

Lynch Creek Quarry Sub-Area and Planned Action

Final Environmental Impact Statement (FEIS)

Town of Eatonville

September 15, 2009

Town of Eatonville
Town Hall
201 Center Street West
Eatonville, Washington 98328
360.832.3361

FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS)

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Funding Source

This document was produced with a competitive grant and assistance from the Growth Management Services Unit of the Washington State Department of Community, Trade, and Economic Development (now The Department of Commerce).

FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS)

PROPOSAL NAME: Lynch Creek Quarry Sub Area and Planned Action

PROPONENT: Town of Eatonville

LEAD AGENCY: Town of Eatonville.

RESPONSIBLE OFFICIAL: Nicholas Bond

POSITION/TITLE: Town Planner

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DATE: September 15th, 2009

SIGNATURE:



Nicholas M. Bond

Publish: September 16th, 2009
Eatonville Dispatch

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FACT SHEET

Project Title:	Lynch Creek Quarry Sub-Area and Planned Action
Proposed Action:	Final Environmental Impact Statement (FEIS) Is to prepare and adopt a sub-area plan of approximately 86 acres of land for industrial development. The intent is for the Town of Eatonville to annex the area and zone it for industrial development. The anticipated industrial development will generate a number of living wage jobs. The Final Environmental Impact Statement is structured to follow the Planned Action and SEPA/GMA integration procedures as outlined in WAC 197-11-164 through 197-11-235.
Location:	The project is located north-east of the Town of Eatonville in Section 13, Township 16 North and Range 4 East. The land area lies currently outside the corporate boundary of the Town of Eatonville and inside its GMA urban growth area.
Proponent:	Town of Eatonville 201 Center Street West Eatonville, Washington 98328
Lead Agency:	Town of Eatonville
Responsible Official:	Nicholas Bond, Town Planner Town of Eatonville
Contact Person:	Nicholas Bond, Town Planner Town of Eatonville
Required Approvals:	<u>Town of Eatonville</u> <ul style="list-style-type: none"> • Adoption of the Sub-Area Plan • Amendment to the GMA Comprehensive Plan • Annexation to the Town of Eatonville • Amendment to the Zoning Code and Zoning Map • Shoreline Substantial Development Permit • Site Development Permit • Clearing and Grading Permit
Required Approvals:	<u>Pierce County</u> <ul style="list-style-type: none"> • Boundary Review Board Approval (Annexation)

<p>Types and Timing of Subsequent Environmental Review:</p>	<p>Having prepared the EIS document under the Planned Action regulations, WAC 197-11-164 through 197-11-172, any future environmental reviews are necessary only when the proposed development exceeds the development intensity and thresholds under the preferred alternative selected under the planned action EIS.</p>
<p>EIS Authors and Principal Contributors:</p>	<p>Nicholas Bond, Town Planner Town of Eatonville</p> <p>Mart Kask, AICP, PE Kask Consulting, Inc. 8 Lindley Road Mercer Island, WA 98040 206 275-0140 kaskinc@aol.com</p> <p>EDAW AECOM 710 Second Ave Suite 1000 Seattle, WA 98104</p>
<p>Environmental Documents Incorporated by Reference:</p>	<ul style="list-style-type: none"> • Eatonville Comprehensive Plan EIS, 6 December 1993 and all subsequent amendments to the Plan • Environmental Review of the Lynch Creek Quarry Conditional Use Permit Application by Lynch Creek Quarry, LLC, to Pierce County, 11 April 2000 • NEPA review of the Eatonville SR 161 Town Center and Corridor Project, Federal Highway Administration and Washington State Department of Transportation, 21 April 2009 • Mashell Meadows, Eatonville, Traffic Impact Analysis, 14 March 2007 • Aviator Heights, Eatonville, Traffic Impact Study, 16 March 2006 • Eatonville School District, Transportation Impact Analysis, 30 March 2007
<p>Location of Background Information:</p>	<p>Planning Department Town of Eatonville 201 Center Street West Eatonville, Washington 98328</p>

Date of Issue:	15 September, 2009
Public Hearing:	Conducted June 1, 2009 at 7:00pm and continued to and completed on June 15 th , 2009 at 7:00pm at the regular meetings of the Eatonville Planning Commission in the Eatonville Community Center, 305 Center Street West, Eatonville, Washington 98328

PLANNED ACTION

In Accordance with WAC 197-11-164, a Planned Action may be designated by the town of Eatonville under RCW 43.21C.031. The probable environmental impacts of the proposed Lynch Creek Quarry Sub Area Plan and Planned Action have been addressed in this FEIS. Per WAC 197-11-168, this proposed Planned Action must be designated by ordinance or resolution and must include an opportunity for public comment. Public Hearings were conducted on June 1st and 15th 2009 at the regular meetings of the Eatonville Planning Commission. The Eatonville Town Council will consider a resolution to designate the Planned Action at which time as this FEIS has been published.

Per WAC 197-11-172, when a specific development activity is proposed within the Lynch Creek Sub Area, the application will be reviewed by the SEPA Official to determine if the proposed project meets the description in, and will implement any applicable conditions or mitigation measures as identified in the Ordinance or Resolution which designated the Planned Action. The project applicant shall be required to submit an environmental checklist with the development application to help the SEPA official make a determination whether the proposed project and its impacts have 21 adequately addressed in the Final Environmental Impact Statement (FEIS) for the Planned Action. If the SEPA official verifies that the probable significant adverse environmental impacts have been adequately addressed in the EIS prepared under WAC 197-11-164 then the project shall qualify as a planned action and a project threshold determination is not required. If the SEPA official determines that the probable significant adverse environmental impacts are not adequately addressed in the EIS prepared under WAC 197-11-164, then a threshold determination shall be required.

Public notice for projects that qualify as planned actions shall be tied to the underlying permit. If notice is otherwise required for the underlying permit, the notice shall state that the project has qualified as a planned action. If notice is not otherwise required for the underlying permit, no special notice is required. However, the GMA county/city is encouraged to provide some form of public notice as deemed appropriate. (WAC 197-11-172 (3))

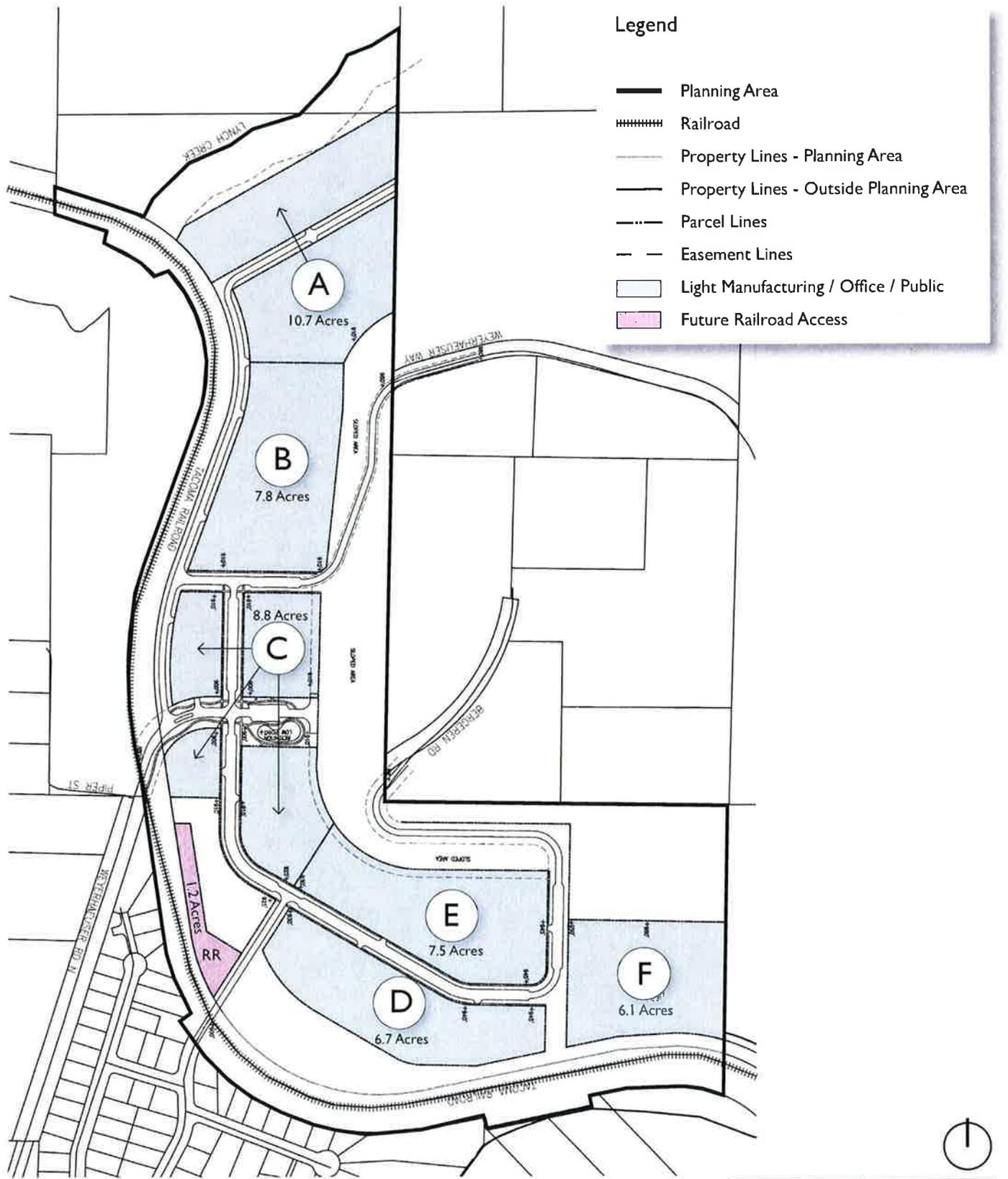
SEPA GMA INTEGRATION

WAC 197-11-210, 220, 228, 230, and 232 authorizes the town to integrate Growth Management Act (GMA) and SEPA requirements to ensure that environmental analyses under SEPA can occur concurrently with and as integral part of the planning and decision making under GMA. It is the town's intent to use this FEIS as environmental documentation when considering the adoption of the Sub Area as an amendment to Eatonville's Growth Management Act Comprehensive Plan and for the adoption of new development regulations for the sub area in addition to using this FEIS for project review for proposals within the Lynch Creek Sub Area.



