies could be added relating to transportation, industrial processes, and natural gas / propane transport and non-heating uses (assumed to be mostly related to industrial processes).

Proposed New and Revised Policies

BERK recommends the following policies be added to the appropriate comprehensive plan elements.

Resiliency

New

- *As part of the Sumner Emergency Management Plan, identify roles and responsibilities to support a sustainable economic recovery after a disaster. [Economic Development Element]*
- *Support local businesses' efforts to bolster climate preparedness and continuity of operations by connecting them with programs that support onsite renewable energy generation, energy storage, and back-up power. [Economic Development Element]*
- *Work with employees and businesses to facilitate a green jobs pipeline [Economic Development Element]*
- *Support the resilience of the local food economy⁴ by encouraging farmers' markets and expanding community gardening opportunities on private development sites and non-profit agency sites. [Economic*

⁴ Food systems refer to the range of actors involved in food including food producers, processors, distributors, sellers, and consumers. While Sumner does not have much agriculture, other components of the food system are relevant and should be made more resilient through policy.

Development Element]

- *Support local food banks and other no-cost food support programs by disseminating information, creating supportive development regulations and fees, and pursuing funding sources. [Family and Human Services Element]*
- *Protect, enhance, and restore ecosystems in order to make available cultural foods and other resources for indigenous tribes that could be adversely impacted by climate change. [Historic and Cultural Resources Element]*
- *Ensure that parks and recreation facilities serve as refuges during extreme heat, cold, and smoke events [Parks Element]*
 - *Identify indoor recreation facilities and potential refuges with the YMCA, School District, Senior Center and other partners [Parks Element]*
 - *Provide for tree canopy and shade elements in parks and public lands. [Parks Element]*
 - *Enhance shoreline public access as a refuge from heat island effects, while protecting natural functions/features. [Parks Element]*
- *Protect or adapt significant historic sites prone to floods, extreme snow events, and other hazards worsened by climate change through building retrofits, green infrastructure, and other strategies. [Historic and Cultural Resources Element]*
- *Develop resilience hubs for distribution of resources and aid during emergencies that are readily accessible to all neighborhoods. [Family and Human Services Element]*
- *Adopt land use standards and connect residents to informational resources to mitigate wildfire risk.*
- *Study the potential impacts of a citywide tree retention program on climate resilience and housing development.*

Adapted from Hazard Mitigation Plan (2020)

- *Acquire property that is located within flood prone areas as necessary to implement flood protection projects and plans. [Environment]*
- *Install generators for all identified critical facilities without adequate generators [Capital Facilities]*
- *Work in conjunction with the County to continue its Bridge Retrofit Program. [Transportation]*
- *Develop response and recovery procedures that speak to the specific needs of the population served by the Sumner Senior Center. [Family and Human Services]*
- *Implement and enforce the wetlands and floodplain regulations to retain the existing flood storage capacity [Environment]*
- *Seek mitigation projects to increase flood storage as necessary to meet the adopted level of service for stormwater and flood conveyance [Environment]*
- *Construct a floodwall or setback levee on the Puyallup River in the Rivergrove Drive neighborhood in order to reduce the flooding on adjacent properties. [Capital Facilities]*

- *In partnership with tribes, Pierce County, and private business, plan and develop a flood protection and habitat restoration area on 170 acres of city owned property generally east of the White River and south of Stewart Road. [Environment]*
- *Adopt construction guidelines that will reduce the potential failure of key bridges and transportation routes. [Transportation]*
- *Work with surrounding jurisdictions including the Dieringer and Sumner-Bonney Lake School Districts; East Pierce Fire and Rescue, Pierce County, and nearby cities and towns to coordinate and collaborate where possible on the creation and implementation of appropriate flood hazard mitigation measures [Environment]*
- *Continue to update and implement floodplain development regulations which limit the opportunity for new homes and businesses to be constructed in flood hazard areas through the City's Flood Damage Prevention Ordinance, Critical Areas Regulations and Shoreline Master Program. [Environment]*
- *Continue to include and update mitigation requirements in floodplain development regulations which can significantly reduce the potential for flooding to negatively impact drinking water sources, pipelines, septic systems, sewer lines, and water lines that intersect flood hazard areas. [Environment]*
- *Continue and expand public education relating to floods. [Environment]*
- *Develop a continuing program to assist the public with preventing storm damage through the proper use of vegetation and trimming of dangerous limbs. [Environment]*
- *Work with Pierce County to continue education programs relating to winter preparedness as part of their preparedness education program. [Environment]*
- *Expand public education campaigns regarding fire safety, including information on wildfire hazards and protecting homes. [Environment]*

Emissions Reduction

New

- *Convert public fleets to zero-emission vehicles. [Transportation]*
- *The City should promote and allow telework wherever practicable. [Transportation]*
- *Expand public electric vehicle charging stations and encourage and incentivize private electric vehicle charging stations. [Transportation]*
- *Promote purchasing from local businesses to support economic development and reduce emissions associated with the transportation, production, and distribution of goods. [Economic Development]*
- *Consider adopting City purchasing policies that prioritize sustainable and recycled products. [Land Use]*

