



Notice Of Modified Decision

NOTICE IS HEREBY GIVEN that the City of Sumner SEPA Official has issued a Modified MDNS threshold determination an application for a an industrial development. Additional details can be found below and with the project documents.

The public has the right to review the contents of the official file for the proposal and request a copy of the final decision.

Questions or requests for project documents can be submitted to the staff contact at 1104 Maple St. Sumner, WA 98390.

Project Name:	Sumner 32
Permit Application Number:	SEPA-2021-0045, formerly PLN-2014-0036
Project No:	PRJ-2014-0011
Location:	14700 block of 32nd Street East NE ¼ of Section 13, Township 20N, Range 4E, of the Willamette Meridian
Parcel(s) #:	0420131043
Description of Proposal:	The site was previously permitted for a pre-load and fill, which has been completed, FEMA flood maps have since changed and the project scope has been modified accommodate existing work and the current flood elevations. Construction of a truck parking facility to include approximately 70 parking stalls, with potential later construction of an approximately 45,000 SF warehouse and office facility. Project will include associated site access, parking, landscaping and connections to city utilities.
Applicant:	Trout Lake Partners Contact: <u>JMJ Team</u> , 905 Main Street, Suite 200, Sumner, WA 98390
Date of Application:	February 24, 2024
Date of Complete Application:	February 24, 2024
Hearing Date:	No hearing is scheduled for this SEPA, any future hearing for this project will include separate noticing per SMC 18.56.
Location/Zoom Link:	NA
Zoning:	Project takes place in Light Industrial (M1) zone.

SEPA:	Modified MDNS has been issued. See associated MDNS document for mitigating measures.
Other Required Permits:	Design Review Civil Permit(s) Building Permit(s)
Associated Documents:	Public Notices – City of Sumner (sumnerwa.gov) or SEPA Register - Search, Results Page 1 (wa.gov)
Comment Period(s):	There is no comment period for this modification.
Staff Contact:	For questions, please contact Scott Waller, Senior Planner 253-299-5527, scottw@sumnerwa.gov
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