

City of Buckley

**P.O. Box 1960 □ Buckley, WA 98321
(360) 829-1921 ext. 7801**



Environmental checklist.

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter [43.21C](#) RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

A.1. Name of proposed project, if applicable: 2024 Comprehensive Plan Periodic Update

A.2. Name of applicant: City of Buckley

A.3. Address and phone number of applicant and contact person:

933 Main St.
Buckley, WA 98321
(360)829-1921

A.4. Date checklist prepared: October 8, 2024

A.5. Agency requesting checklist: ***City of Buckley***

A.6. Proposed timing or schedule (including phasing, if applicable):

The periodic update to the Comprehensive Plan is due for completion by December 31, 2024 in accordance with the Washington Growth Management Act (GMA).

A.7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The City of Buckley anticipates the following activities related to additional planning, implementation, and monitoring of the Comprehensive Plan:

- Updates to zoning and development regulations
- Subarea or corridor planning
- Annual updates to the Capital Improvement Program
- Plan monitoring and reporting in accordance with GMA requirements

A.8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The Pierce County Buildable Lands report (2021) identifies development capacity for new housing and jobs in Pierce County. The City of Buckley has refined the analysis based on proposed changes to the Future Land Use Map (FLUM) to ensure the City has sufficient capacity to meet mandated growth targets from Pierce County.

A.9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

This is a non-project action involving an update to the Comprehensive Plan for the City as a whole. The City of Buckley does have pending applications for development permits

within the City known as “pipeline development” which has been factored into the buildable lands analysis and overall plan update.

A.10. List any government approvals or permits that will be needed for your proposal, if known.

The Comprehensive Plan update must be certified by the Puget Sound Regional Council (PSRC). The Plan must also be submitted for review to the Washington State Department of Commerce. Other public agencies and the public will also have opportunities to review and provide input on the draft plan as part of the legislative process that includes a public hearing(s). Finally, the Plan must be adopted by the City of Buckley following a review and recommendation from the Planning Commission.

A.11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The periodic update to the City of Buckley’s Comprehensive Plan is mandated by the State of Washington under the Growth Management Act. The foundation for the update is the new community vision show in Figure 1.

Figure 1. Buckley Comprehensive Plan Vision

Vision & Community Layout

Introduction

The Comprehensive Plan is the City's framework for the future. It is the plan that directs the future our residents want. This plan identifies strategies to make the best possible town that we can make. Through this plan we assert that our City's residents aren't just numbers - we are family and friends.

Community Vision

The City is committed to ensuring that the components that contribute to its quality of life including affordable housing, a healthy natural environment, good schools, efficient government, and excellent infrastructure are available for all residents and for future generations. Buckley residents want this city to become a more vibrant and attractive place to live, work, and play by finding a balance between support for economic development and population growth while retaining and protecting the City's small-town charm and amazing environmental assets.



The Land Use Element which must accommodate the City's growth target for new housing and jobs from Pierce County (See Figures 1 and 2 below). The GMA requires cities to update their comprehensive plans every 10 years and ensure that they have the capacity to accommodate the 20-year growth target within the boundaries of the urban growth area (UGA). Buckley's 2024 Comprehensive Plan update does not include an expansion of the UGA as the city has focused its efforts on accommodating the growth target and affordable housing allocation within the existing city limits and UGA. Accommodating growth within the UGA reduces growth pressure on rural lands that lack the infrastructure and transportation options that are critical to economic development, providing affordable housing, addressing climate change, and meeting the goals of the GMA.

