



SUMNER PLANNING COMMISSION

MINUTES

FINAL – REGULAR MEETING

Thursday, August 30, 2010

7:00 p.m.

**Sumner City Hall
1104 Maple Street**

CALL TO ORDER

SWANSON called the meeting to order at 7:00 p.m.

FLAG SALUTE

SWANSON led all in the flag salute.

ROLL CALL

Members Present: Bush, Hayden, Powers, Storey, Stuard and Swanson
Members Absent: None
Also Present: Ryan Windish, Planning Manager
Paul Rogerson, Community Development Director

APPROVAL OF MINUTE

There were no minutes to be approved.

PUBLIC COMMENT

There was no public comment.

OLD BUSINESS

There was no old business.

NEW BUSINESS

a) 2010 Comprehensive Plan Update and Amendments (Public Hearing)

MAYOR DAVE ENSLOW appeared. He thanked Commissioner Swanson the meeting Chair, and the Planning Commission for being here tonight. This is a big deal, and is probably one of the most important things he has seen done before in this City. He thanked the public for all the interest shown, and the City Council for attending. He thanked everybody for being a part of this as it is a big deal for our City and for our future. He feels this is a wise decision and he is thankful for all who are participating.

SWANSON directed the public to the sign in sheet for speaking, and encouraged testimony be limited to 5 minutes.

ROGERSON stated that this meeting serves two purposes. It is the Planning meeting on the Comprehensive Plan Amendment, and also the public comment meeting on the Draft Environmental Impact Statement (EIS). People may testify in two ways at the meeting, either on the Comprehensive Plan Amendment, or on the draft EIS. Staff asked that when testifying people identify which topic they are testifying to, and what the purpose of the testimony is, whether it is a comment on the Comprehensive Plan, or whether it is on the accuracy of the draft EIS. The Planning Commission and City Council are at this meeting. City Council will not be participating. They will just be listening to get an idea of the public's concerns. ROGERSON reviewed the proposed schedule for both the Comprehensive Plan Update and Amendments and for the draft EIS.

WINDISH reviewed for the Commission Staff's report as to the 2010 Comprehensive Plan Update and Amendments. Lisa Grueter, the City's consultant, is here and will also discuss the draft EIS. WINDISH reviewed the groundwork for the Comprehensive Plan. They are working on 3 amendments to the Comprehensive Plan, involving the urban growth area to the south. The third amendment has to do with the Fleischmanns Yeast property. We are also in a 60 day comment period for the draft EIS. They are both due on October 8th for comments. The Planning Commission will review what is heard tonight and then will make a recommendation by October. We will hopefully have this all wrapped up by the end of the year. The County Council will hopefully make a decision by late fall or early next year. The Fleischmanns Yeast amendment will be over once Council approves or denies it. It will not go on to Pierce County. WINDISH reviewed at the overhead the area that is affected by the proposed amendments, and further explained the areas highlighted by the various alternatives, to include the residential and agricultural areas. Agricultural land, if used, must be preserved as agricultural land elsewhere.

LISA GRUETER, consultant, appeared. She prepared the draft EIS. She presented a quick overview of the draft EIS purpose and process. The draft EIS is an opportunity to give an environmental statement to the public and to Staff. It is a non-project action, as opposed to a specific site action. It is one layer of environment review. It contains a range of alternatives, that's features can be mixed and matched as appropriate. There are

22 separate topics covered by this. GRUETER discussed policy changes that needed to be made to the Comprehensive Plan in association with the draft EIS. It needs to be consistent with the City's and County's plans on urban growth and agricultural land. One thing that the draft EIS does is that it looks at the capacity of growth and the allocation of growth, and the 22 growth allocations adopted by the City and County. This will be updated in 2030. The draft EIS looks at the 2020 allocations and 2030 allocations. GRUETER in her overhead presentation further went on to outline how the draft EIS addresses population, employment, housing, UGA expansions and UGA modifications, and the plans and policies. The draft EIS addresses site specific considerations and further addresses transportation, and the increase in traffic and water, sewer and storm water capacity needs. The planned improvements would handle the loads anticipated by 2028. In terms of next steps, there will be a public hearing, with the comment period ending on October 8th. There will be a response to the comments and then the Planning Commission will deliberate. GRUETER will then start preparing the final EIS, and the City Council will deliberate and make its recommendation.

