

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

1. Name of proposed project, if applicable:

Zoning Code Text Amendment: Food Truck Pods

2. Name of applicant:

City of Sumner

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

1104 Maple Street

Sumner, WA 98390

4. Date checklist prepared:

06-12-2026

5. Agency requesting checklist:

City of Sumner

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

Planning Commission Public Hearing, July 9, 2026

Planning Commission Recommendation, July 9, 2026

Community Development Committee, July 22, 2026

City Council adoption of Ordinance, August 2026

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

No

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

None

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.

None

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

Council approval of ordinance with Zoning Code text amendments.

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 Zoning Code text amendment would adopt food truck pod allowances and regulations. Food truck pods would be allowed in all commercial and industrial zones, as well as the

Town Center zoning and allow multi-family developments with greater than 100 units in the Medium- and High-Density Residential zonings within the East Sumner Urban Village overlay to have them as an accessory use. Parking regulations and business license exemptions will also be amended.

- 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 Zoning Code text amendment applies generally city-wide but only pertains to the following zones: General Commercial, Interchange Commercial, Neighborhood Commercial, Light Industrial, Heavy Industrial, and Town Center, as well as Medium- and High-Density Residential zones within the East Sumner Urban Village overlay.

B.Environmental Elements

Pursuant to WAC 197-11-235(3), the City has analyzed this nonproject action and is not completing the entirety of Part B: Environmental Elements of the SEPA Environmental Checklist and is only including section 10 (Aesthetics) as applicable supplemental information. The proposal consists of amendments to the zoning code to allow food truck pods in specified zoning districts and does not authorize any specific development project or physical site disturbance. Consistent with WAC 197-11-235(3) and Ecology's SEPA checklist guidance, environmental review will focus on the probable impacts of the proposed code amendments at a programmatic level; site-specific environmental impacts associated with future food truck pod proposals will be evaluated, as applicable, during subsequent project review.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

This is a non-project action. Generally, heights are limited by zoning regulations.

- b. What views in the immediate vicinity would be altered or obstructed?**

This is a non-project action.

- c. Proposed measures to reduce or control aesthetic impacts, if any:**

This is a non-project action and does not directly involve construction. However, design and development reviews would be required consistent with other commercial development within the City. Additionally, performance standards for food truck pod

development and temporary food truck restrictions, such as time limitations and location allowances, will mitigate adverse aesthetic impacts.

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.

x: Brayden Shannon

Type name of signee: Brayden Shannon

Position and agency/organization: Assistant Planner, City of Sumner

Date submitted: 06/12/2026

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²](#)

Do not use this section 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.

- 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?**

The proposal to allow food truck pods as a land use option will not increase discharge to water or air or noise beyond what is already anticipated in these zones and City plans.

- Proposed measures to avoid or reduce such increases are:**

Mitigation will occur at the project level, but the impacts described above will be mitigated through existing federal, state, and local regulations. Illicit discharge will be monitored by the City's Prevention Control Specialist and noise generated will be subject to compliance with SMC 8.14.

² <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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

The food truck pods that may result from this Zoning Code text amendment will not have any adverse effect on plants, animals or marine life beyond that which is already allowed through federal, state, and local regulations.

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

Mitigation will occur at the project level, but impacts described above will be mitigated through existing federal, state, and local regulations.

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

A proposed food truck pod is not likely to deplete energy or natural resources beyond what is already anticipated and has been studied under other environmental documents related to the adoption of the City's Comprehensive Plan.

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

Mitigation will occur at the project level, but impacts described above will be mitigated through existing federal, state, and local regulations.

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, floodplains, or prime farmlands?

The implementation of food truck pods because of the proposed Zoning Code text amendments would follow all existing federal, state, and local regulations to reduce and mitigate impacts to environmentally sensitive areas, etc.

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

New food truck pod projects that would be developed under these policies and regulations would be required to pay park impact fees, and comply with applicable critical areas regulations, state and federal laws, and historic preservation laws to mitigate impacts.

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 Town Center and industrial zonings are the applicable zoning areas within shoreline jurisdiction that food truck pods may be sited in. Shade analysis would be a required mitigation if future development might impact transition zones and shorelines.

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

All food truck pod development projects that would be within the shoreline jurisdiction would be required to meet the state and local requirements in the Shoreline Master Program to mitigate impacts.

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

The proposed food truck pod use is not likely to increase demand on transportation or public services and utilities beyond what has been studied and anticipated for other types of development within the City of Sumner.

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

New food truck pod projects that would be developed under these policies and regulations would be required to pay traffic impact fees and system development charges for utilities.

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

The proposed food truck pod regulations do not conflict with local, state or federal law or conflict with requirements for the protection of the environment.