Adapted from existing policies

- *Maintain a program of street tree planting to boost carbon sequestration, improve air quality, and counter heat island effects, particularly in overburdened communities ~~lower income neighborhoods~~. [Environment]*

- Encourage industries and industrial processes, which are sustainable, environmentally and socially responsible and contribute to the local community. [Economic Development]

Other Requirements

HB1220 includes additional requirements to be incorporated in the comprehensive plan update related to Land Use, Capital Facilities, Utilities, Parks/Open Space, and Transportation. BERK will be recommending new/revised policies, such as:

- Add policy on wildfire mitigation.
- Include inventory of green infrastructure owned by public entities.
- Include estimated multimodal level of service standards and impacts relative to transit routes, state-owned transportation facilities, etc.
- Reflect the regional transportation system and local goals, and strive to equitably implement the multimodal network.
- Identification of state and local system needs to equitably meet current and future demands.
- Include a transition plan for transportation as required in Title II of the Americans with Disabilities Act of 1990 (ADA).
- Include an evaluation of tree canopy coverage within the urban growth area.

ENVIRONMENT

INTRODUCTION

The Growth Management Act (GMA) requires that critical areas, natural resource lands and the environment be protected. Countywide Planning Policies and the Multi-County Planning Policies (VISION 2050) also establish mandates for protection of the environment in the planning process. Updates to policies and regulations are required to be based on "best available science" and give special consideration to conservation or protection measures necessary to preserve or enhance habitat for anadromous fisheries. Recent Legislation further requires jurisdictions to address climate change and greenhouse gas reduction in their policies and regulations. In addition, the Draft Environmental Impact Statement, prepared for the Comprehensive Plan in compliance with the State Environmental Policy Act (SEPA), discloses a variety of environmental impacts that could result from implementing the Comprehensive Plan. The policies below are intended to satisfy these statutory and regional policy directives.

Critical Areas within the City of Sumner include wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas. The beneficial functions and values they provide include water quality protection; fish and wildlife habitat; flood storage; groundwater recharge and discharge; drinking water protection; erosion control; protection from natural hazards; and recreation.

GOALS, POLICIES, AND OBJECTIVES

OVERALL

- 1. Practice environmental stewardship by protecting, enhancing and promoting the natural environment in ~~and around the~~ City of Sumner.**
 - 1.1 Maintain up to date regulations that protect the natural environment and reduce risks from natural hazard areas while considering property rights protect critical areas, the function and values of the natural environment, and/or safeguard the public from hazards to health and safety.

NOTE: THIS CHANGE IS TO MEET WAC 365-196-830(3)
 - 1.2 Incorporate the use of "best available science" as required by the Growth Management Act ~~when in developing policies and development regulations to protect the functions and values of implementing critical areas regulations.~~ Give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

NOTE: THIS CHANGE IS TO MEET RCW 365.70A.172
 - 1.3 Promote cultural events that celebrate and inform the community about natural areas, such as salmon-related events and tours of restoration sites.
 - 1.4 Work with ~~other agencies and~~ the Sumner School District and other organizations to promote environmental education on topics such as local ecology, conservation, waste reduction, and environmental justice.
 - 1.5 Through the Parks Board, new development permits, community organizations, other agencies and other resources, promote equitable public access to unique and valuable natural areas, where access is designed to minimize impacts to the natural area.
 - 1.6 Consider environmental justice in future project and policy decisions and ensure the benefits associated with environmental stewardship projects are equitably distributed throughout the city.

AIR QUALITY

2. *Protect air quality from adverse impacts.*

- 2.1 In order to reduce emissions and reliance on the automobile as the primary method of transportation, encourage alternative modes of transportation.
- 2.2 Require air quality impact analysis for major new developments which could adversely impact the air quality levels in the vicinity.
- 2.3 Work with other agencies to educate the public about air quality impacts.
- 2.4 Work with other agencies to monitor air quality within the planning area.
- 2.5 Support infrastructure, codes and permit processes that encourage alternative fuels and electric vehicles.
- 2.56 Require trees and other vegetated barriers between busy roadways and schools, residential areas and other places with a high concentration of vulnerable children and adults.
- 2.7 Engage with the community, particularly overburdened populations, to understand and respond to local needs and concerns regarding air quality.