Figure 2. Buckley 2044 Growth Targets and Capacity



Pierce County Buildable Lands Report 2022

Figure 3. Buckley Housing Growth Target and Allocation by income bracket (income bracket based on Pierce County Area Median Income (AMI))

		0-30%							
		Total	PSH *	Non-PSH	>30-50%	>50-80%	>80-100%	>100-120%	>120%
Estimated Housing Supply (2020)	1,957		0	41	145	537	436	305	493
Housing Allocation by income bracket	1,260		220	163	234	185	80	72	307

*Permanent Supportive Housing
Pierce County Buildable Lands Report 2022

The proposed FLUM is shown below in

Figure 4 and includes the following updates:

1. New and Updated Future Land Use Categories
 - a. Corridor Mixed Use (NEW) – this land use designation replaces Industrial & General Commercial as well as Commercial & Mixed-Use designations in the 2015 future land use map.
2. Map updates with changes to land use designations
 - a. Transition of significant land from industrial to “Corridor Mixed-Use” along the western extent of Highway 410. This change is in response to significant community feedback around creating a friendlier gateway to the city that is less dominated by passive uses such as contracting yards and public storage facilities.
 - b. Transition of significant land from commercial to “Corridor mixed use” along the eastern extent of Highway 410. This change will not significantly impact zoning, because most of the existing zones within that area already allow for mixed-use development.
 - c. High density residential which will allow for slightly higher densities than current zoning regulation are located primarily along 112th street and Ryan Road – major arterials with adequate utilities.
 - d. The extent of low density residential will remain almost the same, but state law requires allowances for somewhat higher housing density across this area in the future.
 - e. Parks are separated from the existing public land use designation, and a new “public” land use designation has been added to denote publicly owned properties. This change helps to increase the accuracy of growth capacity estimates.
3. Distinction between FLUM designations and Zoning Districts
 - a. Some designations and zoning districts are the same
 - b. Some land use designations may be eligible for multiple zoning districts and therefore not all rezoning will require a FLUM and Comprehensive Plan update.

Figure 4. Proposed Future Land Use Map (FLUM)