Lynch Creek Quarry Reclamation Sub Area Plan

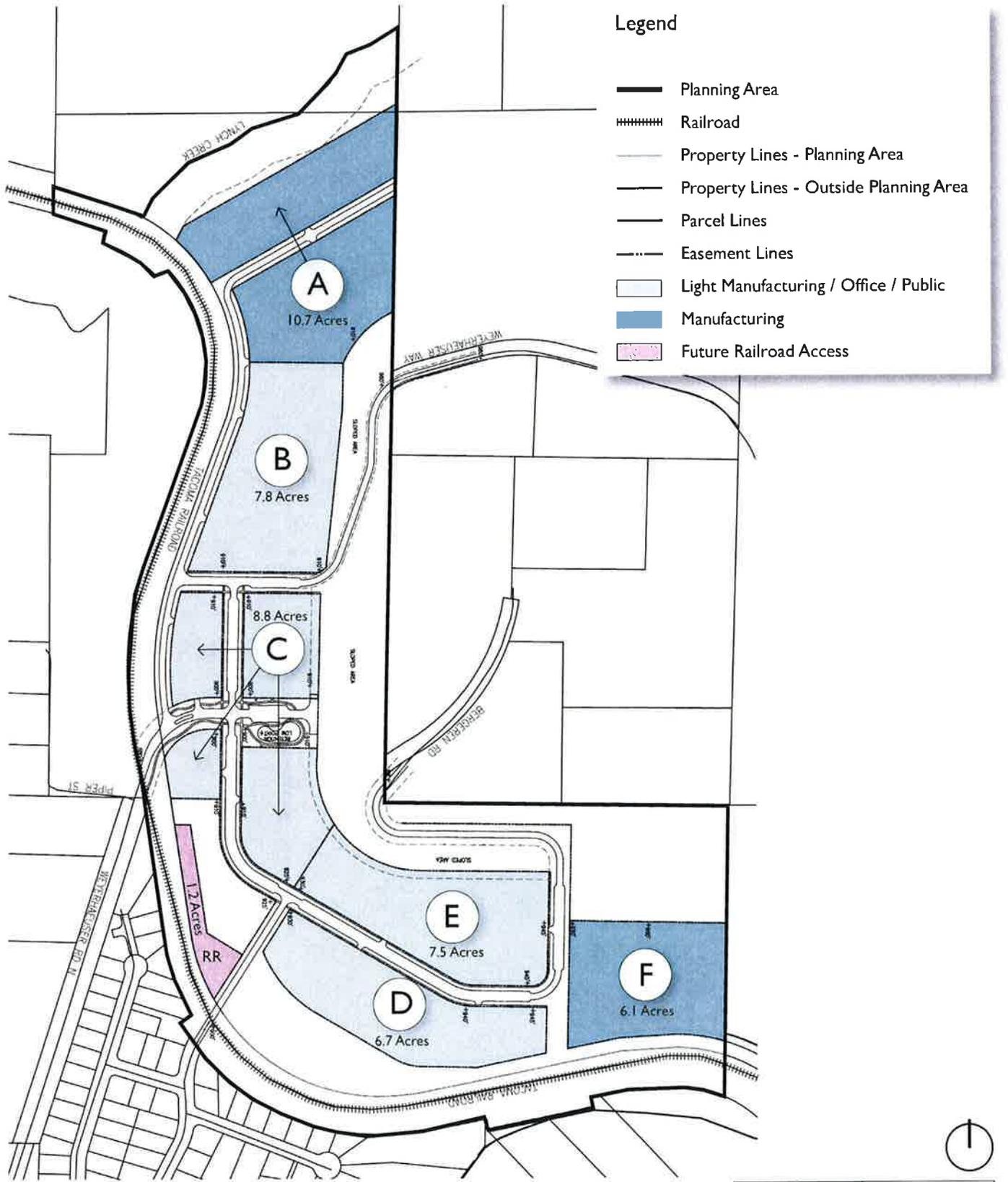
Town of Eatonville, Washington



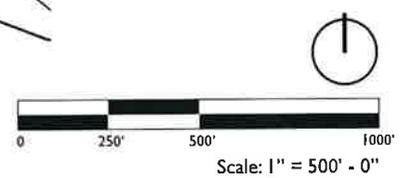
Alternative I

Lynch Creek Quarry Reclamation Sub Area Plan

Town of Eatonville, Washington

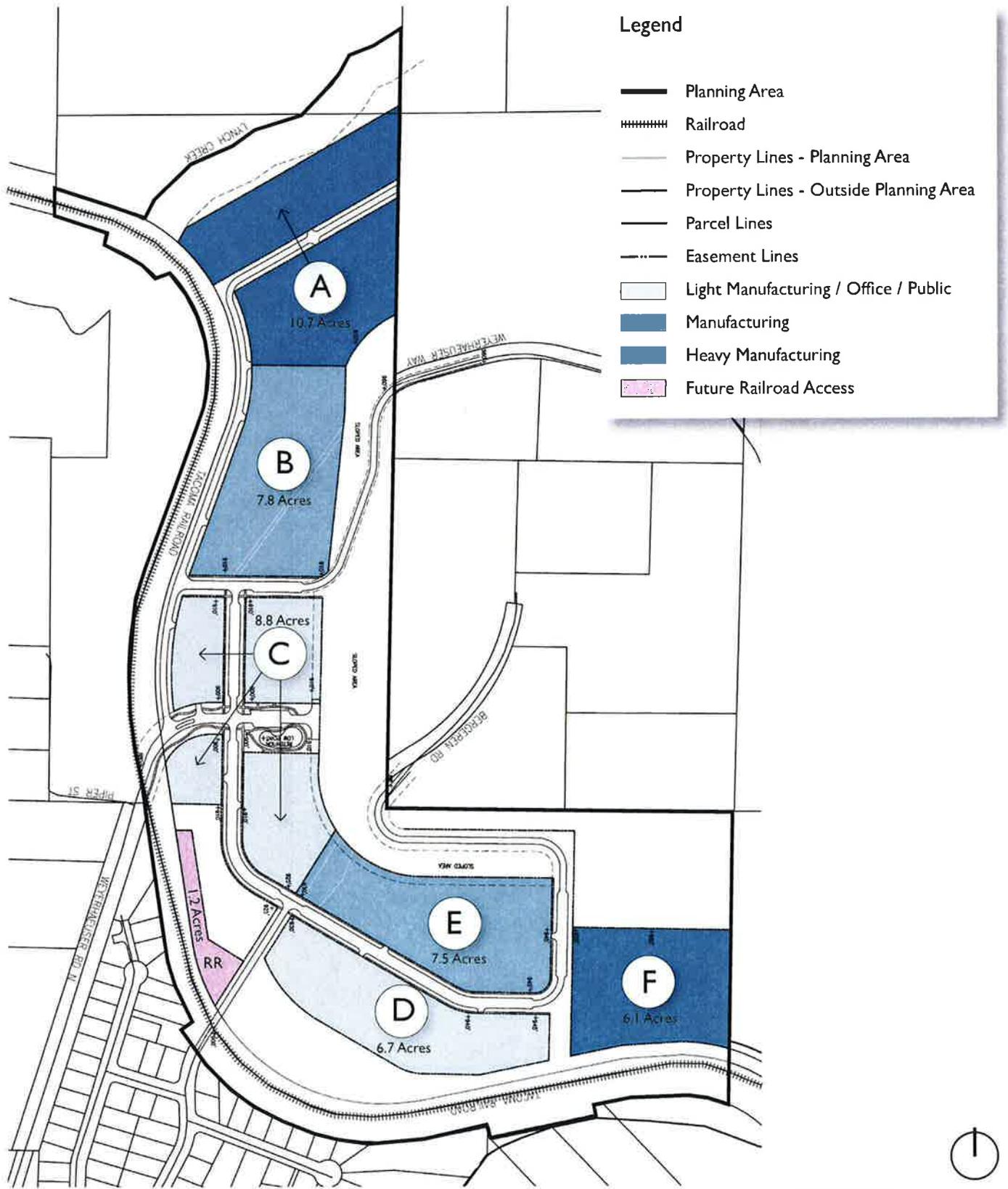


Alternative 2



Lynch Creek Quarry Reclamation Sub Area Plan

Town of Eatonville, Washington



Alternative 3



SUMMARY

Sub-Area Plan

Sub-Area Plan. The Sub-Area Plan is shown in Figure 1a with the 3 alternatives under this planned action EIS listed as 1b, 1c, and 1d. The concept of the sub-area plan is to create industrial development clusters, separated by roads and green space corridors. The sub-area lends itself to six distinct development clusters labeled A-F. Five of the clusters, B-F, are ready for site development today. The furthest northern cluster, A, is the site of a proposed sand and gravel mine expansion. Pierce County is considering a Conditional Use Permit for the site to mine sand and gravel over the next 5-10 years. The development of this area would occur upon the completion of mining activities. The total developable area comprised of the six clusters, amounts to approximately 50 acres, which constitutes approximately 58 percent of the total sub-area of the approximately 86 acres. Topographically the sub-area is about 50 to 100 feet higher than the elevations at the Town Center.

Roads. The sub-area is serviced by two roadways, the Weyerhaeuser Road and the Berggren Road. Current truck movements, carrying quarried rock, take place on Weyerhaeuser Road. Berggren Road is and is proposed to continue to be a local access road for local residential traffic only. Weyerhaeuser Road has adequate right-of-way width to accommodate a two lane roadway with left turn pockets at major intersections. Additional roadways which are needed to be constructed to access the development clusters are shown on figure 1a.

Railroad. The sub-area is being serviced by an operational railroad. The City of Tacoma owns and operates the railroad, however damage to the bridge over the Nisqually River in 2006 has restricted usage of the rail line in recent years. The City of Tacoma keeps the railroad in operating condition by making periodic improvements and plans to replace the Nisqually River bridge.

Utility Services. The Town of Eatonville has adequate water and sewer capacity to service the potential maximum industrial development. As site development activities occur, it is expected that gravity sanitary sewer line will be able to transport wastewater to the existing sewer mains adjacent to Weyerhaeuser Road, south of the railroad, and on Berggren Road, south of the railroad. Water mains exist on Weyerhaeuser Road and Berggren Road, south of the railroad. A looped water main is proposed to be constructed, connecting Weyerhaeuser Road and Berggren Road. Stormwater is proposed to be managed on site. The Town has adequate electrical supply to service the potential maximum industrial development. Recycled Class A “grey” water will be available to the site for irrigation and non potable use. This service is proposed to be extended to the site along Weyerhaeuser Road N.

Critical Areas. There are no wetlands on the site. The sub-area is flanked by Lynch Creek on the north and Mashell River on the south. Development along both water bodies is subject to Washington State Shoreline Management Act regulations. Slopes greater than 30 percent exist

on the site as a result of mining activities and have been graded in accordance with geotechnical specifications.

Employment

The sub-area plan is based on the assumption that the area will develop at a density of 10.6 employees per net acre of developable land. Together, the six clusters will generate the maximum of 500 employees when fully built out.

Alternatives Considered

The type of industrial development and timing that will take place is very difficult to predict with high degree of specificity. For planning purposes, three alternative development scenarios were developed containing the following assumptions:

1. Mixed Use (low intensity) Scenario (Figure 1b). Clusters A, B, C, D, E and F, will develop as a combination of light manufacturing, office, and public uses.
2. Light Manufacturing Emphasis (medium intensity) Scenario (Figure 1c). Clusters B, C, D, and E, will develop as light manufacturing, office and public uses. Clusters A and F will develop as manufacturing uses.
3. Manufacturing Emphasis (high intensity) Scenario (Figure 1d). Clusters C and D will develop as light manufacturing, office, and public uses. Clusters B and E will develop as manufacturing uses. Clusters A and F will develop as heavy manufacturing uses.

A summary of significant adverse environmental impacts and mitigating measures are summarized in the Table 1, as shown below. The analysis is limited to the impacted environments as identified in the Scoping Process.

Impacts and Mitigating Measures

The following section, summarized in Table 1 – Probable Significant Adverse Environmental Impacts and Mitigating Measures, analyzes impacts and mitigating measures on a number of natural and man-made environments. The environments were identified and selected in the Scoping process.

The Scoping process identified the following environments for environmental evaluation: earth, air, water, plants, animals, energy and natural resources, environmental health, land and shoreline use, housing, aesthetics, light and glare, recreation, transportation, public services, and utilities. As shown in the table, the most significant adverse impact is likely to occur at the most intensive development level, the manufacturing alternative. The “no development” alternative does not have any impacts, since the land area is undeveloped.

Table 1
Probable Significant Adverse Environmental Impacts and Mitigating Measures

<p>Earth</p> <ol style="list-style-type: none"> 1. Mixed use (low intensity) scenario <ul style="list-style-type: none"> • Slope erosion, slope instability, settling of fill 2. Light manufacturing (medium intensity) scenario <ul style="list-style-type: none"> • Same as 1 plus hazardous material use could contaminate soils 3. Manufacturing (high intensity) scenario <ul style="list-style-type: none"> • Same as 1 and 2 <p>No development</p> <ul style="list-style-type: none"> • No impacts <p>Mitigation</p> <ul style="list-style-type: none"> • Restore Native Vegetation on Slopes • Erosion control best management practices • Mark buffers/clearing limits • Geotechnical/Engineering plans required for earthwork in areas D, E, and F • Require hazardous material containment and spill response plans if such materials are used
<p>Air</p> <ol style="list-style-type: none"> 1. Mixed use (low intensity) scenario <ul style="list-style-type: none"> • Fugitive dust during construction • Fugitive dust from mined and cleared areas • Vehicle emissions from heavy trucks 2. Light manufacturing (medium intensity) scenario <ul style="list-style-type: none"> • Same as 1 above 3. Manufacturing (high intensity) scenario <ul style="list-style-type: none"> • Same as 1 above <p>No development</p> <ul style="list-style-type: none"> • No impact <p>Mitigation</p> <ul style="list-style-type: none"> • Pave all roadway, parking and vehicle maneuvering areas • Vegetate all undeveloped and bare areas • Vehicle idling restrictions
<p>Water – Stormwater</p> <ol style="list-style-type: none"> 1. Mixed use (low intensity) scenario <ul style="list-style-type: none"> • Stormwater flows from impervious surfaces • Stormwater discharges to Mashell River and Lynch Creek 2. Light manufacturing (medium intensity) scenario <ul style="list-style-type: none"> • The use of hazardous materials could impact waters of the state.

3. Manufacturing (high intensity) scenario

- Same as 1 and 2 above

No development

- No impact

Mitigation

- Establish a 200 foot stream buffer along Mashell River and a 150 foot buffer along Lynch Creek, restore native vegetation within buffers
- Use of porous pavements in light vehicle parking areas
- All stormwater shall be infiltrated on site, mandatory use of “low impact development” techniques
- Install soap/oil separators at vehicle washing sites
- Require spill containment and response plan for any use of hazardous materials

Water – Groundwater

1. Mixed use (low intensity) scenario

- Unused onsite wells could contribute groundwater contamination.
- Stormwater discharged into the ground will have an effect on the groundwater unless property pre-treated

2. Light manufacturing (medium intensity) scenario

- Same as 1, the use of hazardous materials could impact waters of the state.

3. Manufacturing (high intensity) scenario

- Same as 1 and 2 above

No development

- No impact

Mitigation

- Stormwater that is discharged into the ground, must first be treated in bioswales or other “low impact” stormwater management features
- Require spill containment and response plan for any use of hazardous materials
- Any existing onsite wells shall be decommissioned prior to site development

Plants

1. Mixed use (low intensity) scenario

- Loss of trees and vegetation in development areas
- Creates new demands for parks and open space
- New uses require buffering

2. Light manufacturing (medium intensity) scenario

- Same as 1 above

3. Manufacturing (high intensity) scenario

- Same as 1 above

No development

- No impact

Mitigation

- Vegetation in areas labeled conservation area on figure 1a shall be maintained and preserved as open space
- Significant trees on the site shall be preserved
- A public park similar to that shown on figure 1a shall be constructed
- Perimeter landscaping shall be required for all uses throughout the site
- All vacant land and buffer areas shall be planted with native vegetation

Animals

1. Mixed use (low intensity) scenario

- Potential barrier to migratory routes to Mashell River and Lynch Creek

2. Light manufacturing (medium intensity) scenario

- Same as 1 above

3. Manufacturing (high intensity) scenario

- Same as 1 above

No development

- No impact

Mitigation

- Keep buffer areas obstruction free

Energy and Natural Resources

1. Mixed use (low intensity) scenario

- No identifiable probable significant adverse impacts

2. Light manufacturing (medium intensity) scenario

- Same as 1 above

3. Manufacturing (high intensity) scenario

- Same as 1 above

No development

- No impact

Mitigation

- None needed

Environmental Health

1. Mixed use (low intensity) scenario

- Noise resulting from manufacturing activities may be a problem

2. Light manufacturing (medium intensity) scenario

- Same as 1 above

3. Manufacturing (high intensity) scenario

- Same as 1 above

No development

- No impact

Mitigation

- Developers shall comply with EMC 8.11 during construction
- Buffers required should adequately mitigate noise impacts

Land and Shoreline Use

1. Mixed use (low intensity) scenario
 - None anticipated
2. Light manufacturing (medium intensity) scenario
 - Same as 1 above
3. Manufacturing (high intensity) scenario
 - Same as 1 above

No development

- No impact

Mitigation

- None needed

Housing

1. Mixed use (low intensity) scenario
 - None anticipated
2. Light manufacturing (medium intensity) scenario
 - Same as 1 above
3. Manufacturing (high intensity) scenario
 - Same as 1 above

No development

- No impact

Mitigation

- None needed

Aesthetics

1. Mixed use (low intensity) scenario
 - Materials storage yards might be unsightly without landscape buffering
 - Large parking lots without landscaping might be unsightly
 - Industrial buildings could be unsightly
 - Tall structures could interfere with views
2. Light manufacturing (medium intensity) scenario
 - Same as 1 above
3. Manufacturing (high intensity) scenario
 - Same as 1 above

No development

- No impact
- Mitigation
- All storage yards shall be buffered with landscaping
 - Large parking lots shall be landscaped
 - Developers shall follow design guidelines to be adopted by the town
 - Establishment of 50 foot/3 story height limit for buildings

Light and Glare

1. Mixed use (low intensity) scenario
 - Light emissions will occur as a result of development
 2. Light manufacturing (medium intensity) scenario
 - Same as 1 above
 3. Manufacturing (high intensity) scenario
 - Same as 1 above
- No development
- No impact
- Mitigation
- Require exterior light shielding so that light is directed towards the ground
 - Require diming of non essential lighting during non business hours

Recreation

1. Mixed use (low intensity) scenario
 - None anticipated
 2. Light manufacturing (medium intensity) scenario
 - Same as 1 above
 3. Manufacturing (high intensity) scenario
 - Same as 1 above
- No development
- No impact
- Mitigation
- None needed

Historic and Cultural Preservation

1. Mixed use (low intensity) scenario
 - None anticipated
 2. Light manufacturing (medium intensity) scenario
 - Same as 1 above
 3. Manufacturing (high intensity) scenario
 - Same as 1 above
- No development
- No impact
- Mitigation

- None needed

Transportation

1. Mixed use (low intensity) scenario
 - There is insufficient vehicle, pedestrian, and bicycle access within the site
 - Bergeren Road is not suitable for commercial access
 - The proposed development would increase demands for parking in the area
 - The Bergeren Road grade within the site is too steep for commercial use
 - The development of this site could eliminate opportunities for passenger rail access and service in Eatonville
 - The project will impact several intersections in Eatonville
 - The amount of automobile traffic generated by the potential industrial development results in a significant safety hazard at the Weyerhaeuser Road railroad crossing
 - Vehicle, bicycle, and pedestrian access to the site is insufficient
 - Private road standards are insufficient for serving the proposed development

2. Light manufacturing (medium intensity) scenario

- Same as 1 above

3. Manufacturing (high intensity) scenario

- Same as 1 above

No development

- No impact

Mitigation

- Roads, sidewalks, trails, and bicycle lanes must be constructed within the site.
- Bergeren Road shall be used for local residential access only
- Onsite parking shall be provided for all uses
- Bergeren Road shall be regraded and relocated in accordance with figure 1a
- A possible future passenger rail depot site has been identified and is an allowed use adjacent to the railroad tracks
- Improvements or contributions to the intersections of Center Street E and Weyerhaeuser and Center Street E and SR-161 are required
- The Weyerhaeuser Road railroad crossing shall be reconstructed including the installation of a crossing signal
- Weyerhaeuser Road between Center Street and the site shall be brought up to public standards

Public Services – Fire and Police

1. Mixed use (low intensity) scenario
 - The availability of adequate fire flow is a necessity prior to issuing any development permit at the site

- Any buildings on the site in excess of 40 feet in height require specialized firefighting equipment that the Town does not now have
 - 2. Light manufacturing (medium intensity) scenario
 - Same as 1 above
 - 3. Manufacturing (high intensity) scenario
 - Same as 1 above
- No development
- No impact
- Mitigation
- Fire flow requirements may necessitate the construction of a water tank at the site
 - Industrial development with high fire flow or industrial processing needs may necessitate the construction of a water tank at the site, fed by new wells
 - Firefighting equipment that can reach structures in excess of 40 feet in height must be provided by the developer
 - Use of surveillance cameras at and around the industrial development area will enhance public safety and security

Utilities – Water

1. Mixed use (low intensity) scenario
 - Additional demand for potable water will be created by industrial and commercial development at the site
 2. Light manufacturing (medium intensity) scenario
 - Same as 1 above
 3. Manufacturing (high intensity) scenario
 - Same as 1 above
- No development
- No impact
- Mitigation
- The developer shall construct onsite water system improvements including the extension of water serve to the far ends of the site
 - The developer shall provide class A Wastewater (purple pipe) service to the site for irrigation and non potable uses.
 - A high water use demand development may need to build a water tank and possibly wells to meet the high supply demand

Utilities – Wastewater

1. Mixed use (low intensity) scenario
 - Additional demand for wastewater will be created by industrial and commercial development at the site
2. Light manufacturing (medium intensity) scenario

- Same as 1 above
- 3. Manufacturing (high intensity) scenario
 - Same as 1 above

No development

- No impact

Mitigation

- On and off-site sewer system improvement costs must be borne by the developer
- The Town has adequate capacity to treat the wastewater generated at the site
- Any industrial development that generates industrial waste other than general domestic waste must provide total or pre-treatment at the site

PUBLIC PARTICIPATION

Public outreach was conducted at both the scoping stages for Draft Environmental Impact Statement (DEIS) preparation and after the DEIS was issued. On March 4th, 2009 the town issued a Determination of Significance and scoping document for a proposed Planned Action Environmental Impact Statement. A public hearing was conducted on the Determination of Significance and scoping document at the Eatonville Planning Commission on April 7th, 2008 where public testimony was received. Upon completion of this public hearing and comment period for the Determination of Significance, the town worked to prepare its DEIS which was first issued on April 29, 2009 and was then reissued on June 15th, 2009. Public hearings on the DEIS were conducted at regular meetings of the Eatonville Planning Commission on June 1st, 2009 and June 15th, 2009. After receiving written and oral public testimony the town prepared this FEIS which is being issued on September 15th, 2009.

