



MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Proposal: The site is made up of three parcels totaling approximately 1.7 acres, the parcels will be consolidated into one lot for the new Sumner Public Library building. The building will be approximately 17,500 SF with additional associated site development. Site development will include the East Main Street frontage and on-site parking on the south side of the site, lighting, landscaping and stormwater management.

Applicant: Pierce County Library District – 3005 112th Street E, Tacoma, WA 98446
Christina Neville-Neil
Contact: Ko Wibowo ko@architectureforeveryone.org 253-208-4052

Project Number: SEPA-2024-0018

Location of Proposal: 15216 Main Street E, Sumner, WA 98390

Parcel Number(s): 0520193060, 0520197014, 0520197015

Lead Agency: City of Sumner

Associated documents may be downloaded at: [Public Notices – City of Sumner \(sumnerwa.gov\)](#) or [SEPA Register - \(wa.gov\)](#)

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.

___ 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.

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

Responsible Official: Ryan Windish
Position/Title: Community & Economic Development Director
Phone: (253) 299- 5524
Address: 1104 Maple Street Suite 250, Sumner, WA 98390

Signature: 
 Ryan Windish

Published Date: 11/26/2024

Questions: Scott Waller, Senior. Planner: scottw@sumnerwa.gov 253.299.5527

City of Sumner

SEPA MITIGATION MEASURES

1. Any proposed above ground or rooftop equipment such as HVAC, mechanical or generators must show decibel level compliance with SMC 8.14.
2. An updated lighting photometric plan shall be submitted prior to issuance of a building permit and shall show compliance with SMC 18.42.030(G) ensuring that no light trespass occurs offsite into the residential properties.
3. The project shall generally comply with the design and layout shown, provided an access easement connecting to 153rd Ave Ct E is obtained from the property owners of parcels 0520193076 and 7001640060. In the event an access easement to 153rd Ave Ct East is not obtained, a driveway connection from Main Street would be permitted though the process in SMC 18.43.140. Final building design materials and elements will be reviewed and approved by staff.
4. The Library shall install an 8' solid fence around the perimeter of the parking lot in all areas adjacent to residential lots.

5. Where feasible, measures should be implemented on benches and other seating to deter persons from sleeping on them.
6. A boundary line adjustment/lot line consolidation shall be completed prior to the Library buildings certificate of occupancy. The Change in lot line(s) shall be such that the Library building complies with all applicable development standards.
7. This project will include full frontage improvements to Main street as necessary to bring this roadway up to current standards. This will include removing unused driveway approaches, sidewalks, street trees in planters or approved tree grates and replaced street lighting to meet current standards.
8. This project must meet all stormwater design regulations as set forth in the Sumner Municipal Code. Any stormwater design concept or ideas shown in the SEPA documentation submitted by the applicant must be revised to comply with the Sumner Municipal Code.
9. This project must meet all design regulations as set forth in the Sumner Municipal Code. Any design concept or ideas shown in the SEPA documentation submitted by the applicant must be revised to comply with the Sumner Municipal Code.
10. 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.
11. 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.

12. The property shall record on the title the following hazard area notifications:
 - a. Aquifer recharge area,
 - b. Seismic hazard area,
 - c. Volcanic hazard area
13. Environmental Remediation shall be completed, consistent with any approved Ecology clean-up plan and schedule, concurrent with or consecutive to the project's development and shall include cleanup of the entire Site (as that term is defined in the approved clean-up plan) sufficient to obtain a No Further Action (NFA) determination. Work associated with the Library may occur at the applicant's own risk prior to issuance of a NFA or NFA likely by the Department of Ecology. No Certificate of Occupancy shall be granted until a NFA is issued unless the circumstances in the following sentence are present. If the approved clean-up plan requires long-term compliance monitoring to be conducted prior to Ecology issuing a No Further Action determination, a demonstration that exposure pathways are incomplete for building occupants or site users, and written Ecology concurrence, is sufficient to allow for use of the occupation of the building through a temporary certificate of occupancy. All current and future permits must comply with Ecology clean up regulations and any issued NFA and its conditions.
14. The Project shall abide by all local, State and Federal regulations and receive necessary approvals prior to and during commencement of work.