



CITY OF SUMNER
1104 Maple Street, Suite 250
Sumner, Washington 98390-1423
253.299.5530 • Fax: 253.299.5539

Community Development Department

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Proposal: Construction demolition of existing residence and replace with asphalt parking; curb, sidewalk and landscaping along West Main Street. Total lot area of 0.38 AC. Portions of the site are within 200' of the White River.

Applicant: Jason Hubbell
Barghausen Consulting Engineers, Inc.
18215 72nd Ave S.
Kent, WA 98032

Project Number: PLN 2014-0061 (SEPA addendum); PLN 2013-00019

Location of Proposal: 638½ West Main Street, Sumner, WA 98390

Parcel Number(s): 0420243041, 0420243153

Lead agency: City of Sumner

Associated documents may be downloaded at: http://www.ci.sumner.wa.us/Government/Public_Notices.htm

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the date below.

Responsible Official: Paul Rogerson

Position/Title: Community Development Director

Phone: (253) 299- 5521

City Address: 1104 Maple Street Suite 250, Sumner, WA 98390

Date: 12/29/2014

Signature: _____
Paul Rogerson

Published: 1/2/2015

City of Sumner

SEPA MITIGATION MEASURES

Description of proposal:

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Lead Agency:

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Conditions of approval

1. The submitted plans were only reviewed at a conceptual level. Final design will require significant changes to the plans that may increase the project cost. The applicant understands that due to the low level of engineering design provided that significant revisions will be necessary.
2. Per standards of the American Disabilities Act (ADA), all on-site structures used for commercial purposes shall have ADA-compliant access and bathroom facilities.
3. The applicant shall pay appropriate parks/open space, trail, school and fire mitigation fees prior to building permit issuance.
4. Per SMC 18.14, the project must follow all criteria for the zoning designation of this site. Specifically, follow SMC 18.14.020.K:
 - a. The required 10-foot landscaped yard setback shall include a solid, commercial grade, masonry wall; wood fence with minimum six-inch by six-inch posts; a vinyl fence; or equivalent. The fence or wall shall be eight feet in height, designed and constructed to serve as a sound barrier and to prevent any light from penetrating onto adjacent properties. The fence shall have a double-fascia design that provides the same appearance on both sides of the fence. Said fence shall not be constructed of chainlink. The fence or wall shall only be required where the parcel abuts another parcel with a residential use.
 - b. The required 10-foot landscaped yard setback shall include evergreen trees with a minimum height at planting of five feet and caliper of two inches at time of planting, 10 feet on center within the required landscape buffer. Existing trees may be used to partially or wholly satisfy this requirement.
 - c. The use of an outdoor public address (PA) system shall comply with the noise control regulations per chapter 8.14 SMC.
 - d. Such use shall not occur more than 180 feet from the boundary of an MUD zone as exists on or before August 1, 2013.

- e. Following issuance of a permit for the expansion of an automotive and motorized vehicle sales and rental agency use the applicant shall construct the wall or fence as required per subsection (K)(1) of this section within 180 days or submit a financial guarantee in the form of a bond or an assignment of funds to the city to guarantee the construction of the wall or fence within 30 days. The financial guarantee shall be in the amount of 120 percent of the estimate of the cost of construction of the wall or fence to allow for inflation and administration should the city have to complete the wall or fence.
 - f. Off-street parking shall be provided in accordance with SMC 18.42.040(T).
 - g. No buildings shall be constructed within the expansion area.
 - h. Notice for a land use permit application to expand shall be provided consistent with the noticing requirements in SMC 18.56.070. Notice of application and decisions for Type I and Type III.a land use decisions may be provided at the discretion of the director to other qualified or interested parties.
5. Per SMC 18.42, provide a parking plan identifying your vehicular inventory, customer parking and employee parking – both on-site and off-site.
 6. Regarding on-site automotive cleaning, please indicate the location, Best Management Practices (BMPs) and procedures implemented to prevent illicit discharges related to, but not limited to: vehicular inventory, fleet and third party vehicular washing activities, per SMC 13.48.200.34.
 7. Per SMC 16.52 and SMC 16.54, please call out title notification on the site plan.
 8. Due to portions of this site falling within 200' of the White River, a Shoreline Substantial Development (SSD) permit application (file PLN 2014-0058) has been submitted for this site; therefore it will comply with all conditions set forth in that process.