



CITY OF SUMNER
 1104 Maple Street, Suite 250
 Sumner, Washington 98390-1423
 253.299.5530 • Fax: 253.299.5509

Community Development Department
 Paul Rogerson, AICP, Director

Determination of Significance and Request for Comments on Scope of EIS

City of Sumner 2010 Comprehensive Plan Annual Amendments and Growth Management Act Update

Description of Proposal

The City is proposing amendments to its adopted Comprehensive Plan to comply with the State of Washington Growth Management Act. Alternatives to be addressed in the EIS include the *No Action Alternative*, i.e. the existing plan (continuation of the City's current GMA Comprehensive Plan to year 2022), and the *Action Alternatives* to include:

- *Plan Horizon and Growth*: Updating the Comprehensive Plan to address a 2030 plan horizon and associated population and employment targets. As a result of land capacity analyses for the No Action Alternative, and to meet the 2030 growth targets, the Action Alternatives may consider reasonable measures and urban growth boundary/ urban service area boundary amendments;
- *2010 Comprehensive Plan Amendment Docket*: Potential Comprehensive Plan Land Use and Zoning changes as follows:

Amendment No / Applicant	Location	Description
TA-1: Amending the Manufacturing/Industrial Center Map Boundary. Applicant: Fleishmann's Industrial Park, LLC.	Old Fleischmann Yeast property located at 1115 Zehnder Street, including property on the east and west sides of Fryar Avenue.	Request to include the approximately 22-acre property on the Comprehensive Plan Manufacturing/ Industrial Center Map (Figure 4A).
MA-1: Amendment to the Urban Growth Area Boundary (Orton Junction Amendment), and application of commercial and residential land uses. Applicant: City of Sumner	Generally bounded by SR410 to the north, the base of the hill on the east, 78th Street and the Puyallup River to the south (including Riverside Park) and SR 162 on the west.	This Orton Junction amendment would extend the City's Urban Growth Area (UGA) boundary to the south and encompasses approximately 300 acres. The land use pattern and designations in the current and proposed UGA will be considered.
MA-2: Amendment to the Urban Growth Area Boundary (Reducing East Hill Area) Applicant: City of Sumner	Generally bounded on the north by Forest Canyon Rd, on the east by the existing UGA Boundary, and on the south and west by the City Limits.	This amendment is companion to Docket MA-1 and would reduce the City of Sumner UGA by approximately 450 acres generally along the East Hill.

- *Policy and Code Amendments:* Revisions to the City's Comprehensive Plan Elements and development regulations addressing the plan horizon and growth, land use plan and zoning changes, reasonable measures, as well as housekeeping and consistency amendments.

Proponent

City of Sumner

Location of Proposal

Sumner planning area per the Sumner Comprehensive Plan including the Sumner City Limits, Sumner UGA, as well as the Joint Planning Area south of the City limits to Alderton.

Lead Agency

City of Sumner

EIS Required

The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared. The lead agency has identified the following areas for discussion in the EIS: Earth, Air Quality, Surface Water, Plants and Animals, Environmental Health (noise, hazardous materials), Land Use, Plans and Policies, Cultural Resources, Population/Housing/Employment, Parks and Open Space, Transportation, Capital Facilities and Public Services, and Utilities.

Scoping

Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving us your written comments is **5 p.m., Tuesday, April 13, 2010.**

Agencies, affected tribes, and members of the public are also invited to a public meeting sponsored by the City of Sumner Community Development Department to discuss docket application MA-1:

Public Meeting: Orton Junction Urban Growth Area Amendment

April 6, 2010

City of Sumner Council Chambers

1104 Maple Street, Sumner, WA 98390

6:30-8:30 PM

Responsible official

Paul Rogerson

Community Development Director

Phone 253-299-5521; Fax 253-299-5509

paulr@ci.sumner.wa.us

City of Sumner

1104 Maple Street

Sumner, WA 98390-1423

Date:

3/22/10

Signature:

