



CITY OF SUMNER
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Community Development Department
Paul Rogerson, AICP, Director

July 25, 2014

Subject: City of Sumner 2013 Comprehensive Plan Annual Amendments Sumner Meadows Docket Final Supplemental Environmental Impact Statement (Final SEIS)

Dear Reader:

The City of Sumner has issued a Final Supplemental Environmental Impact Statement (Final SEIS) for the City of Sumner 2013 Comprehensive Plan Annual Amendments, addressing map and text docket applications that would amend the Sumner Comprehensive Plan and development regulations related to the surplus of the Sumner Meadows Golf Course for private development of light industrial uses, a use that is allowed by current underlying zoning.

The study area is generally bounded by Stewart Road on the north, on the east by the BNSF railroad tracks, on the south by 24th Street East, and on the west by the White (Stuck) River. Alternatives address the Sumner Meadows Golf Course plus adjacent properties. The total land area of the golf course (primary study area), and adjacent study area including private lands considered for reclassification north and south of Stewart Road, and the City-owned agricultural land south of the golf course is approximately 346.58 acres.

The purpose of the SEIS is to assist the public and City decision makers in considering future growth and land use patterns in the Sumner Meadows Golf Course vicinity. Issues facing decision makers include potential future development on the Sumner Meadows Golf Course property under extended light industrial zoning as well as whether to increase the City's total area under light industrial or high density residential uses on adjacent private properties. To assist with decision making, the SEIS evaluates five alternatives: Alternative 1 – Sumner Meadows Docket Application, Alternative 2 – Areawide Industrial Alternative, Alternative 3 – Areawide Industrial and Residential Alternative, Alternative 4 – Offsite Alternative, and Alternative 5 – No Action Alternative. For each alternative the SEIS programmatically addresses: earth, air quality, flooding, plants/animals, land use, aesthetics, and socioeconomics, relationship to plans and policies, transportation, noise, public services, and utilities.

A Draft SEIS was issued in May 2014 and was the subject of a 30-day comment period. This Final Supplemental Environmental Impact Statement (Final SEIS) completes the environmental review process by providing responses to comments received regarding the Draft SEIS along with clarifications and corrections.

The SEIS for the 2013 annual amendments proposed for the Sumner Meadows Golf Course supplements the Final EIS for the City of Sumner Comprehensive Plan Update and Amendments issued on November 24, 2010.

See the City's web page, <http://www.ci.sumner.wa.us/>, for more information including Planning Commission and City Council meetings related to the project.

Sincerely,

Paul Rogerson, Community Development Director and SEPA Responsible Official