NOISE

3. *Encourage a reduction in noise impacts associated with human activity and development.*

- 3.1 Require new developments which could generate substantial levels of noise or could expose people to ~~substantial levels of noise from existing noise generators~~ noise impacts sufficient to cause environmental health problems to submit an analysis of potential noise impacts and to propose mitigation.
- 3.2 Maintain the noise ordinance to address various noise sources, and periodically update it for consistency with industry standards and new environmental health data~~and require mitigation of noise impacts if they are sufficient to cause environmental health problems or will exceed recognized health standards.~~

NATURAL RESOURCE LANDS

4. *Protect viable long-term natural resource lands, including commercial agriculture and mining.*

- 4.1 In coordination with other jurisdictions, protect viable mining areas through allowances for permits, provisions for mitigation of impacts and restoration, notice to adjacent property owners, and compatibility of uses.
- 4.2 ~~In coordination~~ Cooperate with Pierce County ~~protect in protecting lands designated by the State as~~ agricultural lands of long-term commercial significance, through conservation tools such as transfer of development rights, purchase of development rights, cluster zoning, and limitations on the extensions of public utilities and public facilities.

NOTE: THIS POLICY IS NOT APPLIED IN SUMNER BECAUSE SUMNER HAS NO COMMERCIALLY SIGNIFICANT AG LANDS. THIS DOES NOT AFFECT A PROPERTY OWNER'S ABILITY TO GROW PRODUCE, GARDENS, ETC. SINCE THOSE LANDS ARE NOT DESIGNATED BY THE STATE AS LANDS WITH "LONG TERM COMMERCIAL SIGNIFICANCE."

- 4.3 ~~Protect farming as a viable activity within the city through~~ Establish right-to-farm legislation to protect agricultural lands with significant long term commercial significance, including adjacent agricultural lands in the county ~~allowance of markets and roadside stands, and provision of necessary services.~~

NOTE: SUMNER, LIKE MANY CITIES, HAS A "RIGHT TO FARM" ORDINANCE (SMC CHAPTER 16.43). HOWEVER, SUMNER CODE ONLY ALLOWS AGRICULTURE IN A FEW SMALL AREAS WHERE IT'S MOSTLY NOT VIABLE OR NOT LIKELY: 1) RESOURCE PROTECTION ZONES (CITY-OWNED PROPERTY ONLY, SUCH AS WETLANDS RESTORATION); 2) RESIDENTIAL PROTECTION ZONE (WHICH IS THE EXISTING GRAVEL MINES); 3) MANUFACTURING ZONES (NOT MUCH LAND LEFT FOR THIS.) SUMNER ALSO ALLOWS KEEPING OF FARM ANIMALS (CHAPTER 16.18) REGARDLESS OF ZONE PROVIDED IT MEETS MINIMUM ACREAGE AND SETBACKS. SUMNER ZONING CODE DOES NOT ALLOW PRODUCE STANDS EXCEPT IN RESOURCE PROTECTION ZONE AND FOR SPECIAL EVENTS, AND DOES NOT ALLOW COMMUNITY PEA-PATCHES.

- ~~4.3~~ — Seek innovative ways to support agriculture through business development and flexible zoning.

NOTE: THIS POLICY IS MORE RELEVANT TO ECONOMIC DEVELOPMENT. STAFF WILL PROPOSE ADDING A RELATED POLICY IN THAT ELEMENT.

- ~~4.5~~ — Where appropriate, utilize a planned mixed-use development overlay zone or detailed subarea plan, to ensure buffers and other measures to reduce impacts to agricultural lands of long-term commercial significance from conflicts with development prior to annexation.

NOTE: THIS POLICY NO LONGER APPLICABLE/NO COMMERCIAL AG LANDS.

SURFACE WATER

5. Protect surface water quality and quantity from significant degradation as required by state and federal law.

- 5.1. Implement development regulations and a surface water quality management plan to protect water quality.
- ~~5.2~~ Maintain regulatory requirements for adequate vegetated stream buffers to protect surface water from pollutants—functions and values such as temperature reduction, as well as filtration and attenuation (slow release) of surface water runoff.
- ~~5.3~~ Protect wetlands and areas that provide natural surface water collection and treatment and wetland buffers to protect functions and values, such as flood attenuation, through water storage and water filtration.
- 5.4 Monitor surface water quality discharges to provide a sufficient data base for determining if water quality is being degraded.
- 5.5 Work with other agencies to educate the general public and developers on the potential surface water quality degradation resulting from development and human activity and how to reduce impacts.
- 5.6 Maintain consistency with local, regional and federal water quality protection plans and permits.
- 5.7 Continue to implement wetland ~~protection~~ regulations as an essential part of water quality protection.
- 5.8 Continue to be a leader in developing and implementing state-of-the-art stormwater management techniques including low impact development.

- ~~1.4.7~~ — Encourage low impact development (LID) techniques for both private and public developments including retention of native vegetation, soil amendment, rainwater harvesting, pervious pavement and bio-retention.

NOTE: POLICY DELETED AS IT IS REDUNDANT WITH POLICY ABOVE.

- 5.9 Incorporate low impact development principles and practices into the design, construction

and operation of all city facilities and city-funded projects when economically feasible.

- 5.10 Require residential and commercial developers to incorporate low impact development techniques, where feasible, that preserve a site's natural hydrologic functions and practices that protect native vegetation and soils, facilitate reuse of resources, such as reclaimed water, and reduce impervious surface.
- 5.11 Identify and evaluate potential changes to land use development regulations and building codes to support and promote low impact development.

