

**DRAFT ENVIRONMENTAL IMPACT STATEMENT**  
**City of Sumner Comprehensive Plan Update and Amendments**  
August 2010





August 9, 2010

Dear Reader:

Attached is a copy of the City of Sumner Comprehensive Plan Update and Amendments Draft Environmental Impact Statement (EIS), prepared in accordance with the State Environmental Policy Act (SEPA). The proposal is to adopt the proposed Comprehensive Plan Update and Amendments that consider new growth allocations and a new planning horizon of 2030 to meet the requirements of the Washington State Growth Management Act (GMA).

The City is using an integrated SEPA/GMA process in accordance with WAC 197-11-210 to 197-11-238. This Draft EIS addresses potential policy and regulatory amendments under review concurrently and included in appendices for reference.

The proposed Comprehensive Plan Update and Amendments address property within the city limits, abutting Urban Growth Area (UGA), and a proposed Orton Junction UGA Expansion Area south of SR-410 and adjacent to 166<sup>th</sup> Avenue E. Within the current UGA lies the East Hill Area. The Draft EIS considers land use patterns and alternative UGA boundaries for East Hill and the Orton Junction Expansion Area.

The Draft EIS reviews the proposal and alternative including the No Action Alternative and two action alternatives—UGA Expansion (Orton Junction) Alternative and UGA Modification Alternative. Each alternative is reviewed in terms of the following environmental topics: earth, air quality, surface water, plants and animals, environmental health, land use, plans and policies, cultural resources, population/housing/employment, parks and open space, transportation, capital facilities and public services, and utilities.

All alternatives result in growth of community population and employment with some variation in location and amount. Key environmental issues and options facing decision-makers include:

- Distribution of growth particularly in relation to the Orton Junction and East Hill areas and potential effect on the natural and built environment;
- Potential policy changes needed to accommodate the new horizon year and proposed growth allocations; and
- Consistency of the proposed land use plan amendment requests with the City and Pierce County comprehensive plans, particularly UGA expansion policies and agricultural resource land (ARL) policies.

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The City has established a 60-day public and agency comment period. Affected agencies, tribes, and members of the public are invited to comment on this Draft EIS. Written comments should be directed to the contact person below no later than **5:00 p.m., October 8, 2010**.

**Contact Person:**

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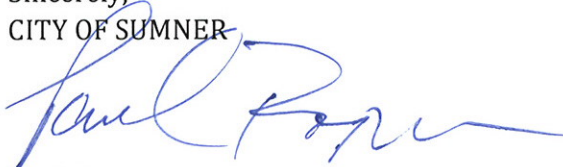
Public meetings are planned during the 60-day comment period. A public hearing will be held on **August 30, 2010** at 7:00 PM at, City Hall, 1104 Maple Street, Sumner, Washington.

See the City of Sumner website for more information on upcoming meetings:  
<http://www.ci.sumner.wa.us/>.

Following the public comment period, the City will prepare and issue a Final EIS that will include responses to the comments received during the public comment period.

If you have any questions or desire clarification of the above, please contact Ryan Windish, Planning Manger, at (253) 299-5524.

Sincerely,  
CITY OF SUMNER



Paul Rogerson  
Community Development Director  
SEPA Responsible Official

## Title

Comprehensive Plan Update and Amendments

## Proposal and Alternatives

To accommodate future population and employment growth, the City of Sumner (City) is proposing the following actions as part of its Comprehensive Plan update and amendments:

- Plan for a new comprehensive plan horizon year of 2030.
- Incorporate updated population and employment growth allocations for year 2030.
- Determine appropriate land use patterns to accommodate future growth within the city limits and the Sumner urban growth area (UGA).
- Consider logical UGA boundaries to the south and east of the Sumner city limits.
- Recognize Pierce County’s designated agricultural lands and opportunities for purchase of development rights and transfer of development rights.
- Determine if docket applications should be approved, including:
  - TA-1: Amendment to the Manufacturing/Industrial Center Map Boundary—Fleishmann’s Industrial Park, LLC, applicant;
  - MA-1: Amendment to the UGA boundary (Orton Junction Amendment) and application of commercial and mixed use land uses—City, applicant; and
  - MA-2: Amendment to the UGA boundary (Reducing East Hill Area)—City, applicant.
- Revise City Comprehensive Plan elements and development regulations to address plan horizon and growth, land use plan and zoning changes, and housekeeping and consistency amendments.

To analyze the proposal, the Draft Environmental Impact Statement (EIS) studies alternatives including the No Action Alternative and two action alternatives—UGA Expansion (Orton Junction) Alternative and UGA Modification Alternative.

### UGA Expansion (Orton Junction) Alternative

The UGA Expansion (Orton Junction) Alternative would extend the current UGA boundary by adding a 188-acre area south of State Route 410 in the vicinity of 166th Avenue East and Riverside Drive East. Proposed comprehensive plan land use designations would include General Commercial (GC; approximately 113 acres) and Interchange Commercial (IC; approximately 11 acres)—with a Planned Mixed Use Development (PMUD) Overlay to ensure master planning—and Low Density Residential 1 (LDR-1; approximately 64 acres) on either side of the commercial areas. City zoning would be applied if/when the area is annexed to the city; it is assumed that comparable Pierce County urban zoning would apply prior to annexation.

To address Pierce County policies for agricultural land preservation as well as allowances for transfer and purchase of development rights, this alternative would require:

- a determination that 131 acres of land currently designated Agricultural Resource Lands (ARL) no longer meet the ARL criteria and
- designation of a commensurate number of acres of land as ARL accompanied by conservation easements to ensure long-term agricultural production to satisfy the policy requirements in the *Alderton-McMillin Community Plan Objective 7A*.

