



## MITIGATED DETERMINATION OF NON-SIGNIFICANCE

**Project Name:** TRIAD MACHINERY

**Permit Application No:** PLN-2020-0062

**Location:** 13607 24<sup>th</sup> Street Sumner WA 98390 (Parcel(s) # 4495401361)

**Description of Proposal:** Construction of a new 25,000 SF 2-story building for the purpose of selling and renting of heavy construction equipment. The building includes approx. 1,184 SF of commercial retail space, 4,544 SF of office space, 6,416 SF of warehouse/storage space, and 12,096 SF of vehicle maintenance and wash area. The overall parcel is 10.02 acres; the site will be subdivided into two parcels, one 7.06-acre parcel that will be the site for the Triad Machinery development and a 2.96-acre adjacent parcel to the south along 24<sup>th</sup> Street E will be developed at a future date. Project will include installation of stormwater facilities, utilities, and landscaping and pedestrian spaces along 136<sup>th</sup> Ave E. Wetlands are present to the south of Triads development and Triad will comply with required buffers and provide buffer enhancement planting on their parcel.

<b>Applicant:</b>	Lisa Klein	Andrew Lundgren, Owner
	AHBL	Triad Machinery
	2215 N 30 <sup>th</sup> Street	18200 NE Riverside Parkway
	Tacoma, WA 98403	Portland OR 97230

**Lead Agency:** City of Sumner

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. **Documents are available on the City of Sumner website at [www.sumnerwa.gov](http://www.sumnerwa.gov).**

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 publish date below.