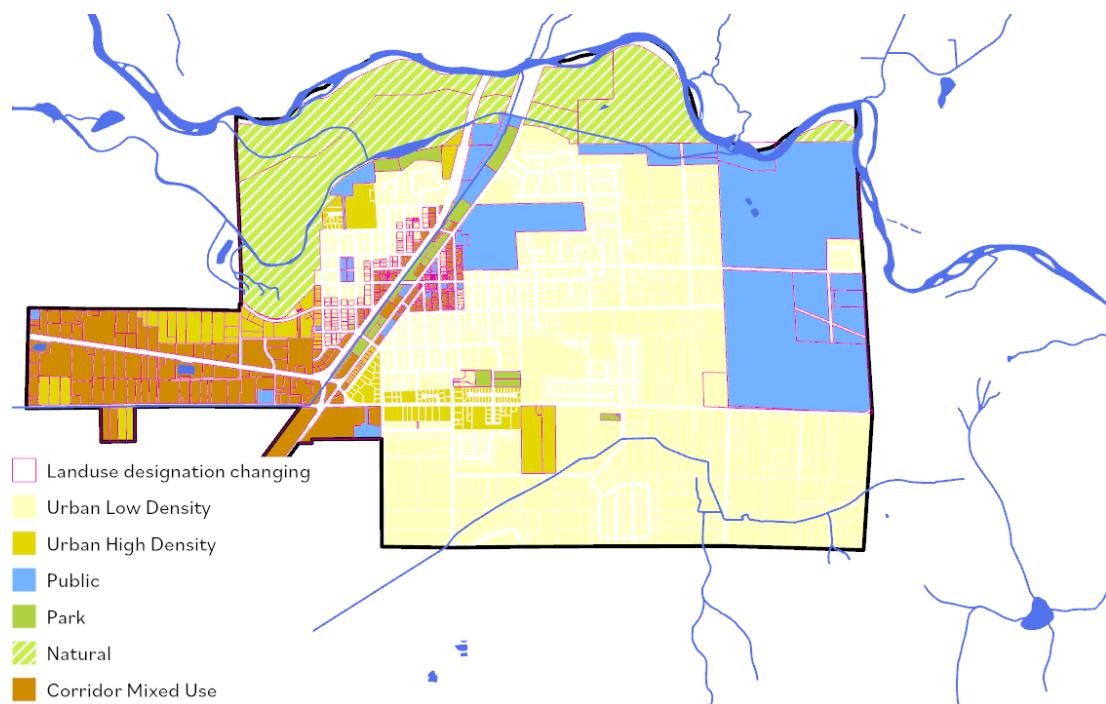
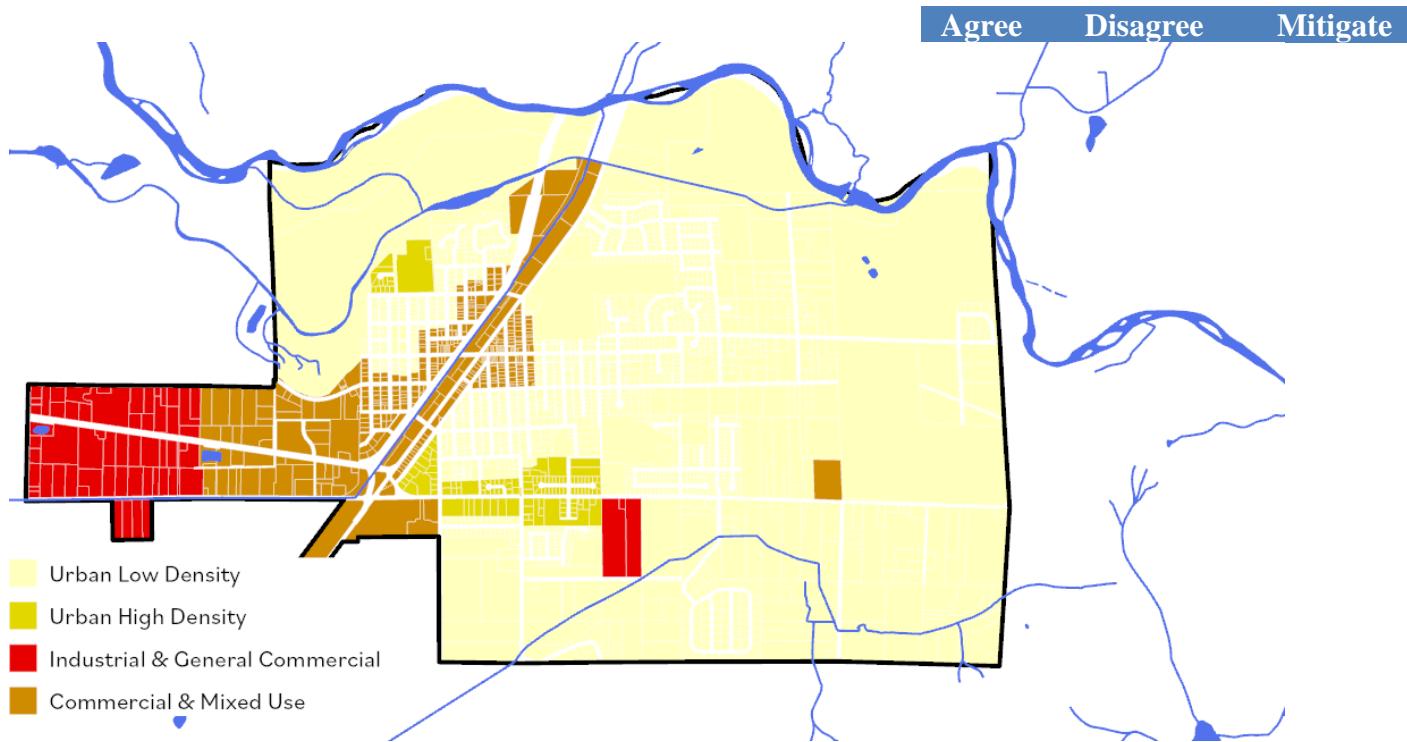


Figure 5. 2015 Future Land Use Map (FLUM)



Additional Comprehensive Plan Updates that are part of this proposal:

1. Review and updated goals and policies consistent with the GMA (as recently updated), Vision 2050 (PSRC Regional Plan), and Pierce County Countywide Planning Policies.
2. Updated capital facilities plan in support of the land use plan
3. Updated plan layout, maps, and graphics.