PUBLIC COMMENTS

Index of Public Comments as attached:

1. Letter from Beverly Gollehon dated 5/29/2009
2. Letter From WA Dept. CTED dated 5/28/2009
3. Letter from Michael and Tami DeGrosky dated 5/19/2009
4. Letter from Laurie Kurth dated 5/28/2009
5. Letter #2 from Mike and Tami DeGrosky dated 6/6/2009
6. Public Comment from Michael DeGrosky on 6/1/2009.
7. Public Comment (also submitted in writing) from Tami DeGrosky on 6/1/2009.
8. Public Comment for Dr. Steve Cossalman on 6/1/2009.
9. Public Comment from Jean David on 6/1/2009.
10. Public Comment from Nick Houser on 6/1/2009.
11. Public Comment from Donna Baker.
12. Public Hearing Comment from Bob Walters on 6/1/2009.
13. Public Comment from Beverly Coleman on 6/1/2009.
14. Public Comment from Jim Bieker on 6/1/2009.
15. Public Hearing Comment from Bob Walters on 6/15/2009.
16. Public Comment from Dixie Walter on 6/15/2009
17. Comment from Nick Lamothe on 6/15/2009.
18. Public Comment from Ken Duke on 6/15/2009
19. Public Comment from Bev Coleman on 6/15/2009

LEAD AGENCY RESPONSES

- A. Letter from Beverly Gollehon dated May 28th, 2009.
 1. Weyerhaeuser Road is proposed to serve as the primary access to and from the site; Bergeren Road is proposed to remain for local residential traffic only.
 2. Comment noted.
 3. Comment noted.

B. Letter From WA Dept. CTED dated May 28th, 2009

1. The critical area maps have been updated and made consistent throughout the document.
2. This suggested change has been incorporated into the Final EIS.
3. After review, the town has confirmed that the site is not part of an aquifer recharge area, this point is now consistent throughout the EIS and Sub Area Plan.
4. An explanation of water and sewer availability has been provided in the final subarea plan.
5. Installation of grey water infrastructure is required as a condition of development. The town has plans to update its wastewater treatment facility so that it can provide grey water for irrigation. A new element under the heading "Grey Water" will be included in the final capital facilities element of the sub area plan.
6. The height limit for buildings on this site will be 50 feet; however any building over 40 feet would require additional mitigation because Eatonville's fire department does not possess a ladder truck. Any building over 40 feet would require that the developer provide a ladder truck to the fire department as a condition of development.
7. A reference to FAR Part 77 has been added to the subarea plan.
8. The roads section of the sub area plan has been updated and is consistent with the DEIS.
9. Our review of the ITE manual confirms our estimate of peak p.m. trips.
10. The DEIS has been updated with a better description of adjacent residential uses. Landscaping and open space is required as mitigation to buffer adjacent uses and all development alternatives were designed to keep the highest intensity uses away from the adjacent urban residential areas.
11. Comment noted.

C. Letter from Micahel and Tami DeGrosky dated May 19th, 2009

1. The DEIS has been updated to include reference to adjacent urban residential development and includes new open space and landscaping buffer requirements as mitigation.
2. Comment noted.
3. Comment noted.
4. Comment noted.
5. Comment noted.
6. Comment noted.
7. The mitigation required under alternatives 1 and 2 also applies to alternative 3. Any potential impacts to air will be mitigated under these conditions or the use will not be allowed.
8. Noise impacts have been mitigated by adding additional buffering requirements under the DEIS for the areas adjacent to urban residential neighborhoods.
9. Due to topographical constraints, any potential rail spur would have to be located at the north end of the site far from urban residential development.
10. The usage of the rail line is presently restricted due to recent flooding which washed out the Nisqually River bridge. This bridge is being reconstructed and it is anticipated that rail usage will return to pre-flood levels. Passenger rail service

presently comes to the Eatonville town limits but stops .5 miles north and east of this site.

11. The DEIS has been updated to include a better description of adjacent urban residential uses including mitigation of impacts to those areas.
12. The DEIS now calls for preservation of the existing mature 2nd growth forest between the adjacent residential uses and the site. Building height limits have been reduced to 50 feet and prisons and adult uses are no longer allowed.
13. The preservation of open space containing mature forest as described in response 12 above also addresses this concern.
14. The inconsistencies regarding Bergeren Road have been cleared up. This road is to be used for local residential traffic only.
15. Comment Noted.
16. Comment Noted.
17. Access to Hancock forest lands will not be affected by the development of this property. Required pedestrian improvements on Weyerhaeuser Road N seek to improved pedestrian safety.
18. Comment Noted.

D. Letter from Laurie Kurth dated May 28th, 2009

1. Comment Noted.
2. The DEIS has been revised to further separated the uses proposed on this site form adjacent urban residential uses. This site is located on the other side of a set of rail road tracks in an active gravel quarry.
3. Comment Noted.
4. Comment Noted.
5. Comment Noted.
6. Because this site is being redeveloped from a gravel quarry to an employment center, there is not a significant net increase in air emissions from traffic. The traffic from the new use is replacing traffic from the old use. There is not a significant new impact to mitigate.
7. The peak p.m. trip generation is based on estimates found in the ITE trip generation manual.
8. Because the site is located in a gravel pit and because additional forest buffers are required for the site adjacent to urban residential uses, light impacts are sufficiently mitigated.
9. Reference to adjacent residential uses has been added to the DEIS.
10. Comment Noted.
11. Bergeren Road is not to be used for commercial access to the site. Additionally, new parks are proposed as part of this development which will be available to all residents in the area.
12. Comment Noted.
13. Comment Noted.
14. Comment Noted.

E. Letter #2 from Mike and Tami DeGrosky dated June 6th, 2009

1. Comment Noted.
2. Comment Noted.
3. Comment Noted.

4. Comment Noted.
 5. Comment Noted.
 6. Comment Noted.
 7. Comment Noted.
 8. Comment Noted.
 9. Comment Noted.
- F. Public Comment from Michael DeGrosky on 6/1/2009.
1. Comment Noted.
 2. Comment Noted.
 3. Comment Noted.
 4. Comment Noted.
 5. Comment Noted.
 6. Height limits have been reduced and a prison is no longer a permitted use under the EIS.
 7. Significant vegetative buffers have been added as additional mitigating conditions of approval to reduce impacts including noise impacts to adjacent residential areas.
 8. Comment Noted.
- G. Public Comment (also submitted in writing) from Tami DeGrosky on 6/1/2009.
1. Comment Noted.
 2. The present land use designation of the site in the Eatonville Comprehensive Plan is Industrial. The current land use designation of the site in the Pierce County Comprehensive Plan is Employment Center. This proposal is not to change the designation of the site, but to review a development concept under SEPA and to prepare a sub area plan for the site which conforms to the current comprehensive plan land use designation of both Eatonville and Pierce County.
 3. The current Pierce County zoning designation for the site is Employment Center. The current Eatonville zoning designation for the site is Industrial however this zoning designation would not take effect unless the site was annexed.
 4. Comment Noted.
 5. Comment Noted.
 6. Comment Noted.
 7. Mitigation for most of the categories has been updated in the DEIS.
 8. The descriptions for impacts to properties adjacent to the site (including adjacent urban residential areas) have been updated.
 9. Comment Noted.
- H. Public Comment for Dr. Steve Cossalman on 6/1/2009.
1. Comment Noted.
- I. Public Comment from Jean David on 6/1/2009.
1. Adult shops and Prisons are no longer allowed uses under the EIS.
 2. Bergeren Road will only be used for local residential traffic; Weyerhaeuser Road will be used to access the site.
 3. Comment Noted.
 4. Comment Noted.
 5. Comment Noted.
 6. Comment Noted.

- 7. Comment Noted.
- J. Public Comment from Nick Houser on 6/1/2009.
 - 1. Comment Noted.
 - 2. Comment Noted.
 - 3. Specific Mitigation for traffic on Weyerhaeuser road has been included in the EIS.
 - 4. The height limits for the area have been reduced.
 - 5. Comment Noted.
 - 6. The buffer between the site and the adjacent residential area has been increased and is required as a mitigating condition of approval.
 - 7. Comment Noted.
 - 8. Comment Noted.
- K. Public Comment from Donna Baker.
 - 1. Comment noted.
- L. Public Hearing Comment from Bob Walters on 6/1/2009.
 - 1. Comment Noted.
- M. Public Comment from Beverly Coleman on 6/1/2009.
 - 1. Comment Noted.
- N. Public Comment from Jim Bieker on 6/1/2009.
 - 1. Comment Noted.
- O. Public Hearing Comment from Bob Walters on 6/15/2009.
 - 1. Comments Noted.
 - 2. Prisons are no longer an allowed use under the DEIS.
- P. Public Comment from Dixie Walter on 6/15/2009
 - 1. A description of water availability has been added to the sub area plan.
- Q. Comment from Nick Lamothe on 6/15/2009.
 - 1. Beregeren Road will not be used for access to the site, it will remain a local residential access road. Access to the site will be provided from Weyerhaeuser Road N.
 - 2. The buffer between the site and the adjacent residential area has been increased and is required as a mitigating condition of approval.
- R. Public Comment from Ken Duke on 6/15/2009
 - 1. Comments Noted.
- S. Public Comment from Bev Coleman on 6/15/2009
 - 1. Comments Noted.

Nicholas Bond, Planning Director
Town of Eatonville
201 Center Street West
Eatonville, WA 98328

RECEIVED
MAY 29 2009

BY: 

May 28, 2009

Dear Mr. Bond;

As a landowner who has lived at the end of Berggren Road for over 62 years; I find myself concerned about the Lynch Creek Sub-Area Plan and the Planned Action Draft Environmental Impact Statement (DEIS).

1 I am concerned that you have not adequately addressed the car traffic on Berggren Road. I am 80 years old have been concerned how Berggren Road is used as a playground for children and increased traffic would increase the possibility of accidents involving these children playing in the road (county road) that ends at my home.

How will you manage additional traffic coming and going from this planned industrial park? New roads?

2 What impact will this have on my property value? I do not want industrial zoning so close to my home of 62 years, where my husband and I created a peaceful, serene home. Do you even know what is at the end of Berggren Road?

3 Is this plan, in the long term, in the best interest of those who purchased homes in the housing developments adjacent to the railroad tracks and the gravel pit? I do not think that you have taken into consideration the environmentally significant impacts to the people who live in close proximity to the gravel pit.

I am writing to you to make known my concerns as a long time landowner.

Yours truly,



Beverly Gollehon
42009 Berggren Rd E
Eatonville, WA 98328



STATE OF WASHINGTON

DEPARTMENT OF COMMUNITY, TRADE AND ECONOMIC DEVELOPMENT
128 - 10th Avenue SW • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000

May 28, 2009

Mr. Nicholas Bond
Planning Director
Town of Eatonville
201 Center Street West
Eatonville, Washington 98328



RE: Lynch Creek Quarry sub-area planned action

Dear Mr. Bond:

Thank you for sending our office the draft of the *Lynch Creek Quarry Sub-Area Plan and Planned Action Draft Environmental Impact Statement (DEIS)*. We were delighted to provide you with a grant to pursue this work, and think it is an excellent economic development tool for Eatonville.

Designating specific types of projects as planned action projects shifts environmental review of a project from the time a permit application is made to an earlier phase in the planning process. The intent is to provide a more streamlined environmental review process at the project stage by conducting more detailed environmental analysis during planning. Early environmental review provides more certainty to permit applicants with respect to what will be required and to the public with respect to how the environmental impacts will be addressed. Permitting is then streamlined for projects that are consistent with that envisioned in the plan and analyzed in the DEIS.

As this planned action is adopted, we encourage you to be clear about the impacts that have been addressed at this stage, and those that need to be addressed as each development is permitted. We also encourage you to be sure that the planned action is clear about regulations that apply to this site, and the mitigation that is required.

We have the following concerns and suggestions that we recommend you address before the final subarea plan is adopted.

Critical Areas:

① [This subarea plan needs to clarify exactly where on and offsite critical areas are, according to Eatonville's critical areas ordinance, and clearly state where the protections under this ordinance define limits to development. There are some inconsistencies in the document regarding critical area buffers – and these need to be made consistent throughout the summary, subarea plan and DEIS.]

② [These documents indicated that the streams which border the site are fish-bearing and may contain anadromous fish. We recommend you to provide special consideration for these species, require that stream buffers be fenced during construction and signed afterward to protect the function and values of the streams.]

3 - [It is unclear in these documents if the site is a critical aquifer recharge area. We recommend that this be made clear in the subarea plan, and that any recommendations for use, or stormwater treatment be clear in the DEIS and requirements for mitigation or future development.

Capital Facilities:

4 [A subarea plan should have the same types of information as the comprehensive plan. It is unclear how much water and sewer capacity is available for this development. For these capital facilities, we strongly recommend that the subarea include a paragraph on the amount of water that Eatonville has rights to, the amount needed for the projected population over the 20-year population, and the amount that can be allocated for industrial uses. This would give a potential investor a much better idea of how much water is available. We recommend the same types of information for sewage treatment facilities.

5 [One of the mitigation requirements on page 45 of the DEIS is for purple pipe – reclaimed water to irrigate the site. It was unclear whether grey water recycling is to be required, or if a facility for water reclamation is planned for Eatonville. We suggest that the plan include more information about this activity.

Height Limits:

6 [Page 10 of the public services section of the subarea plan states that any buildings in excess of 40 feet required specialized fire fighting equipment, which is later defined as the contribution of a ladder truck to the Eatonville Fire Department. However, the height limit for aesthetics is 60 feet. Given the topography of the site, it may be useful to think about how height would be measured. Page 24 of the sub-area plan discusses the airport, and we suggest that it also include information about the Federal Air Regulations (Part 77) imaginary surfaces requirement and clearly indicate if buildings on the site would be subject to limitation from this requirement, and if this would be a concern for future investors on this site.]

