



## MA-01 TOWN CENTER UPDATE SEPA CHECKLIST

### **WAC 197-11-960 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.

## **A. Background**

1. Name of proposed project, if applicable:  
Sumner Town Center Subarea Plan Update 2025
2. Name of applicant:  
City of Sumner

SEPA-2025-0005\_v2

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

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4. Date checklist prepared:

March 10, 2025

5. Agency requesting checklist:

City of Sumner

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

Adoption by December 2025

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

Future development could occur consistent with the implementation of the updated subarea plan.

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

Prior EISs have addressed the Town Center uniquely or cumulatively, including:

- City of Sumner Comprehensive Plan Update Final Environmental Impact Statement (Final EIS), January 6, 2025
- Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Development Regulations and Critical Areas Ordinance Update, and East Sumner Neighborhood Planned Action, Final SEIS, issued August 6, 2015.
- Final SEIS for City of Sumner Town Center Subarea Plan and Planned Action 2018, November 26, 2018
- Final EIS for City of Sumer Comprehensive Plan Update & Amendments addressing property within the city limits, abutting the UGA including a proposed expansion area south of SR 410 & Adjacent to 166th Ave E (Orton Junction) & an area on the East Hill & DEIS, November 24, 2010

Eventually the City will update this SEPA checklist review with the land use and transportation technical reports before issuing a determination. The City may issue a Notice of Adoption/DS with this checklist serving as an Addendum.

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.

Other legislative actions are not pending related to the Town Center Plan update. Private development including building and construction permits may occur consistent with current plans and regulations until the 2025 Town Center Subarea Plan update is adopted, when development would be consistent with new plans and regulations.

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

Washington Department of Commerce and other state agency review under the Growth Management Act, Sumner Planning Commission recommendations, and City Council consideration and approval.

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.)

This is a non-project action. The proposal is an update to the Town Center Plan (TCP) primarily to include refreshed policies and strategies consistent with Sumner's Comprehensive Plan. The proposal includes zoning code text amendments in SMC 18.29, and text amendments in the adopted Town Center Code, a form-based code, to include general text and format clean up as well as updates to street type map and changes reflected in the TCP zoning district maps. (See Alternative 1 for details)

To demonstrate that the update to the TCP does not depart from the assumptions under the 2018 SEIS and its Planned Action Ordinance the City proposes an Alternative 1 to reduce building heights in portions of the West Sumner District(WSD) and within the Historic Commercial Business District(HCBD), and TCP Street map update to reduce building heights in portions of the West Sumner District(WSD) and within the Historic Commercial Business District(HCBD), and TCP Street map update as follows:

1. WSD-14 parcels on Zehnder Street, reduce building heights from 6 to 4 stories to target uses such as live/work developments that would fit best in this area. This includes adjusting the minimum building height requirement from 3 stories to either 1 or 2 stories to encourage production scalable uses adjacent to Sumner's heavy industrial zones.
2. WSD-7 parcels on 57<sup>th</sup> Street E, reduce building height from 6 stories to 5 stories, including lowering the minimum height required to develop in this area.
3. HCBD-14 small parcels along Cherry Ave, a portion of Main Street and Railroad/North Street, reducing the building height from 5 stories to 4 stores. Building heights within the HCBD should be no taller than 4 stories, and within 30 feet from Main Street maintain a step back in story height.
4. This alternative will add new uses allowed in the WSD. See summary of proposed changes:
  - a. Add new micro-manufacturing uses to encourage makerspaces or production-based commercial uses where next to industrial zones.
  - b. Incorporate SMC 18.22 Innovation District and Enterprise Area(IDEA) overlay in designated areas of the Town Center West Sumner District(WSD).
5. Updates to the Town Center Plan includes evaluations of previous opportunity sites selected, and will analyze future opportunity sites.
6. The TCP Street type map will be updated, to current public work standards and specifications, and where necessary some streets will be re-classified. TCP zoning map include specific areas called activity nodes, staff will evaluate any necessary changes based on opportunity sites review or street type updates

The 2025 TCP Update participation plan begins with Sumner’s Spring Open house, April 15, 2025 and future meetings with business groups and interested parties to receive feedback on the proposed new uses and the locations the IDEA overlay would apply.

Alternative 1 includes zoning map amendments and TCP zoning regulation amendments to accommodate single story commercial development.

Alternative 2 is provided as an option that provides a different range of commercial activity, favoring housing unit density, and maintains current TCP zoning regulations.

The No Action Alternative-is the continuation of current plans for the Town Center and its current zoning regulations -provides a future baseline for comparison of impacts.

See **EXHIBIT 1**.