A.12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The City limits of Buckley, WA.

B. ENVIRONMENTAL ELEMENTS

The Comprehensive Plan update is a non-project action and responses to questions in Part B are only provided where they contribute to the analysis. Please refer to the Part D for more information.

B.1. Earth

B.1.a General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.....

B.1.b. What is the steepest slope on the site (approximate percent slope)?

B.1.c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

B.1.d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

B.1.e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

B.1.f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

B.1.g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

B.1.h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

B.2. Air

B.2.a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

B.2.b. Are there any offsite sources of emissions or odor that may affect your proposal? If so, generally describe.

B.2.c. Proposed measures to reduce or control emissions or other impacts to air, if any:

B.3. Water

B.3.a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
- 5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

B.3.b. Ground:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

B.3.c. Water runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
- 2) Could waste materials enter ground or surface waters? If so, generally describe.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

B.3.d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

B.4. Plants

B.4.a. Check the types of vegetation found on the site:

- Deciduous tree: Alder, maple, aspen, other
- Evergreen tree: Fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain

- Orchards, vineyards or other permanent crops.
- Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: Water lily, eelgrass, milfoil, other
- Other types of vegetation

B4.b. What kind and amount of vegetation will be removed or altered?

B4.c. List threatened and endangered species known to be on or near the site.

B4.d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

B4.e. List all noxious weeds and invasive species known to be on or near the site.

B.5. Animals

B5.a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: Hawk, heron, eagle, songbirds, other:
 Mammals: Deer, bear, elk, beaver, other:
 Fish: Bass, salmon, trout, herring, shellfish, other:

B5.b. List any threatened and endangered species known to be on or near the site.

B5.c. Is the site part of a migration route? If so, explain.

B5.d. Proposed measures to preserve or enhance wildlife, if any:

B5.e. List any invasive animal species known to be on or near the site.

B.6. Energy and natural resources

B6.a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

B6.b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

B.6.c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

B.7. Environmental health

B.7.a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
- 4) Describe special emergency services that might be required.
- 5) Proposed measures to reduce or control environmental health hazards, if any:

B7.b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
- 3) Proposed measures to reduce or control noise impacts, if any:

B.8. Land and shoreline use

B.8.a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

B.8.b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

B.8.c. Describe any structures on the site.

B.8.d. Will any structures be demolished? If so, what?

B.8.e. What is the current zoning classification of the site?

B.8.f. What is the current comprehensive plan designation of the site?

B.8.g. If applicable, what is the current shoreline master program designation of the site?

B.8.h. Has any part of the site been classified critical area by the city or county? If so, specify.

B.8.i. Approximately how many people would reside or work in the completed project?

B.8.j. Approximately how many people would the completed project displace?

- B.8.k. Proposed measures to avoid or reduce displacement impacts, if any:
- B.8.l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
- B.8.m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

B.9. Housing

- B.9.a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
- B.9.b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
- B.9.c. Proposed measures to reduce or control housing impacts, if any:

B.10. Aesthetics

- B.10.a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
- B.10.b. What views in the immediate vicinity would be altered or obstructed?
- B.10.c. Proposed measures to reduce or control aesthetic impacts, if any:

B.11. Light and glare

- B.11.a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- B.11.b. Could light or glare from the finished project be a safety hazard or interfere with views?
- B.11.c. What existing offsite sources of light or glare may affect your proposal?
- B.11.d. Proposed measures to reduce or control light and glare impacts, if any:

B.12. Recreation

B.12.a. What designated and informal recreational opportunities are in the immediate vicinity?

B.12.b. Would the proposed project displace any existing recreational uses? If so, describe.

