

# Environmental Impact Statement: Scoping

Thoughts on the Supplemental EIS? Let us know



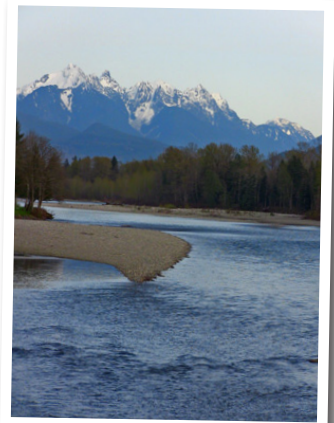
The City of Sultan is updating its 2008 Comprehensive Plan, catching up with certain amendments to comply with directives from the Central Puget Sound Growth Management Hearings Board. As part of this process, the City will prepare a **Supplemental Environmental Impact Statement (SEIS)** in compliance with the State Environmental Policy Act (SEPA). The environmental review process will inform the public of the proposed plan's environmental impacts.

**Generalized Scope** - The outcome of the SEIS and planning process will be the adoption of an updated comprehensive plan. As allowed by SEPA, the analysis of the plan's impacts are not detailed to specific sites, but instead give **an overview** of the impacts that could be expected under the broad context of the land use, transportation, housing, capital facilities, economic development and other policies the City will consider.

**Prior Work** - Ultimately, the SEIS will be integrated into the comprehensive plan, relating environmental impact and proposed mitigation measures directly to the plan's proposed policies. In that way, the City and the community can understand how policy may cause significant environmental impacts and how the City plans to address them. Since this is a **supplemental EIS**, many of the existing environmental impacts and mitigation measures from the 2008 comprehensive plan will carry forward to this plan update. Only those new environmental impacts caused by shifts in policy direction will be addressed as part of this process.

**Emerging Issues** - The City has been conducting workshops with the Planning Board and receiving public comment on the process since June of 2009. Many of the resulting recommendations for policy changes revolve around the issues identified below, and will be explored in more detail as the process continues.

Agencies and members of the public are invited to comment on the **scope of the SEIS** to help determine the range and kinds of issues the SEIS should address. You may comment on alternatives, identified issues, mitigation measures, probable significant adverse impacts, or other relevant issues. The list of identified issues below may help **get you started**:



## Identified Issues:

### Small town character

- How can Sultan maintain its "small town" character?

### Floodplains

- Should the city rearrange the zoning map to lower the density of development on floodplains, even if it means focusing future development outside the historic business district?
- Should the city provide additional development tools to commercial properties within the floodplain so property owners can maximize the value of their land?

### Economic Development

- Should the city actively pursue and invest in economic development, or take a more passive role?
- Should the city focus future economic development efforts on encouraging regional eco- and recreation tourism, or should it focus on attracting light manufacturing and small retail stores for local residents?

### Commercial Activity

- Should the city focus future retail and commercial development downtown, or in "centers" at US 2/Old Owen Road and/or at US 2/Rice Road?

### Public Services

- Should the city invest limited capital dollars to improve water, sewer, streets, sidewalks, and public spaces to attract development to the existing downtown, or should the city begin to focus its investments in new mixed-use centers at Old Owen Road and/or Rice Road?
- Who should pay for new roads, parks and other facilities serving new development? Developers? Existing residents? A combination of both?
- Current comprehensive plan policies require the City to allocate sewer services so residential development often follows rather than precedes economic development. Should the City continue with this approach?
- Should the City take responsibility for maintaining neighborhood retention and detention ponds even if it means costs are shared city-wide?

- Should the City require new development to hold or retain storm water runoff to improve water quality and ensure downstream property owners are not affected by new development, even if it costs more to meet a higher standard?
- Is the community ready to adopt water conservation measures to extend the life of the existing treatment plant, or should the City expand the treatment plant and water system at the taxpayer's expense to serve water demands?

Should the City raise property taxes and utility rates to reduce reliance on grants and debt service to finance capital projects?

**Community Appearance**

- How can the City encourage property maintenance standards for businesses?

**Housing**

- How can Sultan balance the need to support and encourage affordable housing without becoming a low-income alternative to Monroe?

**Parks & Recreation**

- What is the current use, what will the changes be, will there be any building displacements or demolishing, has

there been agriculture use, how many jobs would be created, how many people would reside in the area, and is the alternative compatible with existing and future land uses?

**Alternatives**

This process is less concerned with introducing new alternatives into the process as it is with creating a consistent and comprehensive set of goals and policies to achieve the community's vision. It is likely that the future land use plan will closely resemble what the City already has adopted, with slight modifications in the following areas:

- Emphasis on development of retail uses in three distinct areas already characterized by commercial and retail businesses, with increased intensity and mixed retail and residential uses near the Rice Road/US 2 intersection.
- Revision of expectations for industrial development between US-2 and Wagley Creek and modification of industrial development policy consistent with environmental constraints in that area.
- Inclusion of new land use and design policies for the downtown, addressing floodplain constraints while still encouraging reinvestment in the community's core.
- Consideration of growth rates, and ramifications regarding the pace of expansion and provision of services in the UGA.

**How to respond:**

You can use the **space below** to write your comments, or visit the City website for on-line information. Please return your comments by **May 31, 2010** to ensure we can include them in our work. Also, please attend upcoming community workshops to ensure that the City's adopted policies conform to your expectations of what Sultan can be!

**Sultan's** Supplemental EIS needs to include consideration of: \_\_\_\_\_

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