Transportation:

8 [The sub-area plan should contain more information about current conditions and the ultimate plan for the roadways on the site. There is some inconsistency between the sub-area plan and DEIS on what the final design for the roads are to be, and how to plan for bicycle and pedestrian access. We recommend that the sub-area plan include a clear design for transportation facilities, which could include a phasing plan as the gravel mining use is discontinued and other uses are constructed. Page 57 of the DEIS includes a lot of good information about transportation that should be in the subarea plan.

9 [Page 56 of the DEIS stated that the finished project will produce about 150 trips during the afternoon peak our trips. This number seems low when projected number of employees is 500. We suggest more detail or analysis showing how this number was reached.

Residential Impacts:

10 [Page 50 of the plan discusses residential development but is not clear on how many residences are located close to the site. We understand that between 40 and 60 homes are located within 300 feet of the site – which may preclude or limit use of hazardous materials, or may provide a ready source of employees. We recommend that the DEIS acknowledge that residential uses are close to the site and use that information to shape the list of allowed uses on the site.

Proposed Uses:

11 [The subarea plan states the "together the six clusters will likely generate a maximum of 500 employees on the site." This is an ambitious goal of an average of 10.6 employees per acre. This points to uses that are more high intensity. We suggest that more time be devoted to looking at the range of potential uses for this site, and consider the sectors that are being supported in Washington state. For example, the Prosperity Partnership is

Mr. Nicholas Bond
May 28, 2009
Page 3

Washington's economic development strategy with a goal of producing 10,000 jobs by 2010. The strategy involves study of industrial sectors that are doing well in this region. Sectors that might be particularly applicable to Eatonville are clean technology, tourism, and life sciences. Also, the Pierce County Economic Development Board identifies target businesses by cluster and geographic area. They focus on businesses and industries that will diversify the economy and firms that will complement existing businesses and industries. Targeted sectors are (i) software development; (ii) systems hardware; (iii) Internet hosts and networks; (iv) export manufacturing; (v) publishing; and (vi) administrative offices. More information on these strategies are at: <http://www.prosperitypartnership.org/clusters/index.htm> and http://yakima.co.pierce.wa.us/edb/html/edb_home.html.

This planned action process is a good opportunity to dial in the extensive range of industrial uses currently allowed in section 18.04.180 of the Eatonville Municipal Code to those that would be suitable for this site.

Thank you again for the opportunity to comment on this exciting new project for Eatonville. We look forward to continuing to work with you to support economic development in Eatonville as this plan moves toward implementation.

Sincerely,



Anne Aurelia Fritzel, AICP
Senior Planner
Growth Management Services

AAF:cr

cc: Tom Smallwood, Mayor of Eatonville
Gary Armstrong, City Administrator, Town of Eatonville
Rob Allen, Pierce County Economic Development Division, Pierce County Principal Planner, Planning and Land Services, Pierce County
Brian Bowden, Planner, Community Outreach Planner, Mt. Rainier National Park
David Anderson, Plan Review Manager, Growth Management Services, CTED
Ike Nwankwo, Financial Assistance Manager, Growth Management Services, CTED

Mr. Nicholas Bond, Planning Director
Town of Eatonville
201 Center Street West
Eatonville, WA 98328



May 19, 2009

Dear Mr. Bond;

Thank you for the opportunity to submit written comments on the Lynch Creek Sub-Area Plan and Planned Action Draft Environmental Impact Statement (DEIS).

We have reviewed the DEIS and concluded that the document fails to adequately identify and address the environmentally significant impacts associated with the town of Eatonville's planned action. Given the inadequacies of the DEIS, we are writing to register our strong opposition to the planned action as follows.

Failure to Address Impacts on Adjacent Residents, Property Uses and Property Values.

1 { The sub-area lies immediately adjacent to existing single-family residential subdivisions, yet the DEIS essentially ignores that fact. People purchased their properties without concern about nearby industrial zoning. The proposed action represents a significant adverse impact and carries with it the very real possibility of detracting from residential homeowners' use and enjoyment of their property as well as negatively impacting their property values.

2 { Given the potential impact on their property values, it seems the Town of Eatonville had a responsibility to notify adjacent and nearby property owners. Being that the Town only posted public notices at the railroad crossings, outside the residential area, it is likely that few of the nearby property owners and residents know about the Town's planned action.

3- { **DEIS Inadequately Addresses Significant Adverse Environmental Impacts on Air and Environmental Health.** Industrial uses associated with all the proposed alternatives include potential noise, fumes, smells, odors, fugitive dust, and air pollutants.

4 { The DEIS makes the statement "noise is the only environmental health hazard know (sic) to exist on the site at this time." This statement reflects the fact that the DEIS inadequately addresses other environmental health issues such as traffic generated by thousands of vehicle trips per day and impacts on air quality.

5 { For example, the DEIS states "Under Alternative 1 there are no uses which are expected to significantly contribute to emissions to air." Many listed uses allowed under alternative 1 produce fumes, smells, odors, and dust. Any viable industrial use will require significant truck traffic and the DEIS implies that rail traffic, including the addition of spur lines would be possible as well. Both involve significant diesel exhaust. While the DEIS proposes idling restrictions, one must ask who would enforce that and how?

6 [Given the proximity to residential neighborhoods, the mitigation stating “any use which generates odors which would be noticeable to humans living offsite shall be prohibited unless that odor can be mitigated through the use of filtering and/or recirculation” should be extended to all areas and all uses of the Town’s proposed action.

7 [In regard to Alternative 3, the DEIS states “No additional air impacts resulting from the more intense manufacturing and heavy manufacturing use development under alternative 3 are anticipated.” One must ask why not? Alternative 3 allows uses not allowed in alternative 2 including paper mills.

8 [Industrial operations, truck and train traffic as well as proposed railroad crossings would involve significant noise. The DEIS fails to adequately address this impact.

9 [The DEIS implies rail spurs into industrial properties, but is silent about the noise and air quality impacts of train switching.

10 [**DEIS Exaggerates the Potential of the Tacoma Rail Line.** Officials of Tacoma Rail characterize the condition as well as the present and future uses of the rail line considerably differently than the DEIS. For example, Tacoma Rail hasn’t moved a log from Morton in three years and the mills in Morton have no intention to do so in the foreseeable future. Passenger rail is, at best, a concept.

11 [**The DEIS Neglects to Identify or Address Significant Adverse Environmental Impacts on Housing.** The DEIS simply does not address this category.

DEIS Inadequately Addresses Significant Adverse Environmental Impacts on Aesthetics. The DEIS assumes that landscaping can mitigate any aesthetic impact of the proposed land use. Given some of the allowed uses, landscaping could not possibly mitigate many of the unsightly features associated with industrial uses such as prisons, adult uses, paper mills, electric generating plants, mills or 60 foot commercial buildings in what is now a residential neighborhood.

12 [The DEIS states that “It is unlikely that the development of this area would obstruct or alter views from adjacent rural and residential areas.” Buildings up to 60 feet in height, uphill from the residential neighborhoods, and within 100 feet of residences would dominate the landscape.

Even without 60 foot buildings, Parcels C and D lie immediately adjacent to established residential properties. The Town must consider providing a significant vegetative screen of sufficient height and thickness to completely obscure the proposed industrial development along the south edge of these parcels.

13 - **DEIS Inadequately Addresses Significant Adverse Environmental Impacts of Light and Glare.** The DEIS assumes no significant impact in the “mixed use (low intensity) scenario” an error that carries throughout the document. In addition, the DEIS assumes few light and glare impacts because buildings would be buffered by topography and landscaping. In fact, as the alternative allows 60 foot buildings upslope from existing properties, light and glare impacts could be severe. Finally, the DEIS states “there shall be no restriction on security lighting or directional lighting.” This statement essentially negates all else the DEIS says about mitigating the significant adverse environmental impacts of light and glare.

14 - **DEIS Inadequately Addresses Significant Adverse Environmental Impacts of Traffic on Berggren Road.** While the DEIS acknowledges truck traffic impacts, it fails to address car traffic on Berggren Road, which is currently a residential street, frequently full of playing children. Overall, the document addresses Berggren Road inconsistently.

15 - **DEIS Inadequately Addresses Significant Adverse Environmental Impacts of Traffic.** The DEIS envisions 500 employees in the proposed industrial development. Between employee trips and shipping traffic, this development will generate thousands of vehicle trips per day. The DEIS shows no sign of an adequate traffic study having been done.

16 - **DEIS Inadequately Addresses Tax Burden Impacts on Existing Town Property Owners.** The proposed action includes substantial infrastructure requirements including fire apparatus as well as road, water and sewer improvements. While the DEIS supposes that most may be paid for with grants, low interest loans, and user fees paid by developers there will undoubtedly be impacts on existing taxpayers. For example, the DEIS states that “Fire fighting (sic) equipment that can reach structures in excess of 40 feet in height must be provided by the developer.” However, such firefighting equipment would require an additional fire station or significant fire station modifications, as well as significant new training for the firefighters.

17 - **DEIS Inadequately Addresses Impacts on Recreation.** The document states “there are no legally existing recreational opportunities on the site or in the immediate vicinity at the present time. This statement is incorrect. Hancock Forestry sells recreational access permits to its Eatonville Forest accessed through a gate located within the site. In addition, there is a public baseball field located at the corner of the Weyerhaeuser Road and SR 161, the safety of which would be impacted by traffic.

18 - **Allowed Uses.** The allowed uses within the categories are very broad. While adjacent residents might find an insurance claim processing center acceptable; a medium security prison, train depot, power plant or “adult use” might be another matter. In addition, the DEIS implies distinctions between uses that seem meaningless. For example, the DEIS regards “green products manufacturing,” “aircraft component manufacturing” and “business equipment manufacturing” as “light manufacturing.” However, it considers “consumer goods manufacturing,” and “custom cabinet manufacturing” as “manufacturing.” In reality, these distinctions have little meaning. If a manufacturing plant springs-up in our backyard, it will not matter whether they are manufacturing green products or cabinets – they will essentially generate the same noise, light, traffic and other significant adverse environmental impacts on the value of our property and our use and enjoyment of it.

Thank you for the opportunity to submit written comments on the Lynch Creek Sub-Area Plan and Planned Action Draft Environmental Impact Statement (DEIS). Unfortunately, as you can see, we believe the document fails to adequately identify and address the environmentally significant impacts associated with the town of Eatonville's planned action. Given the inadequacies of the DEIS, we wish to register our strong opposition to the planned action until those impacts are better identified and addressed.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael and Tami DeGrosky". The signature is written in a cursive style with a large initial 'M' and 'D'.

Michael and Tami DeGrosky
201 Baumgartner Place N.
Eatonville, WA 98328

May 28, 2009
750 Kelsey Lane
Eatonville, WA 98328

Mr. Nicholas Bond, Planning Director
Town of Eatonville
201 Center Street West
Eatonville, Washington 98328

RECEIVED
MAY 28 2009
BY: _____

Subject: Lynch Creek Quarry Sub-Area Plan and Planned Action DEIS

Dear Mr. Bond,

① With this letter I am submitting my comments in regards to the sub-area plan. I am very concerned about the proposed alternatives as represented in the DEIS. My primary concern is that this document lacks specific details about the potential activities at the site, does not provide adequate quantifiable assessment of the impacts, and does not address many potential impacts. At best this document is an environmental assessment that has identified some potential significant impacts. Given the statement that no additional environmental review is necessary unless the development exceeds the most intensive development in this plan, the EIS must include specific comprehensive analysis of the impacts of all of the potential activities. My secondary concern is that planning efforts usually seek to separate commercial, industrial, and residential uses. This plan seeks to put commercial and industrial uses at the end of a residential subdivision. This proposal would sandwich the residents of Eagle Glen, Weyerhauser, and Berggren road between commercial and industrial properties. Examples of my primary concern are included below.

③ Lack of specific details regarding potential activities – While the list of potential activities for the alternatives appears to have a gradient from less intense to more intense, it is difficult to understand what some of these activities are, what their infrastructure and operational requirements are, and what their environmental impacts are. For instance, adult uses – is that a brew pub, adult book store, adult fantasy store. The different types of manufacturing are not as important as what they will be manufacturing and what the requirements are for such manufacturing. And then there is the catch all....anything that the planner determines to be similar. The alternatives should specify limits of the uses rather than a list of activities that are difficult to quantify (e.g. manufacturing 8 hours, 16 hours or 24 hours a day; use or no use of toxic chemicals in manufacturing; commercial limited to 10,000 square feet).

④
⑤ Does not provide adequate quantifiable assessment of the impacts – The document states that the impacts of the alternatives progressively increase, yet the summary table does not reflect this. Air impacts of the three alternatives are listed as being the same and only result from dust during construction. This is clearly not the case as a sawmill, recycling plant, asphalt batch plant or paper manufacturing plant will most certainly have substantial emissions that cannot be completely mitigated.

5 I cannot fathom the construction of any of these without a solid assessment of the impacts.]
6 Additionally there will be impacts to air quality from many of the uses listed for all three alternatives,
7 particularly from the increased vehicular traffic to the area.] Another example is that there will be
8 approximately 150 pm trips to and from the site, yet there are 500 jobs being created and the potential
for commercial uses. This number of trips is purely speculative and cannot begin to relate to the
proposed activities.] A third example is light and glare, no impacts expected. I know of no
manufacturing or commercial uses that don't produce light pollution. These are just three examples of
the clear lack of quantifiable and defensible analyses in this document.]

9 Many significant impacts not addressed] The document barely acknowledges the numerous residences
10 that will be impacted by this development.] Depending on the uses, property values can decline greatly
and security will be compromised for the residences adjacent to this area.] Additionally, because
11 Berggren road area was designed as a residential neighborhood and there are no parks, many children
play in the streets. Greatly increased traffic that will occur will conflict with the current life style of
residents, many whom likely purchased their homes because this was a quiet residential neighborhood
with an almost rural feeling.] Another topic that isn't addressed is cumulative impacts. How does this
12 relate with other development plans in Eatonville? Indirect effects are not addressed, including the
potential for increased air traffic at the airstrip, traffic on the main roads in Eatonville, emergency
services beyond fire.] A very important consideration that is not addressed is the viewshed. Eatonville
13 has a premier view of Mount Rainier and its foothills. Many towns would seek to protect that view, not
put an industrial park at the forefront.

14 These are examples of my concern with this document. My concern with the overall plan is this is an
inappropriate mix of commercial/industrial and residential uses. Commercial/industrial areas should be
concentrated toward the center of town with direct road access to the main streets. They should not
be accessed through residential neighborhoods. More appropriate locations are the vacant lots
downtown and just east of downtown, across from Arrow Lumber. Additionally, this plan suggests that
Eatonville is striving to be an industrial town. While it once was a mill town, it currently is primarily a
bedroom community for people who desire to escape the bustle of South Hill, Puyallup, Tacoma, and
even Seattle. I would prefer that town planners seek to find ways to take advantage of the quaintness
that is Eatonville and the proximity to Mount Rainier to develop business opportunities that are
uniquely Eatonville rather than attempt to attract industrial businesses, prisons, police academies,
prefab housing construction, etc.

Thank you for the opportunity to comment on this DEIS. I look forward to greater detail that can
actually be analyzed. I would like to be added to the mailing list for this project with my address listed
as: 17359 Mullan Road, Frenchtown, MT 59834.

Sincerely,

Laurie Kurth

RECEIVED
JUN - 9 2009
BY: [Signature]

June 6, 2009

Dear Planning Commissioner:

I am writing in regard to the Lynch Creek Sub-Area. Plan DEIS. Unfortunately, we will be out of state for your next meeting on June 15th, and we did not want you to think that we had lost interest.