B.12.c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

B.13. Historic and cultural preservation

B.13.a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

B.13.b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

B.13.c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

B.13.d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

B.14. Transportation

B.14.a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

B.14.b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

B.14.c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

B.14.d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

B.14.e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

B.14.f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

B.14.g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

B.14.h. Proposed measures to reduce or control transportation impacts, if any:

B.15. Public services

B.15.a. Would the project result in an increased need for public services (for example: Fire protection, police protection, public transit health care, schools, other)? If so, generally describe.

B.15.b. Proposed measures to reduce or control direct impacts on public services, if any.

B.16. Utilities

B.16.a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

B.16b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Chris Banks

Signature

10/9/2024

Date Submitted

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

D.1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Compact development within urban areas surrounded by rural areas is a fundamental principle of the GMA and provides the best opportunity to mitigate the environmental and climate impacts associated with sprawling development patterns that require reliance on private automobiles at the expense of other transportation options. Buckley's Comprehensive Plan update is geared towards planning for compact urban development that is mixed-use, walkable, and supportive of future transit access and use. Development of any type inevitably has the potential to increase stormwater runoff and emissions during construction and over the long-term, but urban development has been proven to be far more environmentally and climate friendly than predominantly single-family homes, because it provides more efficient living spaces, more concentrated resources to fund services, and a population base large and clustered enough to receive more transportation options. Therefore, the impacts resulting from Buckley not planning for urban growth and pushing development to less urban areas would likely result in greater environmental impacts related to stormwater runoff and emissions. This is because low density and diffuse development tends to lead to more impervious surface coverage - single-family, large lot development have larger building footprints relative to denser urban development and require road and utility infrastructure that serves a relatively low volume of people, while covering a disproportional amount of land. Additionally, servicing sprawling development with transit options is financially unsustainable, which increases reliance on single occupancy vehicle travel.

The New York Times published an article titled “The Climate Impact of Your Neighborhood, Mapped” which visualized data from a research study on per capita climate impacts by neighborhood across the United States. Consulting firm EcoDataLab in partnership with the University of California at Berkeley compiled the data. The following quote summarizes the findings:

Households in denser neighborhoods close to city centers tend to be responsible for fewer planet-warming greenhouse gases, on average, than households in the rest of the country. Residents in these areas typically drive less because jobs and stores are nearby and they can more easily walk, bike or take public transit. And they're more likely to live in smaller homes or apartments that require less energy to heat and cool.

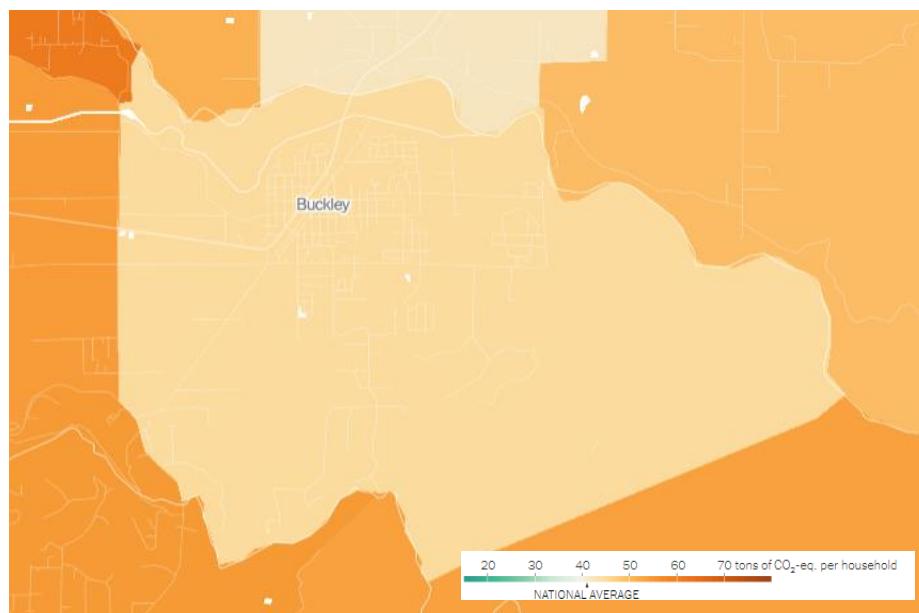
Moving further from city centers, average emissions per household typically increase as homes get bigger and residents tend to drive longer distances.