GROUNDWATER

6. *Protect groundwater quality within the aquifer recharge area from substantial degradation.*

- 6.1 Implement regulations to prevent groundwater quality degradation.
- 6.2 Support inclusive education of the general public about potential groundwater quality issues resulting from development and human activity within the critical aquifer recharge areas (CARA).
- 6.3 Collaborate with adjacent jurisdictions and agencies within watersheds of the White and Puyallup Rivers to protect groundwater resources which support the Sumner water supply.
- ~~1.6 — Encourage the efficient use of energy as a means of practicing environmental stewardship.~~
- 6.4 Protect trees and vegetation in areas that contribute groundwater discharge and recharge.

GEOLOGICALLY HAZARDOUS AREAS AND SPECIAL FLOOD HAZARD AREAS

7. *Protect life and property in natural-geologically hazardous areas and special flood hazard areas. Geologically hazardous areas include landslide, erosion, seismic, and volcanic hazard areas.*

NOTE: GOAL 7 AND RELATED POLICIES HAVE BEEN UPDATED TO MATCH TERMS IN GEO HAZ AREAS: WAC 365-190-120. USED SPECIAL FLOOD HAZARD AREAS PER SMC 15.52.

- 7.1 Work with other agencies to develop and implement inclusive public education and notification systems related to natural-geologically hazardous areas.
 - 7.1.1 In conjunction with other agencies, including Pierce County, school districts, and East Pierce Fire and Rescue, implement an emergency notification system and evacuation plan to provide early warning of impending natural-disasters. As necessitated by new development, the system and plan shall be periodically revised.
 - 7.1.2 Use title and plat notices for new development to inform current and future property owners of potential risk from applicable natural geologically hazardous areas and special flood hazard areas.
 - 7.1.3 In conjunction with Pierce County, the federal government, the Red Cross, and other applicable agencies, educate the general public about the risks associated with geologically hazardous areas and special flood hazard areas ~~various natural hazards~~ and methods to reduce risk.
 - 7.1.4 Create a disaster resistant and resilient community through proper design of critical facilities, inclusive public education of the public, and land use planning.
 - 7.1.5 Emergency notification systems and evacuation plans should consider the diverse needs of the population to address accessibility, access to technology, and language.

- 7.2 Minimize the potential for loss of life and damage to public and private investments resulting from flooding in special flood hazard areas, such as along the White (Stuck) and Puyallup Rivers.
 - 7.2.1 Work with the appropriate agencies to secure easements and make the necessary improvements along the riverbanks to ensure damage is minimized and environmental impacts are mitigated.
 - 7.2.2 Work with other agencies to modify the operational mandate of the Mud Mountain Dam to reduce flood risk.
 - 7.2.3 Work with appropriate agencies to develop and implement regulations to reduce flood damage, including reinforced building design, compensatory flood storage, limitations on the location of building in **floodplains**, and adoption of a “zero-rise” standard or floodplain development.
 - 7.2.4 Continue to implement wetland protection and stormwater management regulations to help mitigate flooding impacts to the community.
- 7.3 Take measures to reduce risk and hazard from **volcanic mudflows-hazards** off Mount Rainier.
 - 7.3.1 Take measures to reduce the location of large occupancy assembly uses in areas of volcanic mudflow-hazard risk.
 - 7.3.2 Require analysis of volcanic hazard risk and mitigation to accompany substantial new development in areas of identified volcanic hazard risk.
- 7.4 Take measures to reduce risk and hazard from **earthquakes (seismic hazards)** and associated effects through disaster preparedness and public education, and facility design.
- 7.5 Take measures to protect hillsides and hillside development from **landslides or other geologic hazards failures** and the impacts associated with building on steep slopes.
SOMEWHAT REDUNDANT W/HILLSIDES POLICY 3.4 BELOW
- 7.6 Take measures to reduce erosion and other geologic hazards in all areas, particularly in areas with high risk of erosion, and the associated impacts.
- 7.7 Implement land use and environmental regulations with flexibility to ~~assist~~ includein protecting geologically hazardous areas.

FISH AND WILDLIFE HABITAT CONSERVATION AREAS

8. Protect and enhance unique, valuable, and critical plant, fish and wildlife habitat conservation areas and promote biodiversity.

- 8.1 Implement regulations and programs to protect unique, valuable and critical plant, fish and wildlife habitat conservation areas, including flexible design standards.
- 8.2 Protect shorelines, fish and wildlife habitat conservation areas, and wetlands through appropriate regulations, acquisition, and non-regulatory policies ~~related-such as to~~ education, stewardship, density credits, restoration, etc.
- 8.3 Maintain an urban forestry strategy to encourage the planting of trees on public and private property.
 - 8.3.1 Within the urban forestry strategy develop specific standards for planting of public trees such as minimum size, type, minimum soil conditions, native-plants-or-climate resilient-species, and maintenance requirements.

