



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

City of Sumner Final Supplemental Environmental Impact Statement Notice of Availability

Notice is hereby given under WAC 197-11-460 and WAC 197-11-510 that the City of Sumner is issuing a Final Supplemental Environmental Impact Statement (Final SEIS) for its 2013 Comprehensive Plan Annual Amendments regarding the Sumner Meadows Docket.

Description of the Proposal and Alternatives: The City of Sumner is considering map and text docket applications to amend its Comprehensive Plan and development regulations related to the surplus of the Sumner Meadows Golf Course for private development. The proposed docket amendments include the following elements, considered together as Alternative 1 Sumner Meadows Docket Application:

- **MA-1:** Amendments Related to Surplus City Property: 1) Redesignate approximately 120 acres from Public-Private Utilities and Facilities (PPUF) to M-1, Light Manufacturing; 2) Redesignate approximately 34 acres from Urban Village to M-1, Light Manufacturing; and 3) Amend the Zoning Map to be consistent with the M-1, Light Manufacturing land use designation on the Comprehensive Plan Map by rezoning approximately 28 acres from General Commercial (GC) to M-1.
- **TA-1:** Amend the Land Use Element, Public Private Facilities and Utilities description: Amend the Land Use Element, Public Private Facilities and Utilities description to remove an inconsistency between the descriptions of the land use designation on page 48 with the description on page 50.
- **TA-2:** Amendments related to the Sumner Meadows Golf Course: Amend Parks and Open Space Element (Policies 2.7, 2.10 and Figure 14); Vision Statement; Commuter/Rail Regional Transit Sub-element (Policy 1.6); and Transportation Element (Figures 16 and 17).
- **Other M-1 Zone Amendments:** To reduce the transportation- and energy consumption-related greenhouse gas emissions, the City proposes to provide development incentive options that may include allowing greater building heights or relaxing parking standards for new non-residential construction in the M-1 zone citywide in exchange for energy conservation and non-motorized transportation facilities.
- To assist with decision making, the City is addressing additional alternatives in the SEIS: 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.

Environmental Review Process: A Draft SEIS was issued in May 2014 and was the subject of a 30-day comment period. The 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.

Proponent: City of Sumner

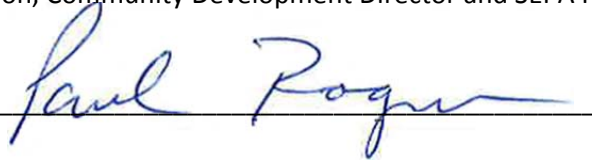
Location: The study area is generally bounded by Stewart Road on the north, on the east by the BNSF railroad tracks, on the south by 24th Street East, and on the west by the White (Stuck) River. Alternatives address the Sumner Meadows Golf Course plus adjacent properties. The total land area of the golf 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.

Document Availability: The purchase price of a copy of the Final SEIS is based on reproduction costs of printed documents or compact disks (CDs). Hard copies of the Final SEIS 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/>.

SEPA Responsible Official:

Paul Rogerson, Community Development Director and SEPA Responsible Official

Signature: _____

A handwritten signature in blue ink that reads "Paul Rogerson". The signature is written over a horizontal line.

Date: July 25, 2014