1 As you know from the June 1 public hearing, we found the DEIS pretty seriously deficient. Our thoughts on why are well reflected in our written input as well as the transcript of our testimony at the public hearing. We were pleased that the Planning Commission did the right thing by tabling this matter until the Town's Planner and consultant could improve the DEIS. However, we are not confident that the plan will improve substantially, particularly its attention to impacts on adjacent property owners. We found Mr. Bond's remarks at the public hearing and his recommendation for you to approve and advance the DEIS with a few minor adjustments very telling. Since then, we received a letter from the Planner that only reinforced our impression that the Town does not yet have our interests or the interests of our neighbors at heart.

2 We have definitely gotten the impression from the Planner, some on the Commission, and the Mayor that they regard our neighborhood as the low rent district of Eatonville, and that it could be sacrificed without much impact to the rest of the town. The primary interest seems to be keeping industry "out of town." In the letter we received from Mr. Bond in response to our previous written comments he wrote "considering the existing use of the property for mining purposes, we feel that this proposal will be a considerable improvement for residents of the area." All we can say is "Wow, I'm glad that Nick thinks that having an industrial park 100' off my property line would be an improvement for me. Thanks Nick!"

3 In reality, the Town's plan imposes an industrial park on an existing single family residential neighborhood, with nearly certain potential to harm both the value of residents' property and their ability to use and enjoy their property. Most unfortunately, up to this point the Town staff has responded only by attempting to explain-away most concerns with assurances, promises and assumptions without benefit of data or analysis. For example:

- The type and volume of traffic on Berggren and Weyerhaeuser Roads would not impact current residents
- The town can predict what businesses would be attracted
- The town can predict what businesses would not be attracted
- That industrial buildings can be made "attractive"
- That unspecified vegetation screens can mitigate the impacts to surrounding neighborhoods

4 We would like to point out to you, that the staff continues to assure you by telling you that it is not their intention to promote development of this or that. However, when it come to zoning, it is not what you intend or promote that matters, but what you allow. Any allowed use that stays in the plan has the potential to be developed.

5 Please also look carefully at the lists of allowed uses under each of the development scenarios. Uses in the "light" and "medium" intensity development scenarios are just as objectionable and just as inappropriate (for proximity to single family residential neighborhoods) as ones on the high intensity list. A "green" manufacturing facility is still a manufacturing facility, and just as harmful to one's property as a facility that manufactures something else. That is a false distinction. Both the light and medium intensity scenarios allow all kinds of industry that would have a severe negative impact on the health and safety of the residents living next to the proposed industrial park and a significant negative impact on our property values.

6 We were also very surprised that the Town's staff, as well as their consultant, seems to confuse conceptual design with the purposes of an EIS. The purposes of the EIS are not conceptual design but analysis of impacts and selection of a preferred alternative. Unfortunately, they are so caught-up in their concept that they have failed to address severe impacts to surrounding neighbors - treating the Sub-area as if nothing existed across the line.

Lynch Creek Quarry Sub-Area Plan - Town of Eatonville

June 1, 2009

Comments from

Tami DeGrosky
201 Baumgartner Pl
Eatonville, WA 98328

1 Thank you for providing this opportunity to comment on the Lynch Creek Quarry Sub-Area Plan and Planned Action Draft Environmental Impact Statement (DEIS). My name is Tami DeGrosky and I live at 201 Baumgartner Place N here in Eatonville. My property and the sub-division my husband and I live in is adjacent to Lynch Creek Quarry and the planned industrial development. We purchased our house in October of 2008. I have lived all my life in small communities and have participated in several land use planning efforts including master land use planning for the Flathead Valley in NW Montana.

2 I am very opposed to the Town of Eatonville's proposal to annex the Lynch Creek Quarry area and
3 change the county master plan zoning from Medium Density Residential to industrial development as described in the DEIS. Obviously Pierce County planners recognized that placing industrial zoning adjacent to residential is not good land use planning. The State Environmental Policy Act (SEPA) requires the identification and evaluation of probable impacts to all elements of the environment. The
4 Lynch Creek DEIS does not adequately address serious environmental impacts on the health, and safety of the residents next to the proposed industrial development or on the land values of the residential neighborhoods around the sub-area plan.

5 If the town chooses to proceed with this zone change I very reluctantly can support some of the provisions of alternative 1 the Mixed Use (low intensity) Scenario and under the State Environmental Policy Act am asking that the following conditions be incorporated into Alternative 1. The zoning for the
6 Lynch Creek area be changed to Mixed Use not industrial and that the use is clearly defined and is appropriate and considerate of the adjacent land use. The DEIS cannot adequately address mitigation of noise, dust, fumes, light, traffic, water, effect on land values, wildlife, or the safety of the residents living
7 adjacent to the proposed area unless it can clearly define and differentiate what is meant by, low intensity, medium intensity, and high intensity. The DEIS does not adequately provide this differentiation. All the alternatives should have better criteria that clearly differentiate the
8 environmental impacts not only on the proposed area but on the adjacent property. Alternative 1 should have criteria that restricts the types of land use to those uses that would be the most appropriate next to residential and provides an adequate natural buffer, more than is currently proposed, between proposed non-residential development and the adjacent residential development.

Thank you again for the opportunity to comment I would like to hand these comments in as part of the written record of this public meeting.

**Town of Eatonville
PLANNING COMMISSION MEETING
MONDAY 7:00 PM, June 1, 2009
COMMUNITY CENTER
305 CENTER STREET WEST**

Chairman Schaub called the meeting to order at 7:00PM .

Commissioners Present: Schmit, Lambert, Craig, Schaub, Treyz and Harris.

Town Staff Present: Mr. Bond, Mayor Smallwood and Kerri Murphy

Approval of agenda: MSC Harris / Schmit Carried

Approval of minutes: MSC Lambert / Harris Carried with corrections.

Communications and Announcements:

Chairman Schaub announced that the town is getting ready to do some community cleanup projects. The town will be celebrating its centennial celebration in October. In 1999 several people volunteered to help clean up our streets, paint our curbing's and make our community shine. We're looking to start these efforts again and if anyone would wish to take part and help out for a few hours please feel free to sign up before you leave tonight. We would like your name and phone number.

There were no communications from the public.

Public Hearings:

Lynch Creek Quarry Planned Environmental Impact Statement and Sub-area Plan

Mr. Bond gave a brief summary of the Lynch Creek Planned EIS and Sub-area plan. The funds for this come from a grant from CTED. Growth Management & Planning grants. The idea is do things that are consistent with the growth management act to improve your community. The project that was submitted by the town was to do a planned action environmental impact statement and a sub-area plan which could be added to the comprehensive plan. Mart Kask, the towns' consultant has been working on this project for over a year. We published our EIS earlier in May and the comment period expired Friday, May 29th. The comment letters that were on the back of the packet which were not at the public information meeting two weeks ago are new. Mr. Bond has written responses to these letters over the weekend and has handed out the responses to the commissioners tonight. The Lynch Creek Quarry is an 84 acre site to the northeast of Eatonville. This area has been heavily disturbed by gravel and sand mining activities. There is a lot of level ground within the site that would be suitable for development. Being that it is isolated from Eatonville by the railroad tracks and its also adjacent to the airport we actually designated the land for industrial use last year as part of our comprehensive plan amendment. This year what we are planning is a specific plan of action in terms of sub-area plan and we are completing the environmental documentation for the development of the site as an industrial area consistent with the Eatonville Comprehensive Plan. The town is looking to create some living wage jobs for the people that reside in Eatonville and reduce the number of people driving to and from Tacoma and other outlying areas. The idea is to develop this site as an employment center and create approximately 500 jobs within the industrial area. Whether it would get developed to that intensity is yet to be seen.

Mart Kask explained the process and the documents before the planning commission this evening. The issue before the Planning Commission is to recommend the sub-area plan together with the environmental impact statement to the town council for adoption. The plan is to bring this before the town council on June 8th for consideration. The sub-area is an addendum to the

comprehensive plan. The idea is to amend the comprehensive plan, incorporate the sub-area plan, in the future annex the area into the municipality of Eatonville, zone it for industrial use and promote industrial development of that site. This will probably take a year or more before you get to that point. The comprehensive plan amendments take place in the spring of 2010, then an annexation process, a zoning process and then you are ready to promote the area for industrial development. The objective is to create jobs in the community. The Pierce County council who approves the boundaries of the UGA took this area out and left the remainder. Since that time (1993) we have gone to Pierce County Council twice to petition to have that area put back into the town's urban growth area, both times we have failed to convince the county council that this ought to be done. By the third time we were successful and the county council approved the UGA to include this 84 acres. This area has always been viewed as an industrial site. The lay of the land is the active quarry area. The sub-area is shown in the red area on the ariel photo map. Currently there is no area zoned industrial within Eatonville except that the airport area allows for industrial. The site has six areas, pods A-F (A- Proposed future quarry and the mine owner is petitioning Pierce County to allow them to begin mining in that area; C,D & F are forested area and are available for industrial development; B&E is the existing mine pit). Once the mining is complete it will be restored to a reasonable state and then this area becomes available for another industrial site. The area is being serviced by Weyerhaeuser Rd, has a 100 ft. right-of-way and is in private use at this time. When the area is annexed his recommendation is that the right-of-way be dedicated to the ownership of the municipality. Also proposing that an additional access road for service between Weyerhaeuser Rd and Berggren Rd. to service pods B, C, D, E & F. To provide sewer service it will probably require a lift station. The water will be a loop system. Land is available for industrial development. Truck traffic will remain on Weyerhaeuser Rd. but will be prohibited along Berggren Rd. There are some critical areas and they are quite a ways away and do not affect the development area. The comprehensive plan that is in effect for the municipality of Eatonville, you add this piece to it, it fits together in terms of detail and in concept. This is a concept plan and not a site plan. Once this is adopted, it will be an addition to the comp plan as you have it today. Since it is a significant piece of work it required an environmental review. The environmental review was conducted about a year ago and a check list was prepared and it was determined that there would be some significant environmental impacts and as a result an environmental impact statement was prepared. Before we commenced the preparation of the environmental impact statement we sent out a scoping notice indicating what we feel ought to go into the scope of the environmental impact statement. This was published in the newspaper and was posted at the town hall. This was reviewed by the planning commission. There were a number of suggestions received on the scoping document, most were additions. As a result of having published and reviewed the scoping documents in public we prepared the environmental impact statement which is now accompanying the plan. The EIS according to the state law does not require action by the planning commission or the town council. It is a document that supplements the plan, however if anyone wished to challenge that document they would do so by bringing that challenge to the town council.

Commissioner Treyz asked if there would be any restructuring of the railroad and if there would be any trails for use by the public.

Mr. Kask said any railroad restructuring would not be done as a municipal project. Periodically they upgrade for safety. If an industrial area wants to have rail access they would have to build a spur from the railroad and it would be at the developer's expense.

Mr. Bond explained that the only trails that are proposed in the area would actually follow the railroad tracks as part of the rails to trails proposal, but that is not part of this project. There would be full pedestrian access to this site and throughout the site in the form of sidewalks.

There were no further comments from the commissioners.

① **Michael DeGrosky, 201 Baumgartner Pl. N** – explained that he submitted a letter regarding the DEIS which was included in the planning commission packet. He was a former city, county planning and zoning commissioner and he appreciates the work that the planning commission has to do. He stated that the purpose of planning and zoning is to separate incompatible land uses. To put industrial zoning against what is currently a single family residential neighborhood flies in the face of that concept and defeats the purpose. He understands why the town would want to annex that property and develop some light industrial. However, your DEIS inadequately

3 addresses many impacts of an action of that sort. And the DEIS is seriously deficient in protecting the property values of the people who already live here and pay taxes. There are things in the DEIS and not in the DEIS that would ruin their property values and our ability to enjoy our property. He asked that before they make their decision to consider three things. Reread the DEIS with a critical eye, read his letter carefully and finally before you proceed to the town council and before you push this process ahead with the county council you ask yourself "would I like a 60 ft. tall medium security prison with security lighting on top 100 feet from my property line", about the distance from the community center to the library. Would I like a trucking remanufacturing or a manufacturing facility that close to my bedroom window? Do I think that having a power plant in my neighborhood would improve my property values? He asked the commissioners to consider these questions before they would decide what they can put in his backyard.

See letters

Tami DeGrosy – 201 Baumgartner Pl. E. – She read her comments to the commissioners and the letter was entered into the record. **See attached Exhibit A.**

Dr. Steven Cossalman, 218 Orchard Ave S. stated he was on the planning commission when the Baumgartner addition was brought into the town and some of the concerns that were stated at that time were that people in this area would be adversely affected by truck traffic dust and sound from the existing quarry site that they are currently using. The commission at that time went so far as to suggest that deeds to the property in Baumgartner addition have the addendum made to them that warned perspective purchasers that this property was subject to adverse impacts from the existing quarry as well as landings and take offs from the adjacent airport. He did not know if this was ever done, but now the planning commission is facing a similar scenario and the folks who are at the Baumgartner and Kelsey Lane additions are going to be subjected to intense site and sound impact. Figure 1 of the handout provided this evening the color code shows pods C, D & F as proposed future quarrying and the display map indicates forested areas. Also, some folks described that maybe there needs to be a mixed use buffer interspersed in between the industrial area and Baumgartner Place and Kelsey Lane. Maybe pods C&D can be designated as multiple use to help solve some of the concerns.

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Mr. Bond explained that the colors on the map were hard to read. Only area "A" is the proposed future quarrying. The map colors were distorted because of making copies of copies. The quarry has applied for a conditional use permit at Pierce County to expand their mining operation. Area B & E are existing pits that have already been mined out and C, D & F are currently forested areas along the railroad tracks which would have to be developed for any industrial use to make a pad, C & D are not proposed to be mined but there would have to be some earth work done to prepare that site for use.

Commissioner Treyz asked if the proposed industrial for C, D& F is a different zoning than the commercial. Is any of that proposed as the buffer area?

Mr. Bond explained that it has been identified as mitigation within the EIS that there would be buffer areas especially along the perimeter of the site and along shorelines.

Jean David, 122 Curtis Lane N – addressed her concerns. The article in the paper indicated that the zoning would provide language that would allow for a medium security prison or adult shops. A council person explained to her that the main objection is to bring jobs into town with an industrial center. She asked that there be restrictions in place not to allow this type of businesses.

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2. Looking at sewer and water, will Berggren Rd get completely torn up? Another concern is the residents that border the railroad tracks, these homes are located very close to the tracks, from the home to the track is only from here to the wall. You want to create living wage jobs, but why here. House values will drop and they are bad enough. Mr. Bond made this comment along with Mr. Kask, "it is far enough away from the center of town". We want to beautify the town to draw tourist and shoppers to bring business to the town so it's okay to shove it next to somebody's house. We do not want our neighborhood de-beautified for the sake of bringing in more jobs which would make it less likely for us to have to commute. We moved out here to get away from the town. We don't mind the commute. There are a ton of people that commute and they moved out here for the same reason. They don't want industrial. They don't want malls. That is why we moved out here. This is a beautiful little town, it's quiet. We don't need it. The comments that have been made have been quite ignorant. As the one gentleman said, consider it being your own property or your own home. How would you like this right at your back door? Another

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consideration that she did not hear anyone talk about was the traffic from Weyerhaeuser Road. Where is it going to go? It will go right down Center Street and right down Washington Avenue, through the middle of town. There are a ton of kids that walk those streets. We have already had several kids hit by school buses. And truck drivers are all too often in a big hurry. To her it is a tragedy just waiting to happen. Also, she wanted to know how big the notice was. She did not see any notice in the paper. To her, as big of an effect as it is going to have on their neighborhood she thinks the town did a very poor job notifying them. She felt that the town should have gone door to door at the very least. She added that she thought it was sad that the town did not consider the residents of the area. They had no idea this was going on. Because of children she is unable to attend town council meetings. She felt that no one considered the effects on the neighborhood because it is not in their backyard. She asked that the planning commission reconsider and asked them to imagine a noisy parking lot, trucks or dust in your backyard. What are you doing to the town? You are beautifying the center of town and making the rest ugly.