- 8.3.2 Incorporate climate resilience strategies into the City's urban forest management, such as increasing citywide species diversity, native or climate resilient species, and increasing tree planting in areas with low canopy cover.
- 8.3.3 Manage City watershed lands on forested hillsides to improve climate resiliency and resistance to extreme events such as wildfires.
- 8.4 Protect forested hillside areas which provide environmental benefits, such as slope stability, wildlife habitat, water ~~quality~~ filtration and attenuation (slow release) and ~~air quality~~, from the impacts of development.
- 8.5 Work with other agencies and the public to support restoration of the White River and its tributaries including develop a Salmon Creek, Restoration Plan and continue to support and implement the White River Restoration Project, to restore salmon habitat and reduce flood risks.
- 8.6 Give priority to conservation and protection measures that preserve and enhance ~~of areas where~~ anadromous fisheries and ~~listed or endangered~~, threatened ~~endangered~~, and sensitive species have a primary association.
- 8.7 Allow for the clustering of development at higher densities on a portion of a property when preserving fish and wildlife habitat conservation areas or wetlands on site.
- ~~3.12 Collaborate with partners and volunteer citizen groups that make up the Pierce County Biodiversity Alliance to assist in completing the Sumner Chapter of the Lower White River BMA Stewardship Plan. POLICY TO BE REMOVED, SINCE THIS PLAN WAS COMPLETED.~~

AIR QUALITY AND EMISSIONS

9. **Reduce greenhouse gas emissions and encourage energy efficiency.**

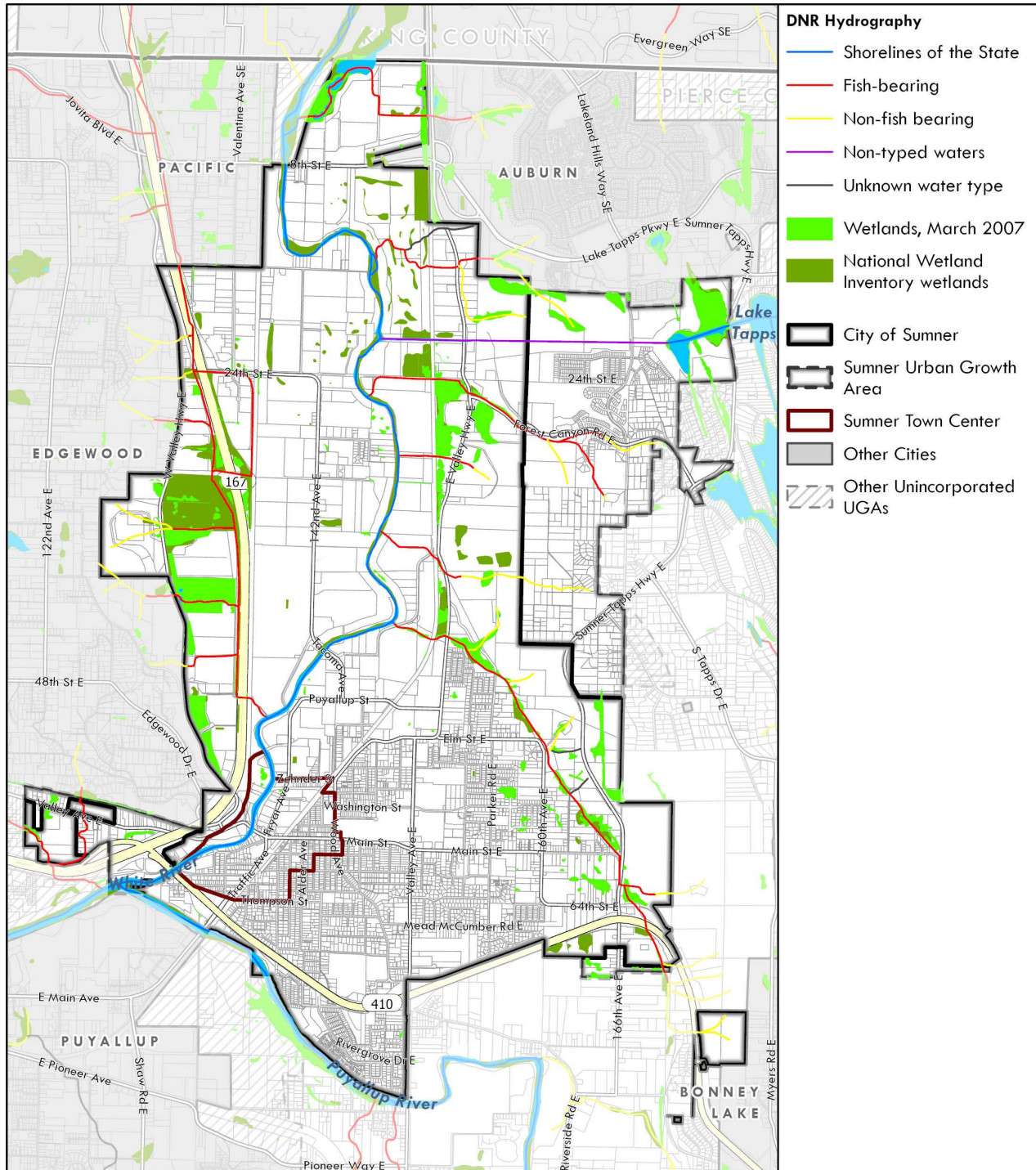
NOTE: CLIMATE CHANGE POLICIES ARE A REQUIRED PART OF THE COMPREHENSIVE PLAN. SOME POLICIES ARE INCLUDED HERE WHILE OTHERS ARE RECOMMENDED FOR INCLUSION IN OTHER CHAPTERS (SEE CLIMATE ANALYSIS FINDINGS DOCUMENT).