WINDISH reviewed for the Commission Staff's report, Appendix "D" to the draft EIS. Staff's report reflected the 7 criteria that every Comprehensive Plan has to meet. WINDISH reviewed the criteria, and explained that Staff is recommending a hybrid; a new alternative that will incorporate both alternatives. WINDISH touched on the alternatives as proposed, and explained at the overhead the UGA areas. The expansion is south of SR 410. The City of Sumner is to the north and Hwy 410 comes around with the Puyallup River running through it. The green line is the current UGA, and the red line is the City limit line. The purple line is the extent of it, and the hash lines are interchange commercial. The uses out there fit that. The commercial allows retail, health clubs, medical facilities and a mix of residential uses. The gray striping is low density residential one, and is a single family residential zone. The City's consultant, Lisa Grueter, discussed population allocations and planning for it. This area fits that allocation in looking at 2030. This is a maximum. The other alternative looks at 2020 through the same analysis. It looks at shrinking. It makes sense to move south. The sewer, water, etc are already there, and transportation is already there. Additionally, it is outside the flood plain. There are a few wetlands there; a stream, and salmon creek, and some critical areas, however, it is not in the flood plain. There is also very good freeway visibility. A great market study was done for that area. We have found that there is a lot of money that leaves the County and Sumner. We would like to get that back. Developing south makes much more sense. STAFF is recommending that both UGA alternatives be denied and that a combination of the two alternatives be approved as proposed by Staff and set out in Staff's report.

WINDISH moved on to review Staff's report as to the Fleischmanns Industrial Park LLC Comprehensive Plan Amendment. Staff is recommending denial of this amendment, due to the inherent conflict between the goals of the Town Center Plan and the designation of the area for potential mixed use development and residential uses and the prohibition of residential uses in the MIC area, as the conditions have not changed enough up there.

WINDISH concluded Staff's presentation, and turned the meeting over to the Commissioners for questions and comments. There being no further questions or comments from the Commissioners, SWANSON opened the meeting for public comment, and instructed that the comments should be kept to 5 minutes.

BARBARA BITETTO, 720 Thompson Street, Sumner, appeared. Three years ago some citizens thought Sumner needed an arts and community center. They started a grass roots group. They have partnered with the YMCA, and believe they have the right philosophy. The Red Apple seemed like a good location for the YMCA, and potentially the QFC site, however, those sites are not big enough. They would recommend adopting Orton Junction site as it would be the best location. They are look forward to having the YMCA in Sumner in about 3 years.

BOB EKLUND, President / CEO of the YMCA, appeared. He has been a part of the YMCA for 36 years. This is the most enthusiastic community he has ever dealt with. The YMCA meets Sumner's vision. Over 25,000 people want to be a part of this club, and over \$5,000,000 has been donated to this. They would support UGA Orton. People are hungry for this. The YMCA serves all people. They are committed to financial assistance, so all are welcome.

BUSH commented that she enjoyed the tour of the YMCA in Gig Harbor. In talking with someone there, it is very heavily utilized. Sumner population is 9,000. If over 25,000 people want to be a part of this YMCA, would Sumner residents have priority? Would there be a lottery system for classes?

EKLUND stated that all people would be treated equally. They do not have to use the lottery much.

JOE GRACE, 15229 46th Street, Sumner, appeared. He congratulated Staff for recommending denial of the MIC. He would encourage the denial. It is an expansion we do not need. We do not need to add the MIC next to the library. As far as the other two proposals, he would have been in agreement with those, however, now feels that it would be a mistake with the east side having been clear cut. He feels that the City is making a mistake by not taking in East Hill. It would be better if it were a part of Sumner. As far as service goes, it would still provide a benefit to the City. That area is not being serviced well now. He is for the UGA, but feels it is a mistake getting rid of anything on East Hill. We do not want it turned into a use we do not want to be boarder next to. He welcomes the YMCA, but thinks that we need to take as much as we can control. Anything to the East that makes sense, we should take control over it. After the clear cut, he just feels that it would be a mistake. He encouraged the public to come to the next City Council meeting.