But density isn't the only thing that matters. Wealth does, too.

Higher-income households generate more greenhouse gases, on average, because wealthy Americans tend to buy more stuff — appliances, cars, furnishings, electronic gadgets — and travel more by car and plane, all of which come with related emissions.

Buckley's emissions are considered "about average" for the United States based on the data and as shown in figure 6. Tellingly however, the areas just outside Buckley, in unincorporated Pierce County, have higher average emissions than areas within the city.

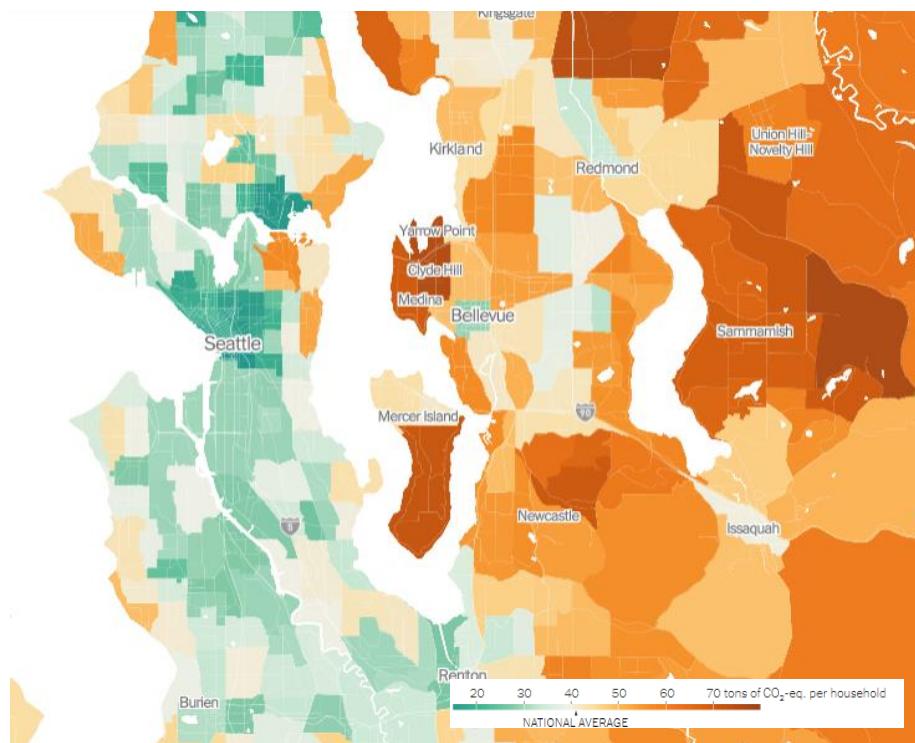
Figure 6. Buckley Per Capita Climate Impacts



New York Times, 2022

The Seattle Metro region shown in Figure 7 highlights the correlation between denser and more compact development patterns and per capita climate impacts even when accounting for another major factor: wealth.

Figure 75. Seattle Metro Region Per Capita Climate Impacts by Neighborhood



Proposed measures to avoid or reduce such increases are:

- The City of Buckley has existing standards in the municipal code that address noise impacts but standards could be improved with updated performance standards.
- Increase in mixed-use zoning to create more proximity between housing and services decreases necessity of single occupancy vehicles
- Increasing allowed house types and densities in the city to create more compact development opportunities
- Establishing and maintaining a multi-modal level of service
- No increase in Buckley's UGA to promote compact development patterns
- New parks plan and element to expand park facilities and amenities in Buckley to minimize need for travel outside of the city. Includes a new access component that emphasizes parks within walking distance of residences.

