



# City of Sumner Comprehensive Plan Amendment Application

(Please fill out ALL fields unless otherwise noted)

Community Development  
1104 Maple Street, Suite 250  
Sumner, WA 98390  
Tel. (253)299-5530  
[www.sumnerwa.gov](http://www.sumnerwa.gov)

File Number: **CPA-2025-0001**

Site/Project Address (if available):		Parcel #:		
Owner:	Phone:	Email:		
Owner Address:		City:	State:	Zip:
Surveyor/Engineer/Contractor:		Phone:	Contractor License Number:	
Address:	Email:	City:	State:	Zip:
Contact Person:	Phone:	Fax:		
Contact Address:	Email:	City:	State:	Zip:
<b>Description of Project:</b>				

## Supporting Materials Required:

Office ☐ Applicant - (please check off all "applicant" boxes)

### TEXT ONLY AMENDMENT: Supplemental Information

2 - Paper Copies

- Proposed amendments to text in a strikeout/underline format (~~strikeout~~/underline)
- Description of proposal and response to criteria (see page 2)
- Required fee \$2,600 for Comprehensive Plan Amendment

### Comprehensive Plan Map Amendment

2 - Paper Copies (Min: 8"x11.5"; Max: 11" x 17")

- Description of proposal and response to criteria (see page 2)
- Show Existing Map Designation and Proposed Map Designation
- Property lines
- Existing public and private roads
- Features such as wetlands, rivers, streams, slopes
- Required fee \$2,600 for Comprehensive Plan Amendment and \$3,000 if Zoning Map amended

Other information as applicable

PDF copy of all submitted materials

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT.  
ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED  
HEREIN OR NOT.

  
SIGNATURE OF OWNER / AUTHORIZED AGENT

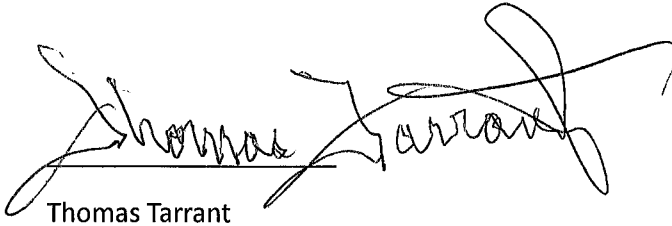
Joleen Jones

PLEASE PRINT NAME

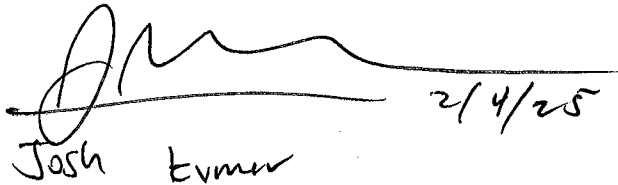
02/19/2025  
DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

I, Thomas Tarrant, understand the buyers for parcel **0420124027** are planning to rezone the parcel. I authorize they can work with consultants & the city of Sumner to start this process before closing on the property.

2/4/2025



Thomas Tarrant



Josh Turner

2/4/25

**COMPREHENSIVE PLAN AMENDMENT  
SUPPLEMENTAL INFORMATION  
(Please attach additional pages if needed.)**

**A. DESCRIPTION OF THE PLAN AMENDMENT BEING REQUESTED:**

The proposed plan amendment is a comprehensive plan map amendment to change the zoning of Parcel 0420124027 from low-density single-family residential to M-1 Light Industrial zoning.

**B. why is the amendment being proposed? Provide specific areas of the comprehensive Plan needing change.**

The proposal includes Parcel 0420124027, which consists of a low quality single-family dwelling and includes approximately 3.31 acres of undeveloped land.

The proponent would like to develop the parcel as M-1 Light Industrial, which is the zoning for a contiguous development accessed from 32nd Street East.

