



## SEPA DETERMINATION OF CONSISTENCY

**Project Name:** 160<sup>th</sup> Apartments

**Project Number:** SEPA-2024-0009

**Location:** 6108, 6204, 6216, and 6218 160<sup>th</sup> Ave E Sumner WA 98390 APN: 052194010, 052194057, 052194081, 052194082, 052198001 and 052198002.

**Description of Proposal:** This proposal occurs on a 7.24 acre site and includes grade and fill operations, preloading, construction of utility systems, parking lot construction and construction of eight new 3 story apartment buildings totaling 208 units, one clubhouse and one maintenance building. Road improvements, including parking and pedestrian improvements, are proposed along the 160th Avenue East frontage. A mid-block pedestrian and bike corridor is also proposed.

**Proponent:** Jason Hubbel, Barghausen Consulting Engineers, Inc. 18215 72<sup>nd</sup> Ave S, Kent, WA 98302.

**Lead Agency:** City of Sumner

### Planned Action Ordinance:

East Sumner Neighborhood Plan, Ordinance No. 2535.

Town Center Plan, Ordinance No. 2668.

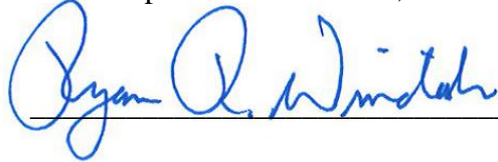
The lead agency for this proposal has determined that it is consistent with a City of Sumner Planned Action Ordinance. Therefore, no further SEPA environmental review will be required beyond the supplemental environmental impact statement (EIS) that has been completed under SMC 16.04.170, RCW 43.21C.440 and WAC 197-11-164-172 for the Planned Action Ordinance for the relevant Plan area. This Determination of Consistency 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 by contacting the City of Sumner Development Services Department.**

**There is no comment period associated with this Determination of Consistency, for any questions contact Scott Waller, Senior Planner: [scottw@sumnerwa.gov](mailto:scottw@sumnerwa.gov) 253.299.5527**

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

**Address:** 1104 Maple Street Suite 250, Sumner, WA 98390 **Phone:** (253) 299- 5524

**Signature:**



**Date Issued:** October 14, 2024

Ryan R. Windish

**Conditions of Approval:**

1. All buildings will be required to be submitted for Building, Plumbing, Mechanical and Fire permits Separately, in that each building will be by separate permit. Different Code disciplines may be applied for together. For example, an individual building may have the Building, Plumbing and Mechanical permits applied for as a combined permit package. Fire sprinkler, alarm and private fire line permits shall be submitted separately If proposed or required.
2. Prior to submitting any building permits once site configuration has been finalized. Please request physical building addresses be assigned for each building. This may be done by submitting an email titled Address Request to [Buildingofficial@sumnerwa.gov](mailto:Buildingofficial@sumnerwa.gov) please include site plans showing all structures when requesting.
3. Any proposed construction will be required to be submitted under the code cycle adopted and in effect at the time of application.
4. For projects which require special inspection per chapter 17 of the IBC, please provide completed test lab form which can be found at the following URL. <https://sumnerwa.gov/wp-content/uploads/2024/03/Testing-Lab-Form.pdf>
5. The public water main network shall be extended and connected from your northwest corner from a stub to be provided as part of the development project to your north, a stub for future extension to the south near your southwest corner, and one connection near each driveway onto 160th. The water mains shall be no less than 8” diameter.
6. This project shall provide full frontage improvements for 160th Street along the entire frontage. Frontage improvements are to include all necessary construction and reconstruction needed to meet minimum requirements. All unused curb cuts and driveways shall be removed and replaced with vertical curb and gutter. New street lighting will be installed.
7. This project is proposed in a wet area with problematic surface water ponding, especially along the west edge. This project will not block the flow of water from adjacent properties. The engineering must demonstrate that neighboring properties will not be negatively affected by grading activities.

8. The project shall abide by the Design Review Director Decision under DR-2024-0005. Street trees need to be included along the frontage and can be in tree grates or a grass planter. Design Review showed the buildings along 160<sup>th</sup> closer to the street. The space between the buildings and 160<sup>th</sup> should be looked at to bring buildings closer to the street.
9. The project shall construct and provide a public access easement to and through the sites mid block connectors along the north and west side of the site as generally shown on the DR-2024-0005 and SEPA plans prior to the any building certificate of occupancy.
10. A boundary line adjustment/lot line consolidation shall be completed prior to the first buildings Certificate of Occupancy. The Change in lot line shall be such that all buildings and parcel(s) comply with all applicable development standards.
11. The property shall record on the title the following hazard area notifications:
  - a. Aquifer recharge area,
  - b. Seismic hazard area,
  - c. Volcanic hazard area
12. If ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the State provides notice to proceed. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.
13. Work shall immediately stop and the City of Sumner, the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Tribe shall be immediately notified if any artifacts of possible historic, cultural, or archaeological value are uncovered during excavation. In such cases, the developer shall be required to provide for a site inspection and evaluation by a professional archaeologist or historic preservation professional, as applicable, in coordination with the state and/or affected tribes to ensure that all possible valuable historic, cultural, or archaeological artifacts is properly protected or salvaged.
14. Prior to start of construction, a “coming soon” sign shall be installed along the street frontage in a visible location. The sign shall contain a rendering of the project, a brief description of the project and a contact.