



## SEPA DETERMINATION OF NON-SIGNIFICANCE

**Project Name:** SUMNER MUNICIPAL CODE TEXT AMENDMENT – Short Plats & Pipestem Lots  
**Permit Application No:** SEPA-2022-0015  
**Location:** City-wide

**Description of Proposal:** The proposal is to update 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.

**Proponent:** City of Sumner, 1104 Maple Street, Sumner, WA

**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.031. 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.

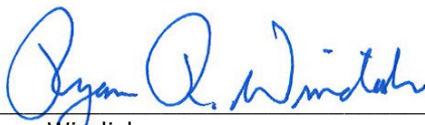
This DNS is issued under WAC 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the issued date below.

**Responsible Official:** Ryan Windish **Position/Title:** Community Development Director

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

**Phone:** (253) 299-5524

**Signature:**

  
Ryan Windish

**Date Signed:** November 29, 2022

**Questions or comments contact:** Ann Siegenthaler, Community Development, [anssi@sumnerwa.gov](mailto:anssi@sumnerwa.gov)

**Date issued and published:** December 7, 2022