**C. HOW DOES THE PROPOSED AMENDMENT MEET THE FOLLOWING CRITERIA?**

**[Only those amendments which are found to be in substantial compliance with all criteria shall be approved (SMC 18.56.147(N))]**

**1. Is the amendment necessary to resolve inconsistencies between the Sumner Comprehensive Plan and other City plans or ordinances; or, to resolve inconsistencies between the Sumner comprehensive plan and other jurisdictions' plans or ordinances?**

The amendment is needed to reduce the further redevelopment of single-family residential uses within a highly industrialized area on the edge of the Manufacturing/Industrial Center overlay (MICO). Retaining and developing within the current residential zoning would create further incompatibility in a primarily industrial area.

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**2. Have conditions so changed since the adoption of the Sumner Comprehensive Plan that the existing goals, policies, objectives, and/or map classifications are inappropriate?**

The existing map classification of single-family residential use on the subject parcel is no longer appropriate. Expansion of single-family residential uses within the area will result in land use conflicts. The neighboring property to the south is being redeveloped into industrial use and contiguous industrial use on the subject property is appropriate.

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**3. Is the proposed amendment consistent with the overall intent of the goals of the Sumner Comprehensive Plan?**

The City of Sumner's Comprehensive Plan goals include the orderly development within the Sumner community. This is the first stated goal of Land Use policies within the Comprehensive Plan. This proposal aligns with the orderly development by preventing additional residential development on the fringe of the Regional Sumner/Pacific MICO. The industrial use produces jobs and contributes to the local and regional economy. In addition, the shared infrastructure, including roadway access along 32nd Street East from the southwest of the parcel provides a truck route to SR-167 and beyond and bypasses the residential neighborhood to the northwest of the proposal site. The use of the proposal site as industrial is in alignment with longstanding goals and planning in the area.

City of Sumner Comprehensive Plan Goals:

1. Seek and maintain a strong and diverse economy with a variety of different types and sizes of business, industry and employment.

The proposal lies at the edge of the Sumner/Pacific MICO, which provides a concentration of jobs, supports the local and regional economics, and transportation infrastructure to support growth.

2. Provide the necessary infrastructure, protections against incompatible uses, support facilities and services to attract and maintain a high quality manufacturing and industrial center and to make the City a desirable place to live, work, and do business.

The 2018 Comprehensive Plan created the Sumner-Pacific Manufacturing/Industrial Center overlay with goals and polices for a coordinated approach to development, environmental review, and strategic capital investments in the Sumner-Pacific Manufacturing/Industrial Center. The proposal aligns with the plans and development in the area, including warehouse use. The parcel to the immediate south will be developed in conjunction with the proposal parcel to ensure a cohesive light industrial development that uses 32nd Avenue East for access and keeps truck and other light industrial-related traffic away from the residential area to the north of the site.

- 4. Is the proposed amendment consistent with chapter 36.70A RCW (Growth Management Act), the County-wide Planning Policies for Pierce County, and the applicable Multi-county planning policies (VISION 2020).**

RCW 36.07A identifies planning goals and policies for county planning. The state has many goals for these plans, including but not limited to: encouraging urban growth; consolidating transportation facilities to encourage multi-modal and reduce greenhouse emissions; and encouraging economic development. Since the adjacent parcels to the south and southwest are M-1 Light Industrial zoning, and the infrastructure is in place to support expansion of that use within the zone, the proposed amendment of the M-1 zoning is consistent with this RCW.

- 5. If an amendment to the Comprehensive Plan Map is proposed, is the proposed designation adjacent to property having a similar and compatible designation? Is the subject property of sufficient size? Are other conditions present?**