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Nick Houser, 190 Baumgartner Pl - explained that his concern is the same as everyone else. He is concerned about property values and safety. The goal of the town he understands 100%. It is a good idea, just the wrong place. There are others areas in town; right on Center St. with easy access for trucks and it is covered with blackberries. He has lived here for 10 years. He moved to Eatonville to get away from stuff in town. His biggest concern is the traffic on Weyerhaeuser Road. There are houses on Weyerhaeuser Rd. and their driveway is right off of Center St. There will be all the truck traffic right behind his house. The size of the buildings, you allow six story buildings there, the ground elevation goes up, residents are located in a little hole there, these huge buildings, there will be a huge impact on property values, quality of life, safety for the neighborhood. He could see if it was low density use, single story type of Business Park located in the back area where it will not be a visual impact. He suggested that the buffer area be increased. He has a view of this area from his dining room window. He does not want to see some big huge building sprawling. There are better spots to do this. He did not know anything about this until he saw the article in the paper as well. He feels that there are better spots and better use of land. He knows a lot of work has gone into this already and it would be a big decision to pull the plug on that now and that this would be hard but he felt that the planning commission if they put it into perspective if it was going to be out their front window or out their back door like the Bakers who border the railroad. They could throw a rock and hit the buildings on the other side of the track. There is not a big enough buffer there. If you could see it or hear it and it did not impact the residents he would be all for it as long as the traffic wasn't so crazy. He doesn't feel that this plan would allow for that, this seems like an open door to allow very high density, big buildings and lots of noise. He asked the planning commission to really consider the impact that this would have on this area.

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Donna Baker, 109 Baumgartner Pl. N - stated they can see right through the trees to the railroad tracks and everything up above. For days they saw the large orange sign with nothing on it. It was the article in the newspaper that informed them. Concerns are the same as everyone else. She doesn't want to see tall buildings, a medium security prison, none of it and she agrees with everyone else.

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Bob Walter, 140 Antonie N. - said he doesn't live in that area, he lives at the far end of town. He was confused about a comment from Mr. Bond Bond stating that he addressed the written comments that he received. He asked if they were in the summary or the handout. He looked over the concept plan that was in the packet and reviewed the letters that were written and he thought that they were very well thought out and thorough. He asked that those thoughts and comments be fully considered and perhaps some revisions made to the concept plan that appropriately addresses all of those concerns and then come back with another public hearing at some point.

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Beverly Coleman, 42311 Berggren Rd N - stated that she has spoken at three previous planning commission meetings and at doing so she was trying to preserve the quality of life that she and her family enjoy on Berggren Rd. At one time there was attempt to annex our property in to the town. She felt that by eliminating that next step, that would preserve the quality but by having an industrial area surrounding her she feels that this is completely out the window. Her sentiments totally echo the previous speakers. She asked the planning commission to please review the impact that this will have on the community and its members. She is supportive of

creating new jobs in Eatonville but she does not believe that an industrial area in a residential area is the answer. She implored the planning commission to not move forward with this action.

Jim Bieker, 146 Baumgartner Pl.N - stated that he agrees with what most people have said here this evening. He and his wife have moved to the area over a year ago and have a 3 mo old daughter. They like the quietness of the area and don't want to worry about their daughter getting run over, and the trucks and traffic. Area A, B&E are to be restored to a reasonable state and he is curious as to what would be a reasonable state? The buffer zones, he is concerned about removal of trees, once you remove a few then you destabilized the rest of the trees.

Christy Miller, 702 Kelsey Lane - said that they look out their back window and wanted to know about the buffer zone. How big and wide is that? They look out their back window and they border the tracks. She agrees with the rest of the neighbors. They have lived in their house for almost 10 years, have small children and appreciate the quietness of the neighborhood. It is not just their neighborhood that would be affected. The entire town would be dealing with property values, safety, looking out and seeing the building sizes in a residential area. She also agrees that notification was not out there for them. Luckily they saw the letter to the editor and they notified their neighbors. It is a quality of life in Eatonville; people understand that moving out here and know that they may have to commute. 500 jobs, there is no guarantee that those are for Eatonville residents. She supports having jobs, but let's look at an area that is not a residential area.

Chairman Schaub closed the public hearing portion of the meeting at 7:58 p.m.

Mr. Bond answered a few of the comments. He noted that there are several stands of large trees in various areas of the sub-area plan. The town is proposing tweaking the language and increasing the buffer perimeter area. Another issue, the types of buildings, a prison is listed in the state RCW's as an essential public utility. If the state finds a site where they want to put a prison they have the authority to come in and tell you where they are going to put the prison. By identifying a site in Eatonville which is out of the way and not in the town center we would have some leverage in terms of negotiating with them where that would possibly go and ideally if we had to do something like that it would be in area A which is the furthest away from the residential area or area F as one of the more intense uses. Additionally with adult stores that issue there in state law they have determined that adult uses are a freedom of speech issue and that you cannot exclude them entirely from a jurisdiction. Seattle has been dealing with this for some time; they have had a moratorium for something like 17 or 20 years. They are finally identifying places where they can put those because people who want to open that type of business have been filing lawsuits against the city and basically what they have done is say that if we are going to put them in the most out of the way place where either the business won't be viable or where it will have the least effect on the community. The town would certainly want to keep that sort of thing out of downtown or other areas that are more central to residential uses. This is on the fringe of the town and it is very unlikely that the town is going to develop any further to the north or the east from this site. It is our hope that this sort of thing wouldn't be viable but if somebody absolutely wanted to do that in Eatonville there would be a place where it is absolutely hidden. Another issue is the intent of this process is to adopt a sub-area plan which would be inserted into the comprehensive plan but we actually would have to develop from the environmental determination and from the sub-area plan is to come up with development regulations and design guidelines for the area. A year from now, once the comp plan has been amended is we would create a new industrial zone which would apply to this particular area and it would set all the guidelines for height, buffers, building materials and things like that. We actually proposed to have very strict landscaping standards and also building material standards that we don't end up with a bunch of metal buildings and gravel yards. We want this to be an attractive business industrial park type design that would have green jobs. We don't envision something with smoke stacks and factories emitting things into the air. In DuPont there is an industrial park that Weyerhaeuser built in the last 10 years that is an industrial park with a number of pads that is surrounded with very thick vegetation in a forest like setting and this is the concept that we had in mind when we came up with this plan. As far as pedestrian improvements and safety for the residents that live on Weyerhaeuser Rd. we do propose that all the roads that serve this site, Weyerhaeuser and then the roads within this site are fully constructed public streets that are paved with sidewalks so that the current issues that the residents have out there with dust from

the gravel trucks going by, so that those issues go away, the road noise is significantly less, the dust is less and there is separation for pedestrians from traffic so that people can walk safely to their home without having to walk on the same roads that are out there now.

Mr. Kask said that he wanted to underline a couple of things that Mr. Bond said. The prison issue, the town is not proposing that the area be developed for a prison. If we designate this area as a potential prison site that keeps the prison out of the rest of the area of Eatonville in the event that the state decides to come in and put in a prison. As Mr. Bond said, we as a local community, as a municipality cannot prevent a state from locating a prison in Eatonville. But if we designate the site as an industrial area at least we have some leverage in negotiating with them about the location of it, and the same way with the adult uses. We are not promoting that area for adult uses, again if that area is designated industrial and our code said that adult uses can only be located in industrial areas then a adult use developer would have second thoughts about locating in that area because the clientele is very unlikely to travel into an industrial area to make use of the adult facility. When it comes to traffic, the amount of traffic that is going to be increased will be mostly on Weyerhaeuser Rd. and will spread out throughout the community as people go to work in the morning and return home in the evening. Last, if the planning commission wishes the appropriate condition of approval would be to indicate that there shall be vegetative buffers from residential areas and include the distance. The planning commission can say that they approve the plan with the condition that any industrial area shall be buffered from the residential area by a vegetative buffer zone in the neighborhood of 200 to 300 feet. If you make that condition, that can be accommodated and would then go to the town council.

Commissioner Harris asked if under adult use, doesn't the town's sign ordinance prohibit signs off site.

Mr. Bond explained that the sign ordinance does prohibit off site signs so they would not be able to advertise to somebody traveling on Center St. It would only be by word of mouth or the yellow pages.

Commissioner Harris asked about property values and asked if Mr. Bond knew of any studies that indicate property values going up or down when there is an industrial zone with the types of uses that are indicated verses being located near a quarry.

Mr. Bond said that this is exactly what you have to look at is the present use that it is next to a quarry that has been totally decimated in terms of the environment and is now an open pit and there are still trucks going by every day. He does not think that any of the uses, except for a prison if that use were to come in, we can't really stop that sort of thing from happening, he feels that the improvements that you are going to see in terms of infrastructure in terms of paving streets, installing sidewalks, undergrounding power and plus the preservation of buffers, the installation of pocket parks for employees of that area to use in a business park like setting. The improvements are generally going to have a positive impact. The target when we wrote the grant was to look for a green industrial type jobs. The CTED letter wanted to add a number of uses to the list which would be greener collar type jobs. There is some room to expand that list to include other green jobs of a similar nature. He does not envision a lot of uses with smoke stacks or hazardous materials.

Commissioner Harris asked about designs of the buildings and the layout of buildings and wanted to know if this was actually part of the towns' ordinances.

Mr. Bond said that the town is working on a set of design guidelines with another grant from CTED that is independent of this project. But we propose design guidelines for this area which would be specific to the development of this area which would include things like what sorts of materials could be used, roof lines, exterior finishing's. The idea here is to go for nice industrial park, that the buildings are well finished. It would be paved, fully landscaped and the motif that we've established for the design guidelines for Eatonville is kind of a timber, stone and brick. Materials that are found locally like river rock. Once the landscaping is mature and there are tall trees throughout the area it would be a nice rural setting indicative of the surrounding forested areas.

Commissioner Harris asked if we approve our sub-area plan is there anything that would assure the adherence to those standards.

Mr. Bond said that this would have to be worked out once we create the actual zoning ordinance and design guidelines which will have to be codified. The comp plan amendment is the first step

towards creating the development regulations which then development would have to follow as part of developing this site. This is the conceptual first step and from here we refine this and create a concrete code that has to be followed for the development. This would be subject to public review and public process. That would come months or even a year from now before that would be considered.

Commissioner Harris remembered when we had the initial public hearing at laying out of this area and there was a comment about the noise from the quarry. What kind of noise are we looking at if this approved, developed and if the quarrying stops? Will the noise levels be comparable or would they be less?

Mr. Bond stated that the noise would certainly be less. The area is currently located in Pierce County and has to follow Pierce County regulations regarding noise. Because it is zoned natural resource land for quarry mining they are not so strict on what noises occur there and what the hours are. Eatonville has a fairly strict noise ordinance that restricts what uses can occur in it and at what time of day. The conditional use permit for the area "A" that the quarry is applying for right now, that permit is probably going to be considered at Pierce County in the next 6 months. When they did their environmental review on that project he brought up the issue of increased truck traffic and they said it's not increase in truck traffic because they are simply moving their operation from one portion of the site to another. There is no increase in the daily number of trips. The existing area quarry operation has about 10 – 15 years and then they plan to move north of the gun club. Once those uses are gone, they are being replaced by a much softer use than mining. The industrial trips will replace the gravel mine trips.

Commissioner Lambert confirmed that they are planning to quarry that area for another 10 – 15 years?

Mr. Bond said area "A" they are projecting that they can mine it in 5 years and the area to the north they are thinking another 10 years is the life of that portion of the quarry.

Commissioner Lambert said he can see where there could be a 10 year overlap of truck and industrial traffic. It sounds like we are possibly going to be doubling the traffic on Weyerhaeuser Rd. at least for a period of time.

Mr. Bond Area A will certainly be mined out before we would see any type of development in this area, The other area to the north, you will see fewer and fewer trucks coming from that area because the amount of resource that they have back there is more confined and they will have a harder time extracting it. At the most you may see a five year overlap where you will see a net increase in traffic and then it will come back down again as the mine goes away.

Commissioner Lambert asked if there is an alternate location anywhere near here that would be a viable prison site. Why do we need to bother putting it in here if the state wants it their going to take it but why invite them in?

Mr. Bond thinks that there is a near zero chance that they are going to come in here. If the state would try, this would be viable and this area would be more out of the way. He couldn't think of another site anywhere in Eatonville that would be better than that, you could just exclude it and run the risk that that type of use could come in and it could be imposed anywhere in Eatonville if they determine there is a good site for it.

Commissioner Lambert said he would much rather exclude it rather than invite them.

Mr. Bond said that it is not a problem to take it out.

Commissioner Lambert said that he would like to see the same for adult uses. He would rather spend a few dollars in court than invite somebody in.

Mr. Bond said that they don't build prisons everyday and then don't have money to maintain prisons that they have. Adult uses are something that a small business owner can get into fairly cheap and if they wanted to come into Eatonville right now, they could probably come into the commercial zone and they would probably have to file a law suit because we would not let them do it outright. We don't have a place to put that type of use and they have the right to run that type of business under the state constitution. By putting it in the industrial area we are insuring that it doesn't get built downtown.

Commissioner Lambert said that as many of the comments tonight, it is my backyard and he is concerned about it.

Commissioner Treyz asked about the wetlands and thought that there was a lot of wetlands in the area.

Mr. Bond explained that there is not a wetland in pods F and D.

Commissioner Treyz said that on Page 10 it talks about a 10" water line that is existing. It indicates that the town could easily accommodate more wells and possibly 1 or 2 water towers to accommodate the industrial use. It has only been 2 or 3 years when people were getting notices from the town that the town water was not fit to drink. Part of the reason was that we did not have enough wells and we were getting most of our water from the river then and the filtration system wasn't working. Now we have a good filtration system, if we increase that by another 10" line and one or two more towers, who know if we won't be right back in the same boat with contaminated water. And the costs would be something that we would want to look at too.

Mr. Bond explained that the town has greatly improved its water loss. We have gone from a 30% water loss to less than 10% water loss due to leakage repair. At last count was 552 connections and now has about 700 connections available. It would provide a number of connections for any type of business who would want to come out here.

Mr. Kask added that we don't really know what type of industrial use will come to Eatonville. In the event that high water user comes in, we can make that as a condition that they will have to provide their own water, most likely drill their own wells in the area, put up a water tank to supply their needs.

Mayor Smallwood said he has worked in this for the last three and a half years. He agrees with his "not in my backyard". This is phase. He and Mr. Bond just discussed what could be done to increase the buffer zone. This is something that is being worked on, we are not ready to present it but it is being worked on. He feels this will be better than the quarry. The town has had businesses come into town; one was a marine engine manufacturing. They thought they had a contract, but when the economy went down, they went down. Also, we had a pallet assembly plant inquire about coming into Eatonville. The Port of Tacoma contacted him about 10 months ago when they were outsourcing some people. They had things that they wanted to move up and back by train and they were looking at Eatonville. He has had conversations with Tacoma rail and the City of Tacoma, regarding that rail line. They are going to rebuild the bridge over the Nisqually that would enable them to service Morton again. This is a concept, the first step is get it into the comp plan, the second is to have some design guidelines. This is an environmental statement so we can get an idea of what people feel and go from there. The Mayor thanked everyone for coming out this evening.

Commissioner Lambert asked if the water and sewer have sufficient capacity to take the increased capacity of what could be a very substantial industrial development.

