

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

1. Name of proposed project, if applicable:

Ryan House Demolition

2. Name of applicant:

City of Sumner: Drew McCarty, Assistant Engineering Manager

3. Address and phone number of applicant and contact person:

City of Sumner
Attn: Drew McCarty
1104 Maple St, Ste 260
Sumner, WA 98390

4. Date checklist prepared:

1/23/2025

5. Agency requesting checklist:

City of Sumner

6. Proposed timing of schedule (including phasing, if applicable):

The Ryan house Demolition project is estimated for Q1 - Q2 2025

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

There are no plans for future additions, expansions, or further activity related to or connected with this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

There is no environmental information that has been prepared or will be prepared that is directly related to this proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no applications pending for government approvals of other proposals directly affecting the property covered by proposal.

10. List any government approvals or permits that will be needed for your proposal, if known.

- City of Sumner – Demolition Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Ryan House Demolition project will consist of the removal and salvage of the approximately 2,800 sq ft structure. The project will also include the stabilization and restoration of the underlying park site. Additional detailed mitigation measures are provided in section 13.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

Address: 1228 Main Street Sumner, WA 98390

B.Environmental Elements

1. Earth

[Find help answering earth questions³](#)

- a. General description of the site:**

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

- b. What is the steepest slope on the site (approximate percent slope)?**

Flat

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

According to the USDA's Web Soil Survey, the project area is composed of Puyallup fine sandy loam. The Puyallup fine sandy loam is classified as "all areas are prime farmland."

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

There are no surface indications of unstable soils in the immediate vicinity that are known.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Removal of approximately 2,800 sqft structure and foundation underneath. In building footprint, topsoil type A will be used to fill and will be compacted with a minimum depth of 4"

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Erosion may occur during excavation. To mitigate this, a temporary erosion and sediment control (TESC) plan with best management practices (BMPs) will be in place.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

After the project, 0% of the site will be covered with impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

There is no indication erosion will occur or other impacts to the earth.

2. Air

[Find help answering air questions](#)⁴

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

During construction dust could be generated due to demolition activities. Carbon emissions may be generated due to machinery and workers driving to and from the job site.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

There are no known off-site sources of emission or odor that may affect this proposal

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

Water will be used on loose soil and unpaved surfaces to reduce dust. To reduce carbon emissions, machinery will be turned off when not in use.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

There is not any surface water body on or in the immediate vicinity of the site.

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Not applicable because there is not any surface water body on or in the immediate vicinity of the site.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable because there will be no dredge material removed from surface water or wetlands.

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

This proposal will not require surface water withdrawal or diversions.

- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The proposal does not lie within a 100-year floodplain.

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

The proposal does not propose to discharge any waste material to surface water.

b. Ground:

[Find help answering ground water questions](#)⁷

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate**

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn from a well for drinking water or other purposes.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

There will be no waste material that will be discharged into the ground from septic tanks or other sources.

c. Water Runoff (including stormwater):

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Once the structure is removed water may infiltrate into soil and stormwater may run off into storm drains.

- 2. Could waste materials enter ground or surface waters? If so, generally describe.**

Waste materials from construction has the potential to enter ground or surface waters. A TESC plan will be in place to reduce the likelihood of this occurring.

- 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No the proposal does not alter or affect drainage patterns in the vicinity of the site.

- 4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

- Contractor to install TESC measures as necessary to ensure stormwater leaving the site is free of settleable solids.
- Roads shall be cleaned thoroughly as needed to protect stormwater infrastructure and downstream water resources. Sediment shall be removed from roads by shoveling or pickup sweeping and be transported to a controlled sediment disposal area.
- Install straw bale barriers, wattles, and other necessary TESC measures as necessary.
- Exposed soils shall be watered as necessary to prevent dust from leaving the site.
- Concrete handling and equipment washing shall be in accordance with DOE BMP C151.
- Maintain construction site and install construction fence as necessary.

- Keep all heavy equipment off existing soils under LID facilities that have been excavated to final grade to retain the infiltration rate of the soils.
- Control erosion and avoid introducing sediment from surrounding land uses onto permeable pavements. Do not allow muddy construction equipment on the base material or pavement. Do not allow sediment-laden runoff onto permeable pavements or base materials.
- From October 1 through April 30, no soils shall remain exposed and unworked for more than 2 days. From May 1 to September 30, no soils shall remain exposed and unworked for more than 7 days.