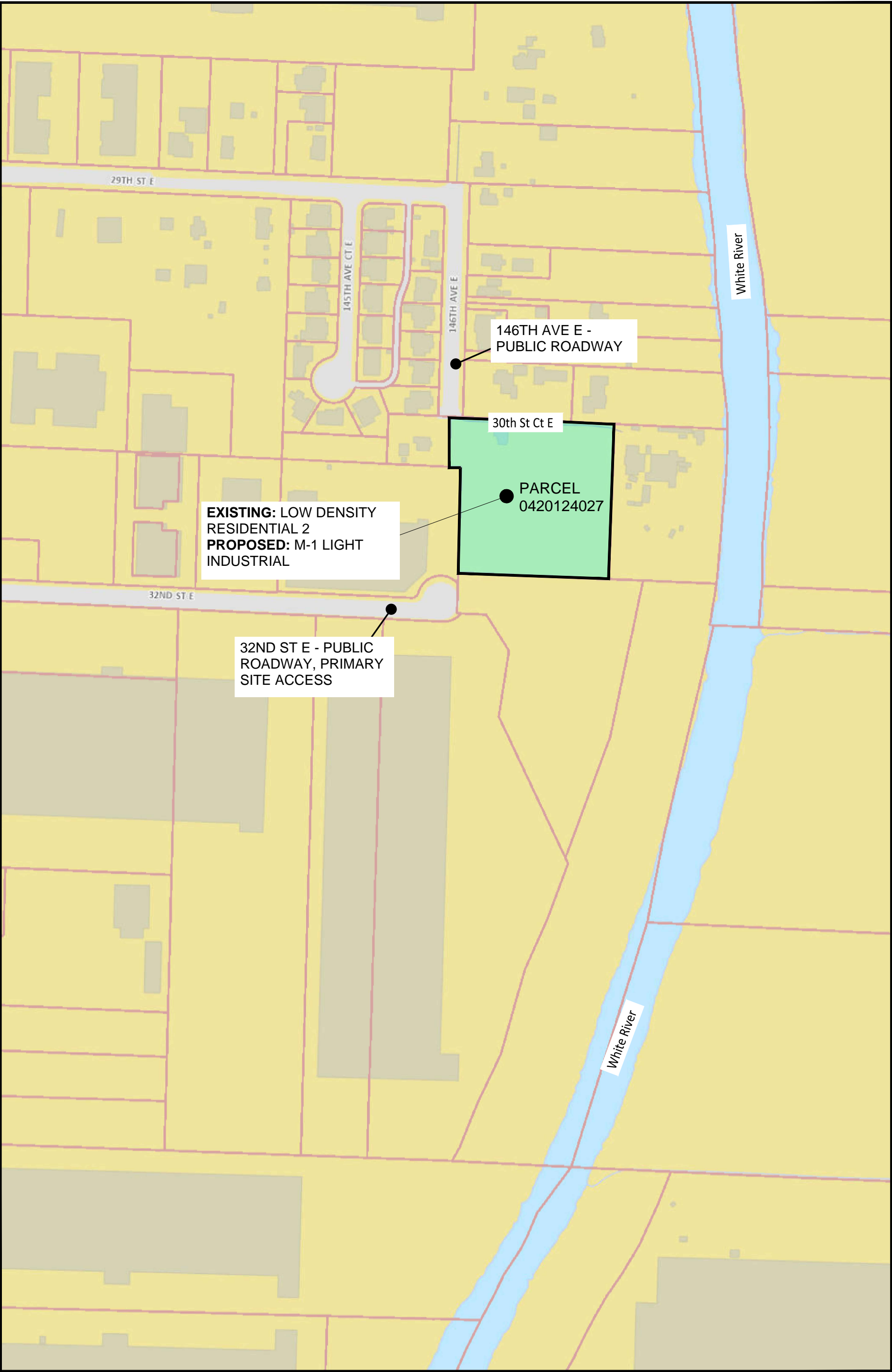
The proposal site is adjacent to M-1 light industrial properties to the south and southwest. Further, inclusion of this proposal in the comprehensive plan map amendment will allow the proposal to develop with the neighboring property for a cohesive, efficient design that supports M-1 growth in the area.

- 6. Have environmental impacts been disclosed, and measures been included to reduce possible adverse impacts?**

A non-project action SEPA Environmental Checklist has been submitted with this application. The proposal has been reviewed for potential environmental impacts. At the project-level, the proponent will identify specific measures for reducing possible impacts to neighboring residential properties through project design considerations.

**7. Have potential ramifications of the proposed amendment to other Comprehensive Plan elements and supporting plans been considered and satisfactorily addressed?**

There are no known ramifications to comprehensive plan elements or supporting plans.