MICHAEL CORLISS, Investco, 1302 Puyallup Street, Sumner, appeared. He thanked Ryan Windish for his long hours in putting this together. He would also like to thank Paul Rogerson for his extra efforts in working with all the outside consultants. A lot of work went into this, and that says a lot. He put most of his remarks in a letter (submitted

to the record). He agrees with Staff on the changes to the industrial area. He looks out on it from his office window. As for the Orton Junction, they have taken the position to do a lot of listening, to the consultants, Staff, and to the community. He own 100 acres of the 180 acres there. He is very vested in the City of Sumner and the community. He wants to assure the Planning Commission, the community and City Council that he will do everything he can to be sensitive to people and the community and things long term. When the Mayor came to him about the selection of the YMCA, he thought it was a good idea. They asked if he wanted to buy a couple pieces of property for the YMCA. Eventually, the Mayor, along with the YMCA, came to him and said property that they felt the Orton Junction was the right place for the YMCA. He agreed to contribute the property. He is here tonight to listen to the comments of the people.

KYLE HARDTKE, 6507 – 193rd Avenue East, Bonney Lake, appeared. He is here to discuss the UGA expansion. As a lifelong member of the community, he feels it is important to grow the community responsibly, bring in good solid retail space, along with good pay jobs and to enhance what the town already has. He is excited about the YMCA.

DONNA HARDTKE, 711 Meeker Avenue, Sumner, appeared. She is excited about the YMCA proposition. She is happy for her kids and grandkids to have the YMCA. When she was there, she felt they had a sense of community. There were seniors there in the morning, connecting and having a purpose. She is excited to have it happen in Sumner. She trusts the Staff of Sumner, and Investco. If Investco wants to give this to the community, we should accept it. We should go with the community sense the YMCA has to offer.

MICHELLE LARUE, 1614 South Mildred Street, Sumner, appeared. She wanted to echo what Mike and Donna said. She has been meeting with a lot of people. The level of involvement is outstanding in Sumner, and coupled with the YMCA, it is an amazing fit. There are gathering spaces, a community room, a pool, etc. It is truly incredible. Friday nights the YMCA is open for free for teenagers as a safe place to go. They also offer financial assistance programs so that all can be included. With that and the sense of community the YMCA brings, she is excited about it. She thanked everybody.

RICK HANSEN, 1307 Furley Drive, Puyallup, appeared. He is here to testify to what others just testified to. He is a member of the YMCA in Puyallup. He was one of those to go out and ask for funds from the community. He felt good about that cause. He has been on the Board of Advisors now for the last 10 years. It is still one of the best places he ever served on a board. Everybody there is there to serve others, young and old. He will be there at 5:30 a.m., and will see you there. It is a community. They have a membership larger than Sumner, Orting and Buckley combined. They have all kinds of scholarships, and they help the homeless. Being on the Board was one of the best decision he has made. He loves serving the public. He will use The Sumner's YMCA as well.

ROGER KNUDSEN, 16624 78th Street East, Sumner, appeared. He was born here in the City of Sumner. He has property in this area. He is supporting Staff's recommendation

tonight. He has several parcels. This will help him keep farming. His dad purchased the property in 1953. This change will allow him to farm in one jurisdiction. Also, he likes everything he hears about the YMCA. It will be good for the City. He is here to support it. He thank you everybody.

GIL HULSMANN, 923 Shaw Road, Sumner, appeared. He represents Roger Knudsen. He is here to acknowledge his support of the Comprehensive Plan Amendments with Staff's recommended changes. First, Staff looked at the service areas. We do not want to make a property in a City with no public road. Staff has created a transition from the proposed parcel and the urban growth area, which is important. The other thing is that the City of Sumner has planned for this for many years. Sumner is one of the only cities that has a Right to Farm Ordinance. It gives the City and the community the opportunity to change the plan. He thanked Staff, and acknowledged their support of the transition zone. This will create an area that can be serviced by the community.

