



## NOTICE OF APPLICATION AND SEPA DETERMINATION

Notice is hereby given that the City of Sumner Environmental Official has received a SEPA Checklist and application for a proposed update to citywide regulations related to **Short Plats and Pipestem Lots**, as described below. The public may provide written comments before the deadline of **December 21, 2022** to [anssi@sumnerwa.gov](mailto:anssi@sumnerwa.gov). The public has the right to review the contents of the official file for the proposal, provide written comments, participate in the public hearings/meetings, and request a copy of the final decision.

**Proposal Name:** UPDATE OF CITYWIDE REGULATIONS – Short Plats and Pipestem Lots

**Proposal Description:**

SEPA environmental review for an update to regulations in the Subdivision Code and Zoning Code to raise the threshold for a short subdivision to 9 lots, allow pipestem lot short subdivisions to have up to 4 lots, to update access standards to allow a shared driveway for up to 4 dwellings and allow a narrow private drive aisle for up to 9 dwellings. Proposed code changes also include: Allowing pipestem lot sizes and building height to be the same as all lots in the zone, and adjusting setbacks for pipestem lot development, and establishing a maximum lot size for new single-family dwellings in Medium- and High-Density Residential zones. There is no project associated with this proposed code update.

**Location / Parcel(s) #:** City-wide  
**Permit Application #** SEPA-2022-0015  
**Applicant/Proponent:** City of Sumner  
**Hearing Date and Time:** None for the SEPA application

**SEPA Environmental Review:** DNS (Determination of Non-Significance) was issued 12/7/22

**Hearing Location & Virtual Meeting Link:** n/a

**Comment Period:** **Opens December 7, 2022 – closes December 21, 2022 5:00pm**  
Any persons desiring to comment on this application may submit written comments to the City of Sumner, Attn: Ann Siegenthaler, 1104 Maple Street, Suite 250, Sumner, WA 98390 or [anssi@sumnerwa.gov](mailto:anssi@sumnerwa.gov) by the above deadline(s). There will not be a public hearing on this proposal. A notice for a public hearing on the code amendments will be under separate notice. Please call Community Development at 253-299-5520 with any questions.

**Associated Documents:** Click this link to view documents: <http://sumnerwa.gov/category/public-notices/>

**Other Required Approvals:** Planning Commission, City Council, and other state and federal standards.

**Staff Contact:** Comments/questions: Ann Siegenthaler 253-299-5520 or [anssi@sumnerwa.gov](mailto:anssi@sumnerwa.gov)

**Application Dates:** Date of Application: 11/22/22 Complete Application: 11/28/22

**Date Issued/Published:** **December 7, 2022**