- 9.1 Encourage, through incentives and technical support, energy conservation, energy efficiency, efficiency in building materials and site design, and the application of sustainable, or "green" ~~development design~~ practices in all ~~major public and~~ private development including large commercial and industrial projects, ~~and~~ residential subdivisions, and infrastructure such as streets, within the City.
- 9.2 Continue to enforce the energy efficiency requirements in the State Energy Code and other Washington State building codes.
- 9.3 Identify and evaluate potential changes to land use and development regulations to support and promote energy efficient, sustainable and green development.
 - 9.3.1 Ensure that the Sumner design guidelines and zoning regulations have the flexibility to accommodate, and provide incentives for, the installation of green energy features.
 - 9.3.2 Require street trees and on-site landscaping in all new developments.
- 9.4 ~~Conduct a greenhouse gas emissions analysis on alternatives for major updates to the comprehensive plan.~~ Require proposed rezones that significantly increase vehicle miles traveled to conduct a greenhouse gas emissions analysis and to propose mitigation.
- 9.5 Promote a healthy and sustainable environment in terms of air quality and climate, energy

resources, and active lifestyles by using prudent building design and construction methods such as recycled construction materials, reducing space heating and electricity usage, reducing water consumption and waste generation, and encouraging alternative travel modes such as transit, walking, and biking.

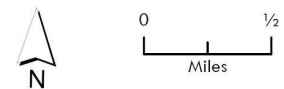
10. *Establish regulations and processes to allow and streamline permits for new energy technologies, such as battery storage facilities, small- and large-scale solar facilities, and similar alternative technologies.*