Mr. Bond said that the sewer line has been extended to the very northeast corner of Aviator Heights. The water line is relatively close and will have to loop to be able to provide fire flow.

Mr. Kask said that water usage is usually what the workers need in terms of hand washing, toilet usage, when it comes to sewer, industrial development is a much lower user than residential. All our estimates are that the 8" sewer line will handle what would be used. If not they can install a holding tank that would be pumped out at night when the rest of the sewer line is almost empty. **Bond** confirmed it is a 10" line that serves that area.

Commissioner Treyz said that some areas have been designated as super fund cleanup sites down in the tide flats and other areas. Could the town eliminate heavy manufacturing entirely?

Mr. Kask said that this could be a condition of approval. If you approve the plan you send it forward with two conditions. (1) The existing residential areas are buffered by 200 to 300 feet buffer zone of vegetation, natural existing or planted. (2) Would be to rule out heavy industrial development and say that the entire area should be limited to medium density industrial development. Leave out things like the power plant and batch plant, things like that. We can make that condition that the industrial development in that area must be medium or light industrial.

Commissioner Treyz said that 99% of the residents would agree that nobody here wants a batch plant or somebody who is going to pollute our air. If we allow the heavy industrial to go in, the damage cannot be undone.

Mr. Kask said that if a heavy industry were to come in, you would have a plan that allows that. One of the environmental concerns and investigations would be the air pollution, what they put into the air. They must meet the air standards if Washington or they would not get a permit.

Commissioner Treyz stated that we all live upstream. Any area that contains a heavy industrial pollution, light, noise or air pollution it will extend for miles, not feet.

Mr. Kask said if the planning commission was to take up the motion to approve the plan certainly you could make an amendment to it or they can do a basic condition on it that heavy industrial development that has a significant output of pollutants in the air would be prohibited or excluded from the list of industrial development. You can phrase it in terms that the industrial development be limited to light or medium type development.

Mr. Bond said a simple motion would be to recommend alternative 2 with the prison option.

Chairman Schaub explained that there will be other meetings and he hopes these people will attend the additional meetings. He is thinking about the buffer, the trees, and property values, what affects property values. He said he would not want to see a 60 foot building behind me; those comments came from the audience tonight. That maybe if light industry or single story is considered at first, and then the other is back further. All of these things need to be considered by the people of the community. He thanked the audience for their participation. He asked the commissioners to consider the comments that were made this evening by the public, town staff and Mr. Kask. He then called for a motion.

Mr. Bond said that they are looking for a motion to approve the sub-area, if you choose in accordance with one of the alternatives that was listed in the EIS and with the amendment to subtract the prison. This is scheduled to go to council at the June 8th, meeting.

Commissioner Lambert made a motion to table until a revised plan has been returned to the planning commission.

Commissioner Schmit seconded the motion. Motion carried 3 to 2.

Chairman Schaub closed the hearing portion of the meeting.

There was no new business.

There were no commissioner comments.

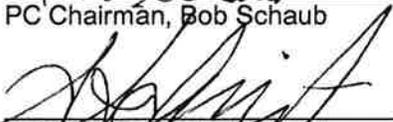
The next meeting will be on June 15th, 2009.

Motion to adjourn by Lambert. Seconded by Schmit. Carried.

Meeting adjourned at 8:45 PM



PC Chairman, Bob Schaub



PC Secretary, Abby Schmit



PC Recorder, Kerri Murphy

Town of Eatonville
PLANNING COMMISSION MEETING
MONDAY 7:00 PM, June 15, 2009
COMMUNITY CENTER
305 CENTER STREET WEST

Chairman Schaub called the meeting to order at 7:00PM .

Commissioners Present: Schmit, Lambert, Craig, Schaub, Treyz and Harris.

Commissioner Lambert led the flag salute.

Town Staff Present: Nick Bond, Kerri Murphy and Mart Kask-Town Consultant

Approval of agenda: MSC Lambert / Harris Carried

There were no communications from the commission or the public.

Public Hearings: Continued-

Lynch Creek Quarry Planned Environmental Impact Statement and Sub-area Plan

Nick Bond gave a recap of the last meeting we talked about the Lynch Creek Planned EIS and Sub-area plan. He has since sent out a new document that is a final draft EIS that contains all the parts of what was required in our grant that we received from CTED. This planning study came out of a CTED grant that was \$ 75,000.00 to do a sub-area plan and planned action EIS for the Lynch Creek Quarry area. The grant was awarded in 2007 just shortly after we had a comp plan amendment approved at Pierce County to expand into the 86 acres of land. The county at that time designated the land for "employment center". Under the county land use and zoning regulations and in that same year Eatonville also designated that land as industrial in its comp plan. The question before the planning commission this evening is to recommend approval to the council, not whether to approve or deny this plan. We are looking for a motion for approval of this plan to the town council so that it can be considered in the 2010 comprehensive plan amendments which will lead to the adoption of development regulations consistent with the plan. There is still a whole second year of public process that has to be gone through before anything in this plan can become a reality. The issue before the planning commission this evening is not whether to designate this land for industrial use, it has already been designated. The issue is whether we are going to have a cohesive plan of development for the development of 86 acres as an industrial business park type site or whether we are just going to wait for developers to come to Eatonville with a proposal to do a piece meal development approach on the property. The planned action EIS is made to streamline the permitting process to make it easier for businesses to develop and locate wherever the EEIS is performed. There have been some substantial changes since the last meeting based on the public testimony and comment letters that were received in the thirty day comment period for the draft plan action EIS. The document before the planning commission this evening contains revisions the most significant being two of the various maps identifying open space, buffers and other more conceptual elements of the design. It is a conceptual development proposal. With this conceptual plan it is a lot easier to visualize what this is going to look like in terms of having tree lined streets, conservation areas where a lot of the stands of large trees along the railroad grade will remain. Weyerhaeuser Road is to be the primary access road and Berggren Road will be used for residential access only there would be no trucks going through there. The use tables have been updated as well. The big issues were the prison and the adult uses. The state has determined that a prison is an essential public facility. It is very hard to stop an essential public facility from being built. Dumps, airports and prisons are all essential public facilities. If the state or the county wanted to locate something like that in Eatonville they could do so regardless of what our development regulations say as long as

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they found a suitable site. By identifying a possible location for that type of use we found probably the least obtrusive areas of Eatonville. It would only be allowed now in areas A and F as shown on the map which are the furthest from residential areas and are well buffered and isolated from other uses. There is no proposal to have a prison in Eatonville it is something that if we could get a low security prison it would be a good employer, provide good living wage jobs and people coming off the highway would not even know it was there. The adult uses issue was different. There has been a case at the supreme court of Washington where they determined that adult uses are protected under the constitution and that cities cannot zone to exclude adult uses. Eatonville currently does not allow adult uses in any of its zones and as a result we're proposing to allow adult uses in zones A & F because it is probably the least likely place that these would develop because they are so far off the roadway they would not be viable. We don't want to see adult uses but by providing a place where they can be located we won't end up with somebody trying to start one downtown and saying that Eatonville has eliminated all opportunities for adult uses, and we say no you must develop it in the area where we decided that adult uses are okay. **Mr. Bond** reiterated that what they are looking for tonight from the planning commission is simply a recommendation to the town council that they approve the sub-area plan for consideration in the 2010 comprehensive plan amendment cycle. If the council decides to do this, it will come up in January and we will begin the comprehensive plan amendment process where the sub-area plan element of this document (pages 15-35) the text under the headings is what will be considered to be added to the plan. If the comprehensive plan amendment is adopted then the council would consider adopting development regulations which would allow those uses which are identified in the EIS under alternative 1,2 or 3. Alternative 2 is the preferred.

Commissioner Harris shared a study that she had found regarding property studies. One of the concerns that she has had is the adjoining neighborhoods about a decrease in property value. She found that any proximity to a quarry will decrease property value. She found a study that Galveston had done that is very similar to what Eatonville is looking at, in that they had multiple alternatives for development in a area adjoining neighborhoods. It said that for heavy industrial it decreased the property values. For light and medium industrial it actually increased the property values because you had people moving in wanting to live near where they could work so this was actually a positive impact. She asked Nick if these types of increase of property values for light industrial and the business type of use that alternative 2 is looking at, is this something that property owners could receive benefit from.

Mr. Bond said that the plan calls for the creation of 500 jobs as the maximum threshold in the EIS. If you bring that many jobs to Eatonville there is going to be a demand for housing in Eatonville which is going to have an impact on real estate values just having jobs here. The other thing that you have to look at is the installation of infrastructure associated with the site including water and sewer, sidewalks, parks, open space, all of these things are amenities that are going to have a positive impact on adjacent uses and the fact that even the medium manufacturing uses are the furthest away on the site.

Commissioner Treyz asked if there are any height restrictions and found that existing fire protection would not be adequate for a building over 40 feet. If alternative 1 was chosen would the town be proposing some kind of height restriction so that the light pollution and the visual pollution would be mitigated from the town itself?

Mr. Bond said that there is a height restriction under aesthetics on page 55, the height limit is set at three stories or fifty feet. Under public services, anything over forty feet is going to require mitigation in the form of providing a ladder truck for the fire department because they do not have equipment to reach a building of that height.

Commissioner Treyz asked if the town would be amendable to lowering the height restriction to two stories if it seems that this is what the public would prefer.

Mr. Bond said that for non-residential areas the height limit in both of the commercial zones is 40 feet. Three stories or fifty feet for an industrial use is consistent with the type of development we would see.

Commissioner Treyz asked if the town would be amendable to amending that to two stories if they find through the hearing process that this is what the community would prefer.

Mr. Bond explained that this decision would only come up when we adopt development regulations. This is only identifying mitigation for environmental impacts. The council is still going

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to have to go through a process of amending the comp plan and they are going to have to consider adopting an industrial zone specific to this area. In this industrial zone they are going to have to identify minimum building setbacks and minimum height limits. This is something that the council can consider down the road.

Commissioner Treyz said that the list of alternative 1, light manufacturing, office and public use. He did not see that it includes retail. # 12, food, services, cafeterias and coffee shops but he did not see a clothing shop.

Mr. Bond said that they are not listed on purpose because this is made to be a job center. We want those types of uses to locate in our downtown and along major roadways.

Commissioner Treyz said it states that it will significantly impact the utilities. He asked if this would be electric and water.

Mr. Bond explained that it would be electric, water and sewer. There is going to have to be developer funded improvements unless the town can find grant money of some other source to make those improvements. That would all fall on the developer. It is not the town's responsibility.

Commissioner Treyz asked if in Nick's opinion would a significant increase in the installation of the utilities, would that have any future impact in the cost to the ordinary citizen.

Mr. Bond said that he thought that it would. Right now the town is only using approximately 60% of our sewer capacity at the sewer treatment plant and approximately 75% of our water capacity. If the numbers get closer to 85% you are going to have rate payers' paying into the system and this will help to drive down the cost of utilities for customers because the significant cost is in the infrastructure to treat the sewage or provide the water. He feels that council might be able to lower some of the utility rates once there are enough people paying as rate payers in this area.

Commissioner Treyz asked how many of the 500 jobs would be provided to existing residents and how many would be coming in from another area that would be settling here and utilizing or filling those jobs.

Mr. Bond said that he was not sure how you could calculate that. Most of these jobs would be supported by new residential growth and people who live in the surrounding Eatonville area who will choose to work here rather than work in Tacoma and Frederickson.

Commissioner Treyz said that there are 127 graduates coming out of our school this year and each one is looking for employment. We need to be looking at employment that is going to enhance our local people that are here now as well as bringing in expertise from other areas.

Commissioner Lambert asked what the plan is for the area marked as restoration area.

Mr. Bond said the restoration area is the slope of the existing Weyerhaeuser pit and the slope of the older pit that is on eastern side of Berggren Rd. Both of these areas will be reforested. In the design guidelines that were a number of species identified that could be planted on those slopes to both stabilize them and control runoff. Once mature they would be similar to the areas marked conservation area and this will take 30 to 40 years for these trees to mature.

Commissioner Lambert said that in the EIS about the different cost of utilities. How are we planning to pay for this? Is this something that the town will do up front and collect the fees later?

Mr. Bond said that there were some fees mentioned in the sub-area plan and what we propose to do is to include those in the capital facilities plan element to the comp plan. Those are estimates for what the actual cost of infrastructure to serve the area is going to run. That is something that the developer will be responsible for paying for unless the town found some other source of money but we are not proposing to finance that.

Commissioner Lambert said that Randles was on board with the town on this but what are Weyerhaeuser's feelings.

Mr. Bond said that they met with the town early on in this process. He does not think that they are very interested in being the developer. They are interested in this project because it makes it so that they could potentially sell this land to somebody that would want to develop it. Both Randles and Weyerhaeuser are coming out ahead on this because this project is adding value to their property. Randles could be interested in developing this once he has completed his mining activities on area A. We would like to see some activity occur sooner than the five to ten years projected to complete area A. Nick added that he has sent a copy of this sub-area plan to the real estate person at Weyerhaeuser and the town will try to meet with both Weyerhaeuser and Dave Randle this July.

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Commissioner Lambert asked Weyerhaeuser Road from Weyerhaeuser into town, is this owned by Weyerhaeuser.

Mr. Bond said that the gravel area is owned by Weyerhaeuser and the paved area is public town right-of-way.

Commissioner Schmit asked what the width of the roads in the industrial area would be.

Mr. Bond explained that the gateway road coming in be 120 foot right-of-way. It is an extra wide right-of-way because we proposed having a separated landscape island between the travel lanes. Trees on both sides of the street with large areas for infiltration of storm water so that none of the storm water is being piped offsite. These are wide right-of-ways that are heavily landscaped to help minimize the visual impacts of this development on adjacent uses and just to make it an attractive place to work. The roads will all be engineered. This is just a concept plan.

Commissioner Craig asked if the possible train depot location would be only for industrial.

Mr. Bond said this was a possible location of a platform. When the Grand Luxe was coming to Eatonville they did not have a place to unload. This would make a location for people to safely unload with the possibility of parking. This was the most logical place. That whole area is proposed for conservation.

Commissioner Schmit asked if something like this would be a possible push to get public transportation out here.

Mr. Bond said that you would have to have a lot of people living out this far to make that a viable option.

Commissioner Lambert said that other than locations A-F on the concept plan, what is fixed and what is just concept.

Mr. Bond suggested that they read pages 35 to 62 where the impacts and mitigation are specifically included. Open space must be provided in accordance with this comprehensive plan. The road layout is something that is flexible and could be tweaked to accommodate specific geometries but conceptually should be similar to this. The uses are set in stone. The restoration, buffers, erosion control that are to occur during development are set in stone, but it's pretty clear that anything that says "shall" in the environmental impact statement is required. In the concept plan, if we had a specific development proposal we would ask if this is similar to the development plan and if not we would work with the developer to make it follow this as close as feasible. This will also depend what the development regulations say once those are adopted and what actually gets included in the comp plan. The development has to be consistent with the comp plan, with the development regulations and be in line with the EIS. If the use is above and beyond what is allowed in EIS then you will have to do additional environmental review at least and maybe deny a proposal because it doesn't meet the development regulations.

Chairman Schaub asked about a developer's agreement or an industrial park agreement that you see in some developments. Some of our streets here in town we are putting green areas along the edges of them, but they have no water sprinklers to water them and take care of them properly. Who is going to maintain these areas?

Mr. Bond said that the things we have installed in town have been retrofits of old areas, but when you install a new development you have to provide a landscaping plan for the area and it is the developers responsibility to maintain their landscaping in accordance with their landscaping plan as it's approved. Ideally they will use plants that are drought tolerant as well as plants that can tolerate water that will be located in the storm water infiltration area as rain gardens, well suited for the climate and area.