Note: This checklist form is out of date. Questions differ.

## City of Sumner

### ENVIRONMENTAL CHECKLIST

#### *Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

#### *Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

#### *Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." in addition, complete the supplemental sheet for nonproject actions (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. Background**

1. Name of proposed project, if applicable:  
**Comprehensive Plan Map Amendment for Parcel 0420124027.**
2. Name of applicant:  
**Kraig Arndt**
3. Address and phone number of applicant and contact person:  
**Applicant: Kraig Arndt c/o JMJ TEAM**  
**Contact: JMJ TEAM, 905 Main Street, Suite 200, Sumner, WA 98390**  
**Phone: 253-249-3643**
4. Date checklist prepared:  
**February 2025**
5. Agency requesting checklist:  
**City of Sumner**
6. Proposed timing or schedule (including phasing, if applicable):  
  
**The proponent is requesting a comprehensive plan map amendment. No project action is proposed.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
  
**This is a non-project SEPA review. Upon completion of the comprehensive plan map amendment, the proponent will enter the design phase of a light industrial development in conjunction with a neighboring M-1 zoned parcel. This will require design and permitting and an update to SEPA environmental review based on proposed project actions.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
**There is no known environmental reports associated with the site. Any development on the site will require a review of floodplain extents and any other environmental considerations.**
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.  
**None are known at this time.**
10. List any government approvals or permits that will be needed for your proposal, if known.  
**The proposal requires City of Sumner approvals including SEPA, design review, as well as site and building permits. Construction on the site would also require an NPDES Permit through the Department of Ecology.**
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 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.)  
**As this is a non-project review, there are no plans for the development of the site. An approval of the comprehensive site plan amendment would allow a light industrial development, which**

Note: The parcel does lie at the end of this street but the current access to the parcel is on 30th Street Court East.

may include warehouse and associated parking.

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. **The proposal site is located at 14616 30th Street Court East in Sumner, WA. The parcel number is 0420124027. The site lies at the east end of and is accessed from the 32nd Street East cul-de-sac. The total parcel area is 3.31 acres. Vehicle access to the site from SR 167: take the 24th Street East exit, go south on 142nd Avenue East and east on 32nd Street East.**

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous,  
**The proposal site is generally flat.** Note: Provide citation.
- b. What is the steepest slope on the site (approximate percent slope)?  
**Not applicable.**
- 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 prime farmland.  
**The general soil types anticipated to be found on the site are silty and sandy loam based on information from neighboring properties.** Note: Provide citation.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
**There are no known history or indications of unstable soils in the immediate vicinity.**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed.  
Indicate source of fill.  
**As this is a non-project review, there are no plans or quantities for fill and grading activities at this time.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
**As this is a non-project review, there are no current plans associated with the site. Any construction on-site would require proper mitigation to reduce the risk of erosion. These plans would be reviewed at the permit stage.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
**As this is a non-project review, there are no current plans associated with the site. Any development plans would be required to comply with local requirements for impervious surface coverage.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
**As this is a non-project review, there are no current plans associated with the site. At the time of design and permitting, the proponent will prepare and implement a construction stormwater pollution prevention plan (CSWPPP) per Washington State Department of Ecology requirements and a Temporary Erosion and Sediment Control (TESC) per Sumner**

**City Code. Plans would identify Best Management Practices (BMPs) to minimize stormwater flows, prevent soil erosion, capture water-borne sediment from exposed soils, and protect water quality from on-site pollutant sources. These BMPs include an erosion control plan prepared in accordance with City of Sumner standards and the Stormwater Management Manual for Western Washington.**

## 2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**As this is a non-project review, there are no current plans associated with the 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 emissions or odor that would affect this proposal.**

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

**As this is a non-project review, there are no current plans associated with the site.**

## 3. Water

- a. Surface:

- 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.

**The White River is approximately 250 feet to the east of the proposal parcel. The White River eventually enters the Puyallup River.**

- 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.