No urban land use development permits would be approved until the development rights are purchased.

To ensure that the area zoned GC is not used for an extensive amount of multifamily residential, which is allowed in the General Commercial zone, the City proposes that the PMUD overlay include a provision that requires a minimum percentage of commercial uses and a maximum percentage of residential uses..

This alternative would approve the request to add the Old Fleischmann Yeast property on the Comprehensive Plan Manufacturing/Industrial Center (MIC) Map.

### **UGA Modification Alternative**

The UGA Modification Alternative would extend the UGA boundary to include only the commercial portion of the Orton Junction expansion area, described under the UGA Expansion (Orton Junction) Alternative, and would reduce the extent of the UGA boundary in the East Hill area, between 158th Avenue East extended on the west, Forest Canyon Road to the north, the present UGA boundary on the east, and the City's watershed to the south. The combination of these UGA boundary modifications would result in a net reduction in the total area of UGA of 126 acres. The UGA territory in the East Hill reduction area would revert to Pierce County rural residential designations.

The modified Orton Junction expansion area under this alternative would include GC and IC designations with a PMUD overlay to ensure master planning. No LDR-1 designations would be applied. City commercial zoning would be applied if/when the area is annexed to the city; it is assumed that comparable Pierce County urban zoning would apply prior to annexation.

Similar to the UGA Expansion Alternative, the UGA Modification Alternative would include:

- PMUD overlay with a provision that requires minimum amount of commercial uses and a maximum percentage of residential uses.
- Approval of the request to add the Old Fleischmann Yeast property on the Comprehensive Plan MIC Map.

### **No Action Alternative**

For the purpose of this analysis, the No Action Alternative represents the continuation of the City's current Comprehensive Plan and retention of the 2022 planning horizon and growth allocations. The No Action Alternative would not include any amendments to the City Comprehensive Plan Land Use Map, Comprehensive Plan policies, or development regulation, or consideration of any location-specific amendment requests to the City Comprehensive Plan or zoning.

## Proponent

City of Sumner

## Tentative Date of Implementation

The date of anticipated implementation of the City Comprehensive Plan and development regulations is December 2010. Changes that require Pierce County authorization (ARL de-designation and UGA amendment) would become effective following County approval, tentatively in 2011.

## Lead Agency

City of Sumner

## Responsible Official

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## Required Licenses and Approvals

As legislative items, the Planning Commission has authority to make recommendations on comprehensive plan and development regulation amendments. The City Council has the authority to approve such amendments. Pierce County makes decisions regarding urban growth boundaries and

growth allocations following consultations with local jurisdictions and the Pierce County Regional Council.

In addition, the State of Washington Department of Commerce reviews proposed comprehensive plan and development regulation amendments during a 60-day review period prior to adoption. The Puget Sound Regional Council reviews comprehensive plans and in particular transportation element amendments for consistency with regional plans.

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(Plans and Policies; GIS)

## Date of Draft Environmental Impact Statement Issuance

August 9, 2010

## Date Comments Due

October 8, 2010

## Public Comment

Affected agencies, tribes, and members of the public are invited to comment on this Draft EIS. Comments may be provided in writing. Written comments should be directed to the contact person below no later than **5:00 p.m., October 8, 2010**.

Public meetings are planned during the 60-day comment period. A public hearing will be held on August 30, 2010, at 7:00 p.m. at the City of Sumner, City Hall, 1104 Maple Street, Sumner,

Washington, 98390. See the City of Sumner website for more information:  
<http://www.ci.sumner.wa.us/>.

## Date of Final Action

Anticipated City of Sumner action is December 2010. See Tentative Date of Implementation above.

## Prior and Future Environmental Review

The City has issued the following three EISs related to its Comprehensive Plan:

- The *Final Environmental Impact Statement—Sumner Comprehensive Plan Update* (for the first update to the original comprehensive plan) was issued on December 22, 1993, to address the Sumner Planning Area including a range of UGA alternatives south of State Route (SR) 410. The EIS was prepared as part of an integrated process with the GMA Comprehensive Plan.
- The *East Sumner Neighborhood Plan Integrated Final Supplemental Environmental Impact Statement and Subarea Plan* was issued on March 14, 2001, to address a particular neighborhood within the city limits.
- The *Final Environmental Impact Statement for City of Sumner Comprehensive Plan Update 2004* was issued on June 30, 2005, to address an update of the comprehensive plan to horizon year 2022.

In addition to EISs, the City has prepared an addendum to the 2005 Final EIS for its Manufacturing/Industrial Center designation, which was issued May 14, 2009.

Pierce County has also prepared SEPA documents including the *Alderton-McMillin Community Plan and Final Supplemental Environmental Impact Statement*, issued August 1, 2007, which addressed territory south of SR 410.

As appropriate, these environmental review documents have been considered in the preparation of this Draft EIS.

## Location of Background Information

See Lead Agency and Responsible Official Address listed above.

## Draft Environmental Impact Statement Cost

The purchase price of a copy of the Draft EIS is based on reproduction costs of printed documents or compact discs (CDs). Hard copies of the Draft EIS are available for review at City of Sumner Community Development Department, City Hall, 1104 Maple Street, and at the Sumner Library, 1116 Fryar Ave. The document is posted on the City's Web site, <http://www.ci.sumner.wa.us/>.

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