10.1 Explore ways to streamline and reduce costs in the permitting process for residential-scale solar facilities.



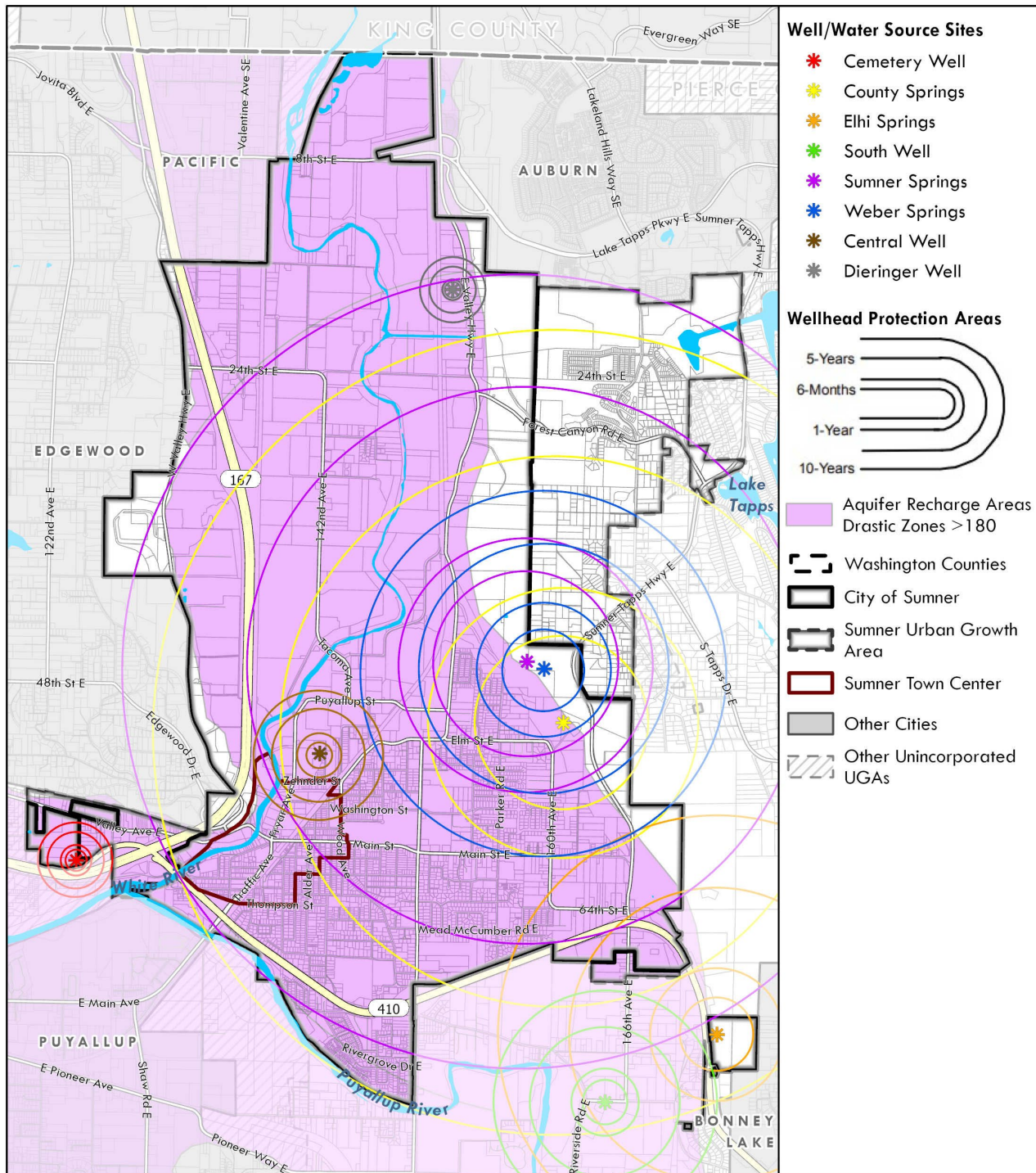
CITY OF SUMNER

Streams and Wetlands



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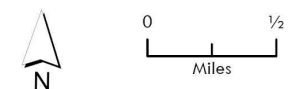
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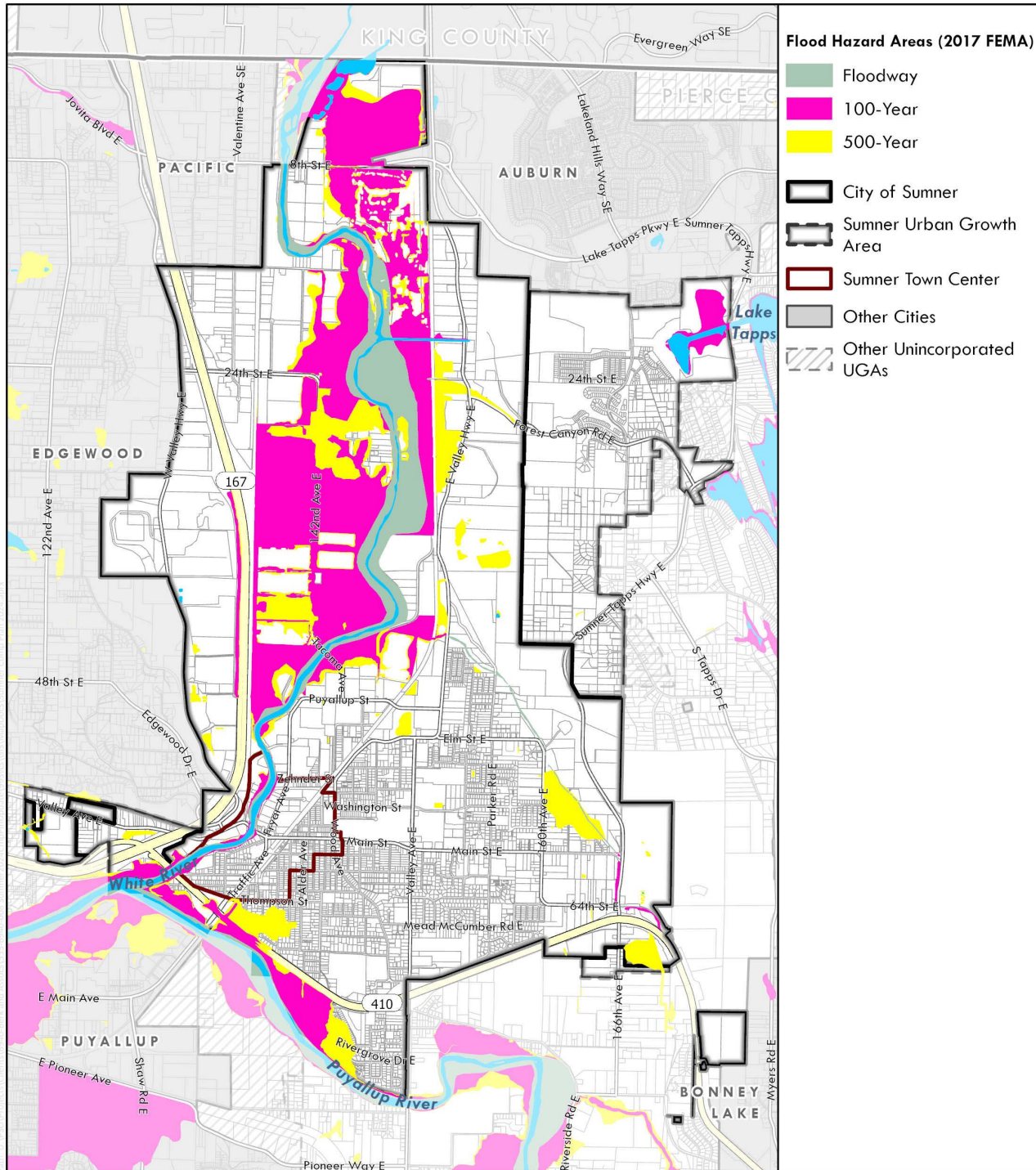
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Aquifer Recharge Areas and Groundwater Resources