**The proposal does not include any work within 200 feet of the White River.**

- 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.

**The construction of any development on the proposal site will not include fill or dredge materials placed or removed from surface waters or wetlands.**

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

**The construction of any development on the proposal site will not involve any surface water withdrawals or diversions.**

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

**While the FEMA Flood Map number 53053C0351E identifies the site within a Zone AE flood area, the actual site elevations are above base flood elevation. In addition, the side**

**channel or flood route from the White River is disconnected from the area by a flood gate at 32<sup>nd</sup> Street East.**

Note: Provide citation.

- 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 involve any discharges of waste materials to surface waters.**

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

**As this is a non-project review, there are no current plans associated with the site.**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.

**As this is a non-project review, there are no current plans associated with the site. Any future development will be served by public sewer.**

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.

**As this is a non-project review, there are no current plans associated with the site. Storm drainage design will be in compliance with Sumner Municipal Code.**

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

**As this is a non-project review, there are no current plans associated with the site.**

Missing question here from WAC "c. 3) see blank page insert (next sheet)

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

**Storm drainage design will comply with Sumner Municipal Code and construction activities will observe proper construction management techniques.**

#### 4. Plants

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

☒ deciduous tree: alder, maple, aspen, other - cottonwood

evergreen tree: fir, cedar, pine, other shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other water plants: water lily,

eelgrass, milfoil, other

☒ other types of vegetation: **The site has typical brush/natural vegetation.**

Water Runoff Question c. 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe."

Likely response: "The proposal is a non-project review; there are no current plans associated with the site and therefore no effects on drainage patterns. However, future development is subject to Sumner's stormwater management requirements."

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

**As this is a non-project review, there are no current plans associated with the site. The existing site consists of low-quality vegetation, including brush.**

- c. List threatened or 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:

**As this is a non-project review, there are no current plans associated with the site. Any future development plans would adhere to City of Sumner standards.**

Note: The White River is "near" the site, the White River contains Spring Run Chinook Salmon which are threatened.

Note: Missing question; see note on next page

## 5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

**X** birds: hawk, heron, eagle, **songbirds**, other:  
mammals: deer, bear, elk, beaver, other: skunk, opossum, squirrel, fish: bass, salmon, trout, herring, shellfish, other:

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

**None known.**

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

**The project site, like most of Western Washington, is generally located in the Pacific Flyway for migratory waterfowl.**

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

**Not applicable.**

Note: Missing question; see note next page

## 6. Energy and natural resources

- 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.

**As this is a non-project review, there are no current plans associated with the site. It is anticipated that any development would require electricity and natural gas for operations.**

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

**As this is a non-project review, there are no current plans associated with the site. The proposal design will evaluate and mitigate any potential impacts to solar energy by adjacent properties.**

Note: Missing question under Plants:

"list all noxious weeds and invasive species known to be on or near the site"

Later in the SEPA checklist the applicant mentions invasive plants and brush. would want to list it here.

Note: Missing question under Animals:

"list all invasive animal species known to be on or near the site"

Likely response: none known

- 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:

**As this is a non-project review, there are no current plans associated with the site. Any future proposal on the site will be required to meet current energy codes in effect at the time of permitting.**

## 7. Environmental health

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

**There are no known environmental health hazards associated with the proposal.**

- 1) Describe special emergency services that might be required.

**No special emergency services are required by the proposal.**

- 2) Proposed measures to reduce or control environmental health hazards, if any:

**Not applicable.**

- b. Noise

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

**Noise from nearby roadways existing, including 142nd Avenue East. Noise from these facilities will not affect the proposal.**

- 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.

**During construction, the site will produce temporary construction noise. Long-term noise associated with the proposal will be typical vehicle noise associated with truck transit during Phase 1 and warehouse use including vehicle and truck traffic during Phase 2. These uses are compatible with adjacent property uses.**

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

**During construction, motorized construction equipment will be properly fitted with mufflers to reduce engine noise association with construction. No long-term noise mitigation is proposed.**

Questions missing here. See note on next page

Note: There should be a Noise evaluation to determine adequate provisions to ensure that long term noise generation doesn't impact residential. See EDNA standards in SMC 8.14.