Chairman Schaub said he would hope that this concept that is being proposed would be something that they would take care of and the town would be proud to have in the community.

Mr. Bond explained that the next step after amending the comprehensive plan and done the development regulations would be to begin the annexation proceedings. That is when we want to negotiate with the property owners for conditions for development so that maybe 2 years from now we start working on a developer's agreement that would guide the development of the site.

Chairman Schaub said that the buffer areas located next to the developments should not just be planted with trees and just left with no attention.

Mr. Bond explained that the conservation area that is shown on the map is already forested and the town is not proposing to change anything there. It is in its native state and it's a healthy forest environment and it will be kept as open space.

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Chairman Schaub noted that a letter was received from Mike & Tami DeGrosky who were unable to attend this evening. The letter was entered into the record. (See attached Exhibit A) All commissioners received this letter and it has also been read by town administration. He asked if anyone else wanted to sign up to speak, no one came forward.

1 - **Bob Walter, 140 Antonie Ave N.** - thanked staff for providing him with the copy of the revised sub-area plan. For all the effort put into this document it's a bit bewildering and confusing in part because there are so many issues. It is good that all the issues are being addressed but then they are being applied to six different clusters, then there are three alternative plans that address possible impacts and mitigates them. There are several layers of intensity of use. This is really a lot for an amateur to try and understand. He thinks that alternative 2 that is recommended "light manufacturing" as it is described. It also includes manufacturing and this made him a little bit suspect of it. Manufacturing is different from light manufacturing in as it may include emissions to air as well as outdoor assembly. This recommended scenario is emphasized as light manufacturing but it also includes the possibility of emissions and outdoor assembly in some clusters. He is also against alternative 2 because one of its permitted uses is a low to medium security prison; something that the town was assured by Nick Bond could be taken out. Why is it being recommended after all the public comment the last time? Basically it states, after receiving testimony at a public hearing and public comments on the proposed plan in which, a lot of people talked about prisons, the town has selected alternative 2 as a preferred alternative development pattern. How many other cities and towns comprehensive plans allow prisons saying you can build a prison here and in what area?

Mart Kask, Town Consultant - stated that the prisons are an essential public facilities. What the attorneys have said is that if you have a designated area for these essential facilities you have a much better argument going to court if you ever have to go that far to argue that you have made provisions for these facilities and the state ought to abide by it and locate these facilities in these designated areas. If we are totally silent about prisons, then what happens is if the state ever decides to come in and locate a medium security prison in the area they can go anywhere. They could decide to put it by the Mill Pond Park where there is ample land or locate it at the west side of Eatonville. Then the arguments that the town may make will not be effective because they have the right to do so. But if an area is designated, in the event the state does come in and locate such a facility, we have a spot for you. This is not something that the town is promoting to have built in Eatonville. This is more of a protective measure, for Eatonville to make provisions for one and this is the same thing for adult uses. You can stop it if you have made provisions for it in your comprehensive plan and in your zoning code.

Mr. Bond - Mr. Walter mentioned that we are proposing to allow that use in our comprehensive plan. In pages 16-35, the Comp plan has no mention of a medium or low security prison. The EIS lists the prison as a possible use for which impacts and mitigation were identified. The only way that a prison would be allowed is if the development regulations which are adopted by council after the comp plan has been amended would include that as a principally permitted use in the zoning regulation. It is in the EIS and has been mitigated in the EIS but its not an allowed use until its adopted into the development regulations. This is something that can be taken out of the development regulations at which time they are considered. From the first draft of the sub-area plan to the final draft the medium to low security prison was permitted under all areas A-F. In the second draft, it is only allowed in areas A & F which are the furthest away from the residential areas and only as a manufacturing use under alternative 2 as a possible use.

2 - **Bob Walter** - he understands that there are several steps that will take place including development regulations and approval by council. He asked how many towns and cities in Pierce County have listed prisons as a possible use and designated it in one of their areas. How many prisons have been located in industrial zoned areas of incorporated areas. How many welcomed them? And how many were established in communities that did not have them in their plan?

Mart Kask - said he cannot answer that question, he has not done that research. There are a number of prisons that have been built new in the state of Washington. Airway Heights has a prison in their community. The community actually went out and promoted the building of that prison because it is a job creating facility. This is a medium security prison. Medical Lake in Spokane County has a huge public mental health facility. This facility has been there a long time

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and they have periodically expanded and improved. This is their job base in this community. When these prisons are done right they are secure and they are a job creating facility.

1 - [**Dixie Walter, 140 Antonie Ave N-** concerned about the water. How many ERU's do we have today?

Mr. Bond explained that RH2 Engineers provided a letter stating that the town has 552 connections. The town has gone from a 30% loss of water to a loss of 10% or less. This has increased ERU's 15 to 20 %. The town has been doing aquifer recharge research. We are looking at drilling into a deep well aquifer and applying for winter water rights so that we can pump winter water into the aquifer so that the water table rises and the town would be able to pump this water through the summer. At this time the town is very comfortable with the amount of water availability. There are a lot of manufacturing and industrial uses that don't require any water other than that to flush toilets and drinking water. Winter water rights require that you demonstrate that you have the ability to store the water or make some use of it to the Department of Ecology. Essentially it is a water right that allows you to pump a certain additional number of gallons of water from the river during October through May where the water is already high. Actually, removing the water potentially has positive impacts on the fish because the current would not be as strong. When there is an abundance of water, you would pump it into the aquifer and essentially save it for summer usage. The winter water right will probably take 5 to 10 years to get that right processed and reviewed. Right now the town is doing the study to determine that it is feasible in Eatonville. Once we determine feasibility we can apply for it.

Commissioner Schmit asked about having the schools in the alternative plan. Would these be primary or vocational schools?

Mr. Bond explained that these would be an extension of one of the community classes or vocational training, not primary schools.

① [**Nick Lamothe, 753 Kelsey Lane-** said his first concern would be the access roads. There is access to the industrial area through Berggren Rd. Isn't there an alternative way to use the road from the highway into this area instead of coming through the residential area. And he also asked if changing Berggren to a road that would go around the park instead of where it is going directly up to the residential homes beyond the park. Also, looking at sections A & F, there are several homes located much closer to area A & F than maybe what it looks like in the plan.

② [**Mr. Bond** explained that it was discussed at the last public hearing and earlier in the meeting. We have already proposed that there is going to be no commercial traffic on Berggren Rd., it will remain residential access only. The only commercial traffic will come from Weyerhaeuser Road. There is no other access to this site from the highway. We have proposed improving Weyerhaeuser Road so that it is paved all the way through which will cut down on dust and noise. As far as the neighbor to the northeast of the site, we have proposed keeping the surrounding trees and planting with native vegetation so that the natural forest conditions would return. These people will be quite well buffered under the uses of this concept plan.

1 - [**Ken Duke, 12710 Alder Mashell Road-** Asked about the traffic coming through town. In the mornings at the Carter and Washington you can't make a left hand turn any longer, with the school buses and all traffic, semis and trucks going through there. The other thing was security. Is our police force going to be going to burglar alarms over in this area and be taken out of the city or will they have their own security.

Mr. Bond said that the way that this project is suppose to develop is that as the quarry sort of goes out in terms of having mined all of their available rock. Area A that has a permit application at Pierce County right now to remove the gravel there. They are proposing to operate that area for 5 to 10 years. The larger pit to the north has probably got at least 10 years left of mining activity. This project is not going to develop over night; it will take at least 5 to 10 years for this industrial park to even really start to take off. Essentially you will have new commercial traffic replacing the existing gravel truck traffic because the gravel mine cannot be mined forever. So you have no net increase in traffic over a twenty year time line. Regarding crime, we did require a condition in the plan that all of these sites and all of the buildings are required to have surveillance cameras on site as a deterrent to crime. This has already been an effective tool in our parks and it should be effective in keeping people out of this area when they are not suppose to be there. As our population increases so will our police coverage proportionately.

0 [**Bev Coleman, 42311 Berggren Rd.** - asked if this would be the only opportunity to speak.

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Mr. Bond explained that this is the point at which we simply recommend that we accept the plan, essentially so we can get the rest of our grant money released to pay the bills. The action actually that is going to be to amend the comp plan and to amend the development regulations is going to require several public hearings during 2010. Our comprehensive plan says that certain things must occur during certain months. Usually the public hearing is March at the planning commission, the planning commission takes action in May, the council has a public hearing in July and takes action in August. So there are opportunities each step of the way for public input on the development regulations and the comprehensive plan. As far as the environmental documentation, that is something that we have taken our comment, we have made our changes, but this is not something that we are asking the planning commission to approve, which is just something that is published and finalized. The sub-area plan can still be changed through the process that we will go through next year as can the development regulations.

Bev Coleman said that there is only one plan that would be viable or acceptable to her and that is option 1 just because of the allowances that are in Alternative 2 & 3. She added that on page 37, under allowed uses, # 24 that there is full authority for the planning director to determine the appropriateness of other uses. If we could just insert some sort of safe guard into that so that the planning commission or some other means could help to make those determinations.

Respectfully, Ms. Coleman added that she has lived in this community for a little over a decade and it seems that over the years there have been priorities to develop more of the core business area and to work on beautification of our community. She thinks that those purposes are to help promote local economy and to have our community attractive to not only our local residents, but also to the tourists that are traveling through the Eatonville area. In her mind, to date those goals have not been achieved and she would like to see resources given to those efforts rather than having the Town of Eatonville jump on to an industrial park project of this magnitude. She asked the commissioners and the Town of Eatonville to please give our local community residents and local tax payers the confidence in fulfilling those promises already made and maybe not pursue an expensive and maybe unnecessary endeavor.

Commissioner Lambert wanted to say in regards to the whole prison issue, that this is actually a small site, we are talking about 80 acres from the boundary of F to the closes house on Kelsey Lane looks like approximately 400 feet. It does not feel that most people in the room are concerned about a prison at West Eatonville or at Mill Pond, as much as they are in their own back yard. He will not vote for anything that has a prison as an allowed use in here. There are some things in this plan that still cause him a lot of concern. He does not want to have to tell Ms. Coleman that in 40 years the view from your property won't be too bad, the trees will grow up. He does think that ultimately there will be an industrial site there. A lot of things will need to be discussed as to how it is developed and he has a lot of concerns, but certainly the prison is a deal breaker for him.

Mr. Bond explained that thing that the planning commission needs to do tonight is to recommend acceptance of the sub-area plan and put it on the agenda for next year's comprehensive plan amendment cycle. The prison is not mentioned on any of the pages dealing with the sub-area plan which are essentially pages 15-35 and it is something that the planning commission has the ability to remove when the development regulations are considered. But the actual environmental portion of the document which is the summary and page 36 through the end of the document, it doesn't allow that as a use, it simply mitigates the impacts of it if it is allowed to be a use. So nothing that you are being asked to do this evening makes the prison go forward and it is something that if it has to be struck from the EIS, he is willing to do that if it is unanimous that the planning commission or the community wants that. Right now it is in the EIS and the EIS is something that is issued by the designated SEPA official of the town. Right now it has been left in there, because it has been expressed by some that it isn't bad to have the prison in there because it does create a number of jobs and we have reduced the areas in which it can be located and he still feels it is pretty unlikely that it will even happen there. Right now he is simply asking for the approval of the sub-area plan which is what we are obligated to do under the terms of the grant.

Commissioner Treyz asked if the sub-area plan is approved by the commission at this point, would that mean that the commission would be recommending alternative 2?

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Mr. Bond explained that alternative 2 is not a part of the sub-area plan that is part of the environmental document.

Commissioner Treyz said that if that is approved it will still be open to alternative 1 – 4.

Mr. Bond said yes and that would be determined when you actually adopt the development regulations, are the development regulations' going to be consistent with alternative 1, 2 or 3 and that is something that will be decided next year. You have plenty of opportunity not only that fits exactly in line with alternative 2, but you could pick alternative 2 and pick half of the uses out of there and even change some of the regulations and make them stricter.

Chairman Schaub closed the public hearing at 8:25 p.m. and opened the regular meeting of the planning commission to address or discuss the motion further.

Commissioner Harris made a motion to approve the sub area plan for inclusion in the 2010 comprehensive plan amendments process.

Commissioner Schmit seconded the motion.

Mrs. Murphy read the motion to the planning commission.

Motion Carried. 4 to 1.

There was no new business.

Commissioner Comments:

Commissioner Lambert made a motion to ask Nick Bond to remove from the EIS under Alternative 1, Item 24, change it from Planning Director to Planning Commission. In Alternative 2, remove items 8 & 9 and change item 15 to read planning commission rather than planning director.

Mr. Bond said that in terms of that motion, he is not opposed to the planning commission asking him to remove something from the EIS but under state statutes there is a designated SEPA official for every jurisdiction and the SEPA is not subject to SEPA review and that is not a process that can be legally made under state law to have the planning commission approve something that has to do with an environmental document.

Commissioner Lambert explained that this motion is only to ask you to do that. You have said that if we asked you would do it, so he is asking.

Mr. Bond said he does not have a problem with Commissioner Lambert asking him to do this and he will do what he can to follow state law and follow the wishes of the planning commission.

Commissioner Treyz seconded the motion.

Mrs. Murphy repeated the motion made by **Commissioner Lambert** to ask Nick Bond to remove from the EIS under Alternative 1, Item 24, change it from Planning Director to Planning Commission. In Alternative 2, remove items 8 & 9 and change item 15 to read planning commission rather than planning director.

Motion failed. 2 to 3.

Commissioner Craig said that he has lived here for 20 years, born and raised in the area. He has thought a lot about this. He has lived next to a prison, and they are the cleanest and quietest neighbor he has ever had. He has talked with people in town and he has listened to the people. The planning commissioners were implored to think about what you people have said, and he has. This is a good plan. This area is the ugliest part of Pierce County next to the dump. He thinks that Mr. Kask and the Planner have really worked hard on this. It is not them that did this. He remembers when more than 10 years ago surveys were put out, "What do the people of this town want?" We did not have a community center, didn't have a motel, we didn't have a lot of the things that we have now. The people spoke and said that these are the things that we would like. We have a skate park now, lots of parks, this is the fruits of that labor of what we see here. He is the father of two young girls and he would like his children not to have to commute 60 miles for a minimum wage job. He has heard lots of ideas and lots of thoughts from elders in this town that have been here a long time...you could be here 40 years and be a newbie in some circles. When the mill closed it had a devastating impact on the town. When that mill closed, the whistle stopped blowing for the last time and people couldn't go home for lunch, weren't readily available to get to the schools and be active in that, the community is trying to hold on. It is the community and the

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people who live here that attracted you to Eatonville in the first place. He implored the public in attendance to please trust the town that you fell in love with. This is all part of a greater plan that was started more than 10 years ago. It is not going to happen tomorrow. He said that he hears a lot of fear, and 90% of what we fear is probably isn't going to happen. This is a good thing for our community. If the community said we don't want this at all, he would say, well, it's what the people say, but he has heard more that this is what the people want. He would not want to live next to the train tracks, quarry or an airport, but this...this looks pretty nice. He read through this the first time, highlighting things he did not like, then by the sixth time...yes, it is kind of confusing. But when you read, and read it again, this is pretty through. Good job you guys. There will be a lot of tweaking of this plan. He is not pro adult uses or pro-prison but let's not shut the door on some things because we are trying to survive as a community. Unless you want to just be a bedroom community. He wants a place for his kids who do have to leave Eatonville to work.

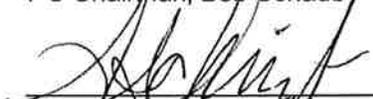
The next meeting will be on July 6th, 2009.

Motion to adjourn by Harris. Seconded by Schmit. Carried.

Meeting adjourned at 8:37 PM



PC Chairman, Bob Schaub



PC Secretary, Abby Schmit



PC Recorder, Kerri Murphy

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