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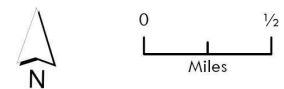


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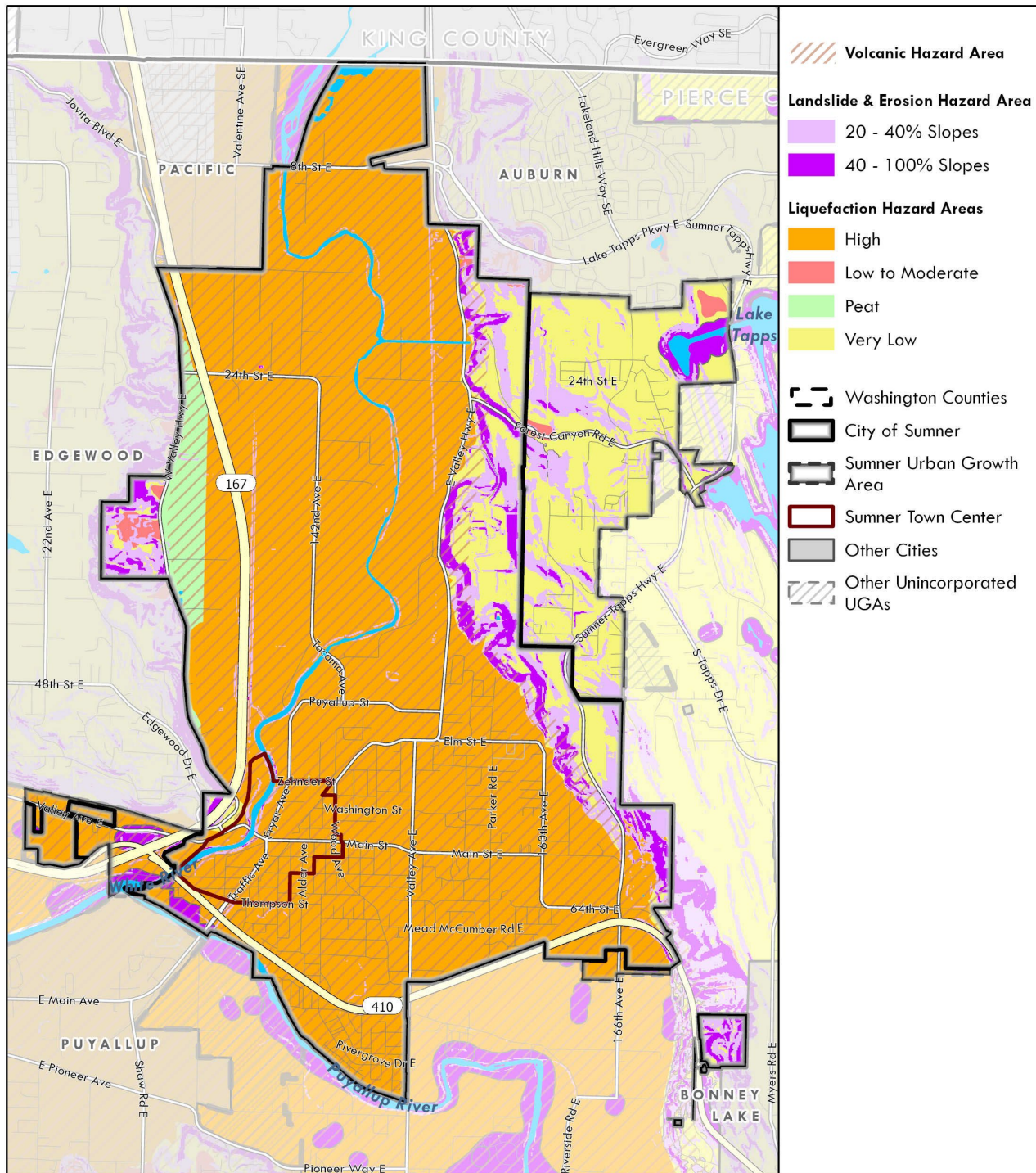
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Flood Hazard Areas



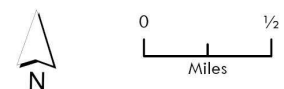
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Geologically Hazardous Areas



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