4. Plants

[Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other**
- evergreen tree: fir, cedar, pine, other**
- shrubs**
- grass**
- pasture**
- crop or grain**
- orchards, vineyards, or other permanent crops.**
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- water plants: water lily, eelgrass, milfoil, other**
- other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

Approximately 987 sq ft of vegetation will be removed, this estimate consists of the flower beds surrounding the house.

c. List threatened and endangered species known to be on or near the site.

There are no threatened or endangered species known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

In the building footprint type A soil will be placed and seeded lawn installation.

e. List all noxious weeds and invasive species known to be on or near the site.

There are no known noxious weeds on or near the site. A holly bush (invasive species) is located on the property near the site and was planted by the Ryan family prior to the conveyance of the property to the City.

5. Animals

[Find help answering animal questions](#)⁸

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

- b. **List any threatened and endangered species known to be on or near the site.**

There are no known threatened and endangered species known to be on or near the site.

- c. **Is the site part of a migration route? If so, explain.**

This site is part of the Pacific flyway bird migration route.

- d. **Proposed measures to preserve or enhance wildlife, if any.**

Not applicable.

- e. **List any invasive animal species known to be on or near the site.**

There are no known invasive animal species known to be on or near the site.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Not applicable.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

This proposal will not affect potential use of solar energy on adjacent properties.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

Not applicable.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

There are no known environmental health hazards.

1. **Describe any known or possible contamination at the site from present or past uses.**

There are no known or possible contamination at the site from present or past uses.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

There are no known existing hazardous chemicals/conditions that might affect project development and design.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

There are no known existing hazardous chemicals that will be stored, used or produced during the projects development or construction during the life of the project.

4. **Describe special emergency services that might be required.**

No known special emergency services will be required for this project.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

Safety meetings will be led by contractors in consultation with the City of Sumner and Site Engineer to address any environmental health hazards.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Traffic and Train noise will be the largest source of noise in the project vicinity and it will not affect the project.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

Construction noise is anticipated to be a temporary noise impact. There is no long term noise impact anticipated.

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

3. Proposed measures to reduce or control noise impacts, if any:

Measures to reduce construction noise including shutting off engines that are not in use and limiting the amount of impact tools.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is a park containing a structure (the Ryan House). The adjacent properties consist of residential homes and businesses. The proposal will not affect current land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Although originally built as a farmhouse in the 1800s, the proposal site has not been used as working farmlands or working forest lands for at least 100 years.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how?

The proposal will not affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting.

c. Describe any structures on the site.

The only structure on site is a 2,800 sqft public building structure.

d. Will any structures be demolished? If so, what?

Yes – the Ryan House a 2,800 sqft public building structure.

e. What is the current zoning classification of the site?

The current zoning classification is Town Center 4 Stories, Multi-Family/Commercial.

f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation of the site is Town Center Countywide Center. The Current Comprehensive plan: Exhibit 7-12 explicitly states “The Ryan House is expected to be demolished, with the site remaining as a park.”

g. If applicable, what is the current shoreline master program designation of the site?

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

The site has not been classified as a critical area.

- i. Approximately how many people would reside or work in the completed project?**

Not applicable.

- j. Approximately how many people would the completed project displace?**

The completed project will not displace anyone.

- k. Proposed measures to avoid or reduce displacement impacts, if any.**

Not applicable.

- **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

The proposal is compatible with existing and projected land uses and plans via current comprehensive plan. In addition, the deed transferring the land to the City in 1926 included a covenant that requires the property be a public park when the structure is ready to be demolished, and that no new structures are permitted to be added.

- l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

Not applicable.

9. Housing

[Find help answering housing questions](#)¹²

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

This proposal will provide no housing units.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

This proposal will eliminate a public building.

- c. Proposed measures to reduce or control housing impacts, if any:**

Not applicable.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Not applicable.

- b. **What views in the immediate vicinity would be altered or obstructed?**

No views in the immediate vicinity would be altered or obstructed.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

Not applicable.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

The complete project will not produce light or glare.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

Not applicable.

- c. **What existing off-site sources of light or glare may affect your proposal?**

Not applicable.

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

Not applicable.