D.2. How would the proposal be likely to affect plants, animals, fish, or marine life?

By focusing growth into urban areas and including policies related to natural areas and fish and wildlife habitat, the Buckley Comprehensive Plan is seeking to limit these impacts from development. Opportunities for infill development in urban areas minimize potential impacts to natural features, systems, plans, animals, and fish.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

- Policies related to wildlife consider stormwater capture and detention wildlife corridors and low impact development: see below for primary examples of relevant policies.

	Agree	Disagree	Mitigate
<ul style="list-style-type: none"> ○ LU 5: Preserve, protect and enhance Buckley's environment including wetlands, habitat corridors and other critical areas in order to prevent flooding, expand recreational opportunities and support local wildlife. ○ LU 5.1: Encourage developers to use low impact development techniques to reduce pollution and mitigate other stresses on critical areas. ○ LU 5.2: Pursue zoning strategies that focus growth away from critical areas to reduce the risk of flooding and other environmental hazards. ○ LU 5.3: Preserve, protect and enhance wetlands. a. Prioritize the protection of contiguous wetland corridors to provide habitat for local wildlife. <ul style="list-style-type: none"> ▪ b. Some of Buckley's farmland includes drained or altered wetlands. Where appropriate, restore historic wetlands in areas that are no longer used for farming. ○ LU 5.4: Periodically monitor drainage, flooding, and stormwater runoff within Buckley and as needed, address with development regulations that reduce pollution and retain water on site or as close to site as feasible. ○ LU 5.5 Identify and develop a program to designate open space corridors within Buckley that augment County efforts to support local wildlife and reduce flood risk, while providing new opportunities for outdoor recreation. ○ LU 5.6 Buckley should protect and restore native vegetation and encourage management of nonnative and invasive species. Assessment of existing urban tree canopy coverage and adopt strategies to expand tree canopy coverage that will help to alleviate the impact of summer heat events. 			

D.3. How would the proposal be likely to deplete energy or natural resources?

The more compact forms of urban development envisioned in Buckley's Comprehensive Plan will minimize impacts to energy supplies and natural resources.

Proposed measures to protect or conserve energy and natural resources are:

- Supporting transportation options through land use patterns
- Mixed-use development to limit reliance on vehicle use by increasing access to goods and services within walking and biking distance to housing.

D.4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

The proposal includes updated policies related to environmentally sensitive areas and does not limit existing protections and development limitations in these areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

- The proposed Future Land Use map denotes natural areas and parks that previously fell under other higher impact land use designations.

D.5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The Comprehensive Plan Update optimizes land uses to allow more areas for housing and mixed-use development within a compact urban area. The Land Use Element proposes compatible land uses within the proposed land use designations on the FLUM. The Land Use Element provides enough capacity to meet the growth target for housing and jobs as well as for the affordable housing allocation.

Proposed measures to avoid or reduce shoreline and land use impacts are:

- Promoting mixed-use development with compatible uses
- Expanding opportunities for housing in suitable areas.

D.6. How would the proposal be likely to increase demands on transportation or public services and utilities?

As development occurs in the City of Buckley there will be increases in transportation demand and vehicle trips. However, the land use and transportation elements envision a multi-modal environment over the long-term with increased access to transit and mixed-use areas with close proximity between housing and jobs.

Proposed measures to reduce or respond to such demand(s) are:

- Implementing the Transportation Improvement Program capital project list identified in the Capital Facilities Element
- Maintaining the City's transportation concurrency program

D.7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts are anticipated.

[Statutory Authority: RCW [43.21C.110](#) and 43.21C.100 [43.21C.170]. WSR 14-09-026 (Order 13-01), § 197-11-960, filed 4/9/14, effective 5/10/14. Statutory Authority: RCW [43.21C.110](#). WSR 13-02-065 (Order 12-01), § 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]