## 8. Land and Shoreline use

- a. What is the current use of the site and adjacent properties?

**The proposal site has one small house located on the north side of the parcel. Adjacent properties to the west and south are light industrial and undeveloped. To the north and east are single-family residences.**

## 7. Environmental Health

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

Answer: No known possible contamination at the site from past or present 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.

Answer: No known existing hazardous chemicals/conditions that might affect project development and design as this is a non-project review. If applicable, hazards will be mitigated through application of fire codes. Given light industrial uses, no special hazards are anticipated.

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.

See 2) above.

4) Describe special emergency services that might be required.

Answer: No special emergency services are required by the non-project proposal. Future uses would be subject to SEPA and permit review.

5) Proposed measures to reduce or control environmental health hazards, if any:

Answer: Application of fire codes and any state or federal hazardous materials laws.

- b. Has the site been used for agriculture? If so, describe.

**It is unknown whether the site has been used for agriculture in the past.**

Updated question b. see annotated note on next page

- c. Describe any structures on the site.

**There is one housing structure on the site built in 1900 and in poor condition.**

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

**Not applicable at this time. At the time of redevelopment, the structure would be demolished.**

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

**The proposal site is zoned single-family residential.**

More specific zone should be stated.

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

**The current comprehensive plan designation of the proposal site is single-family residential.**

More specific designation name should be stated.

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

**Not applicable.**

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

**The site has not been classified as environmentally sensitive.**

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

**As this is a non-project review, this is not applicable.**

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

**None.**

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

**Not applicable.**

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

**The proposal is to change the zoning to M-1 Light Industrial to be contiguous with light industrial zoning to the immediate south. The city has identified and designated the greater area, the majority of which sits within the MICO, to be light industrial and limit residential uses.**

Note: Is the proposal assuming that it would become part of the MICO?

missing m. see annotated note on next page

8. Land and Shoreline use:

question 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 as a result 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?

noting that the answer is the same.

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

noting that the answer is the same- no there are no working farm or forest land.

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

Answer: There is no designated resource land of long-term commercial significance at or abutting the site.

## 9. Housing

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

**The proposal does not include residential development.**

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

**The comprehensive plan map amendment itself would not eliminate any housing. The existing single-family house on the parcel could remain in its current state. Upon redevelopment of the site into light industrial use, the single-family house would be eliminated.**

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

**Not applicable.**

## 10. Aesthetics

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

**There are no building plans associated with the comprehensive plan map amendment. Building heights and impacts will be assessed at the project-level design stage.**

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

**Any future light industrial development on the site would be reviewed for view impacts to neighboring properties.**

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

**Any measures to reduce or control aesthetic impacts will be determined at the project-level stage.**

## 11. Light and glare

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

**The comprehensive plan map amendment is a non-project action. Any impacts related to light and glare will be evaluated at the project-level using the project design.**

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

**This is a non-project action review. There is no project design, however design requirements would mitigate light and glare to ensure the proposal does not impact views or pose safety hazards.**

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

**There are no known off-site sources of light or glare that would affect the proposal.**

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

**It is required that exterior lighting meet city design standards and cast light downward and away from the White River to avoid impacts to fish habitat.**

Needs evaluation; see annotated note on next page

## 12. Recreation

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

**There are no recreational opportunities in the immediate vicinity. The White River is to the east but presents no recreational opportunities to the public. The Sumner Link Trail is on the opposite side (east) of the White River.**

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

**The proposal will not displace any existing recreational uses.**

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

**Not applicable.**

Updated Historic and Cultural preservation questions, see annotated notes on next page

## 13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**A map review of the site through the Washington Department of Archaeology and Historic Preservation shows no places or objects registered on or near the proposal site.**

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

**None known.**

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

**No impacts are anticipated.**

14.a: does not address 30th Street Court

## 14. Transportation

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

**The proposal site is accessed from public roadways and no new roadways are proposed. The primary site access is at the end of the cul-de-sac on 32<sup>nd</sup> Street East.**

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**The proposal site is not currently served by public transit.**

Parking question is no longer required per SEPA.