MELONY KIRKISH, 16020 - 65th Street Court East, Apt. F, Sumner, appeared. She is commenting as to the draft EIS. She has a background in architecture and urban studies, and she is on the Design Commission, and has studied in other countries. She took time to review the draft EIS, talked to the City, the Mayor, Mike Corliss, and to the YMCA. She likes a City that is sustainable; ones that can be adapted for future uses. She likes connections with bike lanes, etc., to areas all over the City. This project has the possibility of creating this for our City. It also brings diversity as to race, gender and age. A YMCA in Sumner would invite brainstorming to make sure all the surrounding areas are included in this so we can have the best city we can get.

TROY SERAD, 13325 – 94th Avenue East, Puyallup, appeared. He can see the potential of this City. There are great things here to look forward to. That is why he was surprised at the Orting Junction expansion. He thought, why take away from the focus of the downtown? However, after talking to the players, he realized he was shortsighted. It is very logical, sensible and rational to expand the urban growth area. He would encourage focusing on being involved in this process. This is your City. You have a key and critical role in making this a good city. The Orton Junction project can be done in a way that will be fantastic and will invigorate the City.

DANIELLE PANSEVICIUS, 16316 86th Street East, Sumner, appeared. She has been working on a community watch for her neighborhood. Over the last year there has been an increase in crime in their neighborhood. She showed at the overhead the Pierce County Sheriff's website crime map as to the specific area. Her residence is past the expansion area right now. In looking at the statistics, property crime has increased. There have been seven property crimes within the last year, and 27 crime incidents in the neighborhood. She outlined the various crimes. She is hoping with annexation that they would get coverage from the Sumner Police as well. She would also like to see flood possibilities addressed. She would like to see this proposal go through and their neighborhood becoming part of the City, with Pierce County and the Sumner Police covering their neighborhood. She also expressed that it is a good thing having the YMCA

come to their neighborhood, however, she is afraid the increase in traffic would increase crime.

LANA HOOVER, 506 Alder Avenue, Sumner, appeared. She is here to support the YMCA. She would love to know that they could all go to the same place, a safe place, for health fitness and wellness. She supports it and would love to see it here.

JOHN MCDONALD, 3302 West Tapps Drive, Lake Tapps, appeared. He supports the YMCA, but agrees with Joe Grace. He does worry about cutting off the East expansion. As part of that area, he would hate to see the commercial up there be eliminated from the Sumner area. They have been looking forward to being a part of Sumner for a long time. He would like Staff to reconsider, and keep plans for the East Hill.

SWANSON stated that the next Planning Commission meeting will be on September 2, 2010. At that time the Planning Commission will discuss what they have heard at this meeting. The public comment period will conclude October 8, 2010.

WINDISH added to the record that he has received comment from the owners of Infinity Park. They have asked to be included in the MIC, however, they are opposed to the overlay. He received comment from Robert and Shirley Lewis, and have also received an e-mail from Kathy Johnson in support of the YMCA. Staff has received a letter from Monica Adams at Pierce Transit, expressing that they have no comment. Staff has also received a letter from the Muckleshoot Indians speaking in opposition to the Fleischmanns site because of it intensifying a proposed chemical distribution center and hazards. Staff received a letter from an attorney at McCullough Hill in support of Fleischmanns. WINDISH also stated in response to the last public comment made as to the East Hill area, that Staff is not proposing taking out any commercial in that area.

SWANSON closed the public hearing.

CORRESPONDENCE

There was no correspondence.

COMMISSION COMMENTS

There were no Commissioner comments.

STAFF COMMENTS

There were no Staff comments.

ADJOURNMENT

SWANSON adjourned the meeting at 8:30 p.m.

Sarah M. Heckman
Minutes Taker