

**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.

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

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.

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.

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. 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

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.

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.

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.

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.

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 Recorder, Kerri Murphy

PC Secretary, Abby Schmit