12. Recreation

[Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

Walking, biking, picnicking, and public facilities.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

The original 1926 deed conveyed the property to the City for purposes of a public park, but required the structure to remain for at least five years. Prior to the city working on a plan to rehabilitate the Ryan House, it was used as a place for the Historical Society to meet and as a museum. The historical society moved out of the house in 2022 with the city's intent to rehabilitate the house, but due to unforeseen conditions that caused

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

significant cost increases, the City Council voted to cease rehabilitation efforts. As the structure stands today, it will not displace any existing recreational uses. Please reference section 13.d for additional project background information.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Development of a park. In preparing for this project, public engagement revealed that many people believed the house and surrounding land were privately owned. This project will carry out the donors' intent from the 1926 deed that the property be used by the public forever as a public park.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Yes – The Ryan House is registered on the National Historical Registry of Local Significance. The pioneer cabin was built in 1860 and the farmhouse and kitchen additions came shortly after.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no known landmarks, features or other evidence of Indian or historic use or occupation.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The original pioneer cabin of the home dates back as early as 1860. The Ryan House is also on the National Register of Historic Places of local significance. The feasibility and design studies were conducted by Architectural Resources Group (ARG), and the later full assessments were led by WJE, both leaders in the historic architecture profession. The City of Sumner staff met and consulted with DAHP staff in person on July 27th, 2023, in addition to other communication with DAHP and various groups, all as described in Exhibit A.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-l-p>

In 2018, the City started a major rehabilitation of the aging facility and spent 5 years and approximately \$250,000 to design the renovation and plan for future uses of the house to ensure it was open to the public on a more consistent basis, as required by the deed and consistent with a public facility.

The City researched all available grants and successfully obtained funding for feasibility, design and construction. The feasibility study assumed a fairly stable structure but was heavily caveated as it was conducted while the house was full of the Historical Society's items, limiting assessment. The City thereafter started work on the house. In one of the first steps, structural engineers fully inspected the house and discovered the house was in a structurally poor condition and unsafe. It lacked key support and needed much more work than the City, or the ARG reports, had anticipated. The inspections also cost more than the City had originally budgeted due to the unexpected discoveries. In 2023, staff asked the City Council to provide additional funding to finalize the expanded structural assessment. During deliberations pertaining to that funding request, the City Council determined the house's needs outpaced the grant funding and what they were un-willing to invest additional limited city resources. They instructed staff to pursue further developing Lucy V. Ryan Park, as envisioned by the original 1926 deed, which requires removing the house.

As part of the proposal the City of Sumner agrees to take the following mitigation measures consistent with DAHP guidelines:

1. The city or contractor must place a sign on site to inform the public that a demolition permit has been issued.
2. The city must salvage items in the house to seek the opportunity to recycle and repurpose any materials to the best of its ability.
3. Erosion control measures will be put in place and can be found on the site plan.
4. Consistent with the intent of the 1926 deed, the heirs of the original owners must have the right to claim any artifacts, materials, fixtures, etc. of the structure removed during demolition that they may desire, and the City will instruct its contractor to remove those portions of the house that can be safely salvaged and make them available for pick-up by the Ryan heirs.
5. Per the 1926 deed, the park will include a 'tablet' or similar plaque/monument that honors the memory of Lucy V. Ryan that will be maintained by the City of Sumner.

The City of Sumner has a photo documented report and can be referenced on <https://connects.sumnerwa.gov/ryan-house>

6. The City of Sumner must pursue options for additional photo documentation of the Ryan house prior to its demolition.
7. Should the project inadvertently discover cultural resources or human remains, the project will be halted immediately, and contact will be made with county officials, the DAHP, and tribal representatives. 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.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The project is located at 1228 Main Street Sumner, WA 98390

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The site is located in a geographic area that is currently served by public transportation.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

The proposal will not require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

The proposal will not use water, rail, or air transportation.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of**

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

No vehicular trips will be generated by this project.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

The proposal will not affect or be affected by the movement of agricultural and forest products.

- g. Proposed measures to reduce or control transportation impacts, if any:**

The proposal will not affect or be affected by the movement of agricultural and forest products.

15. Public services

[Find help answering public service questions¹⁷](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

No the project will not result in an increased need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

Not applicable.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Currently the only utility that will stay in use for the proposed project is water for the irrigation system.

C. Signature

[Find help about who should sign¹⁹](#)

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X *Drew McCarty*

Type name of signee: Drew McCarty

Position and agency/organization: Assistant Engineering Manager / City of Sumner

Date submitted: 1/24/2025