

## ENVIRONMENT ELEMENT

### INTRODUCTION

The Growth Management Act requires that critical areas, natural resource lands and the environment be protected as part of compliance with the Act's requirements. The Act, the County-Wide Planning Policies and the Multi-County Planning Policies (VISION 2020) establish mandates for protection of the environment in the planning process. The Draft Environmental Impact Statement, prepared in compliance with the State Environmental Policy Act, discloses a variety of environmental impacts which could result from the Comprehensive Plan. The policies identified below are intended to satisfy the statutory and regional policy directives and to address the environmental impacts of the plan.

### GOALS, POLICIES, AND OBJECTIVES

1. *Practice environmental stewardship by protecting, enhancing and promoting the natural environment in and around the City of Sumner.*
  - 1.1 Protect air quality from adverse impacts.
    - 1.1.1 In order to reduce reliance on the automobile as the primary method of transportation, encourage alternative modes of transportation.
    - 1.1.2 Require air quality impact analysis for major new developments which could adversely impact the air quality levels in the vicinity.
    - 1.1.3 Work with other agencies to educate the public about air quality impacts.
    - 1.1.4 Work with other agencies to monitor air quality within the planning area.
    - 1.1.5 Encourage alternative fuels.
  - 1.2 Encourage a reduction in noise impacts associated with human activity.
    - 1.2.1 Require new developments which could generate substantial levels of noise or could expose people to substantial levels of noise from existing noise generators to submit an analysis of potential noise impacts and propose mitigation.
    - 1.2.2 Develop noise ordinances to address various noise sources and require mitigation of noise impacts if they are sufficient to cause environmental health problems or will exceed recognized health standards.

- 1.3 Protect viable long-term natural resource lands, including agriculture and mining.
  - 1.3.1 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.
  - 1.3.2 In coordination with other jurisdictions, protect agricultural lands of long-term commercial significance through transfer of development rights, purchase of development rights, cluster zoning, and limitations on the extensions of public utilities and public facilities.
  - 1.3.3 Protect farming as a viable activity within the region through right-to-farm legislation, promotion of markets and roadside stands, and provision of necessary services.
  - 1.3.4 Where appropriate, utilize a planned mixed use development overlay zone to ensure buffers and other measures to reduce impacts to agricultural lands of long-term commercial significance from conflicts with development in newly annexed areas.
- 1.4 Protect surface water quality and quantity from significant degradation.
  - 1.4.1 Implement development regulations and a water quality management plan to protect water quality.
  - 1.4.2 Monitor surface water quality discharges to provide a sufficient data base for determining if water quality is being degraded.
  - 1.4.3 Work with other agencies to educate the general public and developers on the potential water quality issues resulting from development and human activity.
  - 1.4.4 Maintain consistency with local, regional and federal water quality protection plans.
  - 1.4.5 Continue to implement wetland protection regulations as an essential part of water quality protection.
  - 1.4.6 The City of Sumner will continue to be a leader in developing and implementing state-of-the-art stormwater management techniques including low impact development (LID).
  - 1.4.7 Low impact development techniques will be encouraged for both private and public developments including retention of native vegetation, soil amendment, rainwater harvesting, pervious pavement and bio-retention.

- 1.4.8 Incorporate low impact development principles and practices into the design, construction and operation of all city facilities and city-funded projects only when economically feasible.
- 1.4.9 Work with residential and commercial developers to incorporate low impact development that preserves 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.
- 1.4.10 Identify and evaluate potential changes to land use development regulations and building codes to support and promote low impact development.
- 1.5 Protect groundwater quality within the aquifer recharge area from substantial degradation.
  - 1.5.1 Implement regulations to prevent groundwater quality degradation.
  - 1.5.2 Work with other agencies to educate the general public about potential water quality issues resulting from development and human activity within the aquifer recharge area.
  - 1.5.3 Work with adjacent jurisdictions within watershed 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.
- 1.7 Incorporate the use of "best available science" as required by the Growth Management Act when implementing critical areas regulations.
- 1.8 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 modes such as transit, walking, and biking.

## 2. *Protect life and property in areas of natural hazards.*

- 2.1 Work with other agencies to develop and implement public education and notification systems related to natural hazards.
  - 2.1.1 In conjunction with other agencies, including Pierce County, school districts, and Pierce County Fire Protection District #1, 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.

- 2.1.2 Use title and plat notices for new development to inform current and future property owners of potential risk from applicable natural hazards.
- 2.1.3 In conjunction with Pierce County, the federal government, the Red Cross, and other applicable agencies, educate the general public about the risks associated with various natural hazards and methods to reduce risk.
- 2.2 Minimize the potential for loss of life and damage to public and private investments resulting from flooding along the White (Stuck) and Puyallup Rivers.
  - 2.2.1 Work with the appropriate agencies to secure easements and make the necessary improvements along the riverbanks to ensure damage is minimized.
  - 2.2.2 Work with other agencies to modify the operational mandate of the Mud Mountain Dam to reduce flood risk.
  - 2.2.3 Work with appropriate agencies to develop and implement regulations to reduce flood damage, including reinforced building design, compensatory flood storage and limitations on the location of building in floodplains.
  - 2.2.4 Continue to implement wetland protection and stormwater management regulations to help mitigate flooding impacts to the community.
- 2.3 Take measures to reduce risk and hazard from volcanic mudflows off Mount Rainier.
  - 2.3.1 Take measures to reduce the location of large occupancy assembly uses in areas of volcanic mudflow risk.
  - 2.3.2 Require analysis of volcanic risk and mitigation to accompany new development in areas of identified volcanic risk.
- 2.4 Take measures to reduce risk and hazard from earthquakes and associated effects.
- 2.5 Take measures to protect hillsides and hillside development from landslide failures and the impacts associated with building on steep slopes.
- 2.6 Take measures to reduce erosion in all areas, particularly in areas with high risk of erosion, and the associated impacts.
- 2.7 Implement land use and environmental regulations with flexibility to assist in protecting hazardous areas.

3. *Protect and enhance unique, valuable, and critical plant and wildlife habitat.*

- 3.1 Implement regulations and programs to protect unique, valuable and critical plant and wildlife areas, including flexible design standards.
- 3.2 Protect shorelines and wetlands through appropriate regulations, acquisition, and non-regulatory policies related to education, stewardship, density credits, restoration, etc.
- 3.3 Maintain an urban forestry strategy to encourage the planting of trees on public and private property.
  - 3.3.1 Within the urban forestry strategy develop specific standards for planting of public trees such as minimum size, type, minimum soil conditions, and maintenance requirements.
- 3.4 Take measures to protect hillside areas from the impacts of development.
- 3.5 Work with other agencies and the Sumner School District to promote environmental education.
- 3.6 Through the Parks Board, new development, community organizations, other agencies and other resources, promote public access to unique and valuable environmental areas.
- 3.7 Work with other agencies and the public to develop a Salmon Creek Restoration Plan.
- 3.8 Give special consideration to conservation and protection measures necessary to preserve and enhance of anadromous fisheries.
- 3.9 Encourage, through incentives and technical support, the application of “green” development practices in all major private development including large commercial and industrial projects and residential subdivisions within the City.
- 3.10 Identify and evaluate potential changes to land use development regulations and building codes to support and promote green building development.