- ~~c. How many parking spaces would the completed project have? How many would the project eliminate?~~

~~The comprehensive plan map amendment is a non-project level action and no development~~

Note on Light and Glare proposed measures question d: There should be some kind of evaluation performed to determine adequate provisions to ensure that light from light industrial uses don't impact residential parcels nearby. For example, loading bay locations, outdoor truck storage and fencing.

**Updated Historic and Cultural preservation questions:**

13.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.

Answer: A map review (WISAARD) of the site through the Washington Department of Archaeology and Historic Preservation shows no places or objects registered on or near the proposal sites. The home on the proposed site is over 45 years old but not listed in the preservation registers. The area is considered to have Very High Risk of Archaeological Resources.

13.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.

Answer: None known. See 13.a.

13.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 archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Answer: See 13.a.

13.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.

The Shoreline Master Program Section VI Historical and Cultural Resources provides policies and regulation to protect archaeological resources in the Shoreline Management areas.

State laws address Inadvertent Discovery of Human Skeletal Remains on Non-Federal and Non-Tribal Land in the State of Washington (RCWs 68.50.645, 27.44.055, and 68.60.055)

The City implements the historic preservation chapter of SMC 18.39.

~~plans are included in the submittal.~~

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

**The parcel is accessed from 32<sup>nd</sup> Street Court E, a public right-of-way. It is unknown whether improvements to that roadway would be required.**

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

**No.**

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

**The City of Sumner is analyzing transportation impacts of a comprehensive plan map amendment.**

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

**No mitigation is proposed.**

#### 15. Public services

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

**No increase in public services is anticipated with this proposal.**

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

**No measures to reduce or control impacts on public services are proposed as no impacts are anticipated.**

#### 16. Utilities

- a. Circle (underline) 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.

**Utilities to serve a project on the site would require city water main and sanitary sewer lines extended from 32nd Street East.**

**C. SIGNATURE**

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any determination of non-significance that it might issue in reliance upon this checklist.

Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to read 'Joleen Jones', written over a horizontal line.

Name: Joleen Jones, MJM TEAM

Date Submitted: February 2025

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

**The comprehensive plan map amendment allowing light industrial activities will not in itself increase emissions and noise. Any future development proposals for the site would increase impacts over the site's current under-developed state. City code and design requirements would limit or mitigate for impacts to neighboring properties.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

**Anticipated activities as a result of the comprehensive plan map amendment would include light industrial development on the subject parcel. The site currently contains invasive plant species. There are no anticipated impacts to plants, animals or marine life.**

3. How would the proposal be likely to deplete energy or natural resources?

**The comprehensive plan map amendment would allow light industrial development of the parcel, which would require energy usage.**

4. Proposed measures to protect or conserve energy and natural resources are:

**Any project actions associated with the site will use energy efficiencies required by building code and best practices to reduce energy impacts and conserve resources.**

5. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

**Proposed measure to protect such resources or to avoid or reduce impacts is to adhere to the floodplain setbacks along the White River. There are no wetlands or other sensitive areas on-site.**

6. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with

existing plans?

**The comprehensive plan map amendment would change the land use of the site from single-family residential to light industrial use. This use is compatible with neighboring parcels to the west and south. There are no plans for residential expansion in the area as it is a highly industrial area. Intentional design considerations to avoid impacts to neighboring single-family residences to the north and northwest would be determined at the project design and permitting phase.**

7. How would the proposal be likely to increase demands on transportation or public services and utilities?

**Any projects resulting from the comprehensive plan map amendment would be required to demonstrate adequate capacity in municipal facilities, and extend those facilities, to serve the site.**

8. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

**There are no known conflicts with local, state or federal laws regarding the protection of the environment.**

[Statutory Authority: RCW 43.21C.110. 84–05–020 (Order DE 83–39), § 197–11–960, filed 2/10/84, effective 4/4/84.]