

STAFF REPORT:

Agenda Bill 272

To: Planning Commission
From: Doug Fortner, Town Planner
Date: December 8, 2020
Subject: Re-designation and Rezone of Industrial Site
Review of Comprehensive Plan Revisions
Attachments: Application
Proposed Revisions
Map of Area

Summary:

The owners of the old Abitibi Mill have proposed that the property be re-designated from Industrial to Master Planned Development, a new designation, in the Town's Comprehensive Plan. The application also includes a rezone request to implement the new designation, which will be addressed in a subsequent staff report.

Current Status:

The area occupied by the former Abitibi Paper Mill consists of five parcels at the northern edge of the Town along Chambers Bay. The parcels are designated Industrial, Industrial Open Space, Commercial/Recreation and Open Space/Recreation under the current Comprehensive Plan. The parcels are zoned Industrial, Commercial Shoreline and R-9.6.

Background:

The paper mill that occupied the site ceased operations in 2001. Since that time, the property's previous owners have stripped out the lucrative scrap and allowed the property to fall into disuse.

The current owners have proposed a revision to the regulations that would allow for redevelopment of the site as a mixed use commercial/residential area.

Analysis:

The applicants propose to designate all their parcels with a new Master Planned Development designation, eliminating the existing Industrial and Industrial Open Space designations. The parcels involved are shown on the attached map in cross-hatching.

The new designation will allow development in this area to occur in conjunction with a development agreement between the developers and the Town. The agreement will specify the type of uses, densities, and layout of the site. The agreement would occur at some point in the future.

For the most part, the proposed changes to the Comprehensive Plan involve removing the word Industrial and replacing it with either 'mixed-use' or 'Master Planned Development', depending on the context.

In the *Proposed Revisions* document, staff attempted to provide greater context for each change proposed by the applicant in Appendix A to the application. Additionally, staff made a few suggested changes as well.

Under the current Comprehensive Plan, the steep slopes and undeveloped areas of the main mill parcels was designated Industrial and Open Space, and the flat area was designated Industrial. The proposal is to eliminate the Industrial and Open Space designation, which involves not only striking the paragraph describing the designation, but also a reference to it in the context of the two other dual-designations in the Plan, Open Space and Recreation and Housing and Open Space on pages 35-36 of the Plan. Staff suggests retaining some of the wording regarding open space in a new paragraph following the discussion on Open Space. See the proposed language on page 5 of the *Proposed Revisions* document.

Staff also suggests deleting a reference to the Central Puget Sound Growth Management Board in favor of just the Growth Management Board. Originally, there were three Growth Management Boards; Eastern Washington, Western Washington and Central Puget Sound. The Boards have now been merged into one statewide Board. See the proposed deletion on page 7 of the *Proposed Revisions* document.

Recommendation

Staff recommends that the Planning Commission review the proposed changes to the Comprehensive Plan, take public comment, and then continue the matter to the January 11 meeting to take up the proposed changes to the zoning ordinance in Appendix B of the application.

Motion

I move to continue this hearing to the scheduled January 11, 2021 meeting to further consider the application.