

City of Shelton

Draft Environmental Impact Statement and Draft Comprehensive Plan Update Notice of Availability and Public Meeting

Notice is hereby given under WAC 197-11-455 and 510 that the City of Shelton is issuing a Draft Environmental Impact Statement (Draft EIS) on its proposed Comprehensive Plan Update and Urban Growth Area Expansion.

The Draft EIS describes the existing conditions and identifies probable significant environmental impacts, mitigation measures to mitigate these impacts, and any significant unavoidable adverse impacts from the proposal, in accordance with RCW 43.21C.031. The Draft EIS is also intended to fulfill the SEPA requirements for Planned Action environmental review consistent with (WAC 197-11-164 to 172).

Description of the Proposal:

The City of Shelton is updating its Comprehensive Plan in compliance with the Growth Management Act (GMA). The update includes the following:

- Revise Shelton Comprehensive Plan Elements to address growth during the 2016-2036 planning period, land use plan and zoning changes to accommodate growth targets for population, housing and employment, transportation and capital facilities plans, and housekeeping and consistency amendments.
- Amendments and updates to comprehensive plan elements to ensure consistency with the City's review of its plans in response to GMA requirements and Countywide Planning Policies.
- Consideration of the expansion of the Urban Growth Area (UGA) to accommodate new housing and employment growth.
- Review and update critical areas regulations consistent with an updated Best Available Science report on Critical Areas.
- Update zoning and development regulations consistent with the updated future land use plan, including preannexation zoning of UGA expansion areas.
- Consideration of the use of planned action within the potential UGA expansion areas under the State Environmental Policy Act (SEPA) (RCW 43.21C.440; WAC 197-11-164 to 172). Under a planned action development that meets City codes and performance standards would have a streamlined SEPA process and rely on the EIS rather than require a new threshold determination.

Proponent: The City of Shelton

Location: The primary study area includes the City of Shelton and its UGA but also includes two proposed UGA Expansion Areas. The Goldsborough Heights UGA Expansion study area is located west of US Highway 101 and south of Shelton City limits. Abutting this study area to the north is the area of the Shelton Hills Master Plan. The Dayton-Airport Road Commercial Industrial (DARCI) UGA Expansion study area is located northwest of the City of Shelton and west of the Shelton UGA, straddling both sides of Highway 102.

Comment and Review: The City of Shelton is requesting comments from citizens, agencies, tribes, and all interested parties on the Draft EIS from **February 2 to March 6, 2017 by 5:00 PM**. All written comments should be directed to:

Jason Dose, Senior Planner
City of Shelton
Shelton Civic Center
525 W Cota Street
Shelton, WA 98584
Email: jasond@ci.shelton.wa.us
Phone: 360-432-5102

Public Informational Meeting: The City of Shelton will hold a public information meeting on February 13, 2017, at which the public can find out more information about the proposal and at which comments may be submitted:

February 13, 2017 5:00 p.m.

Shelton Civic Center
525 W Cota Street
Shelton, WA 98584

Document Availability: The Draft Environmental Impact Statement (EIS) and Draft Comprehensive Plan (Comp Plan) are available for review at the Shelton Civic Center: 525 W Cota Street, Shelton, WA 98584 and the Shelton Timberland Library (William G. Reed Public Library), 710 Alder Street, Shelton, WA 98584. The Draft EIS documents and Comp Plan are also posted on the City of Shelton's website at www.sheltonwa.gov. Compact Disks are available for purchase at the Shelton Civic Center.

SEPA Responsible Official:

Responsible Official: Mark Ziegler
Position/Title: Community and Economic Development Director
See "Comment and Review Above" for contact person and method to provide comments.

Legal Notice - please publish two consecutive weeks - February 2, 2017 and February 9, 2017