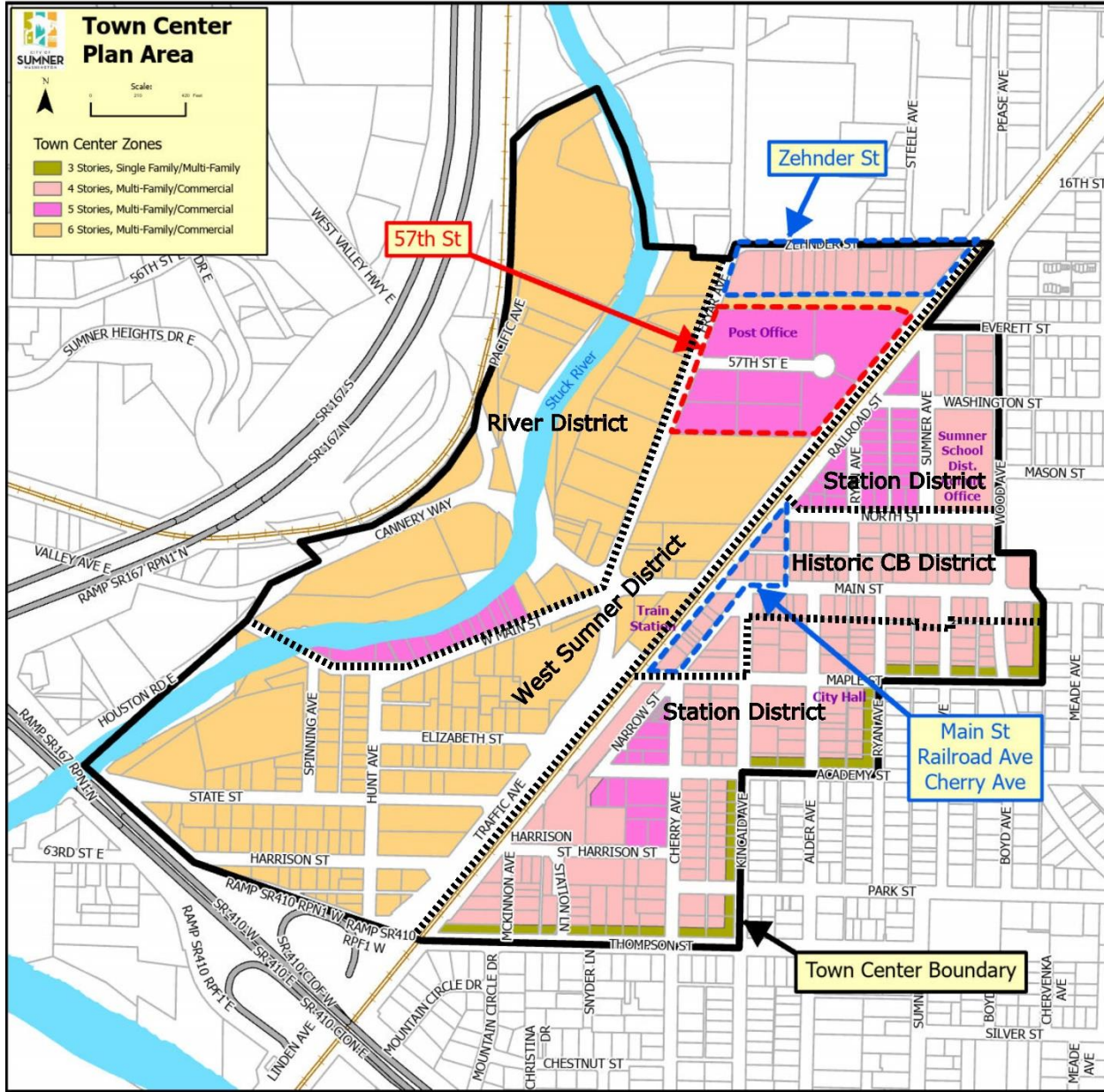
**Exhibit 1 : Town Center Story Height Alternatives**

Designation/District	Existing total Acres (No Action)	Alternative 1: Preferred Heights	Alternative 2: Heights	Alternative 3: No Action Heights
Riverfront	31.14 ac @ 6 stories	5-6	5-6	5-6
West Sumner	63.25 ac	4-6	5-6	6
Station	9.418 ac @ 5 stories	3-5	3-5	3-5
	22.12 ac @ 4 stories			
	2.20 ac @ 3 stories			
Historic CBD	0.735 ac @ 6 stories	3-4	4-5	4-6
	1.702 ac @ 5 stories			
	9.340 ac @ 4 stories			
	0.133ac @ 3 stories			

**EXHIBIT 2** identifies existing zoning in the TCP area. See also **Exhibit 3** below, for a map illustration of city proposal, Alternative 1 as described above.



# MA-01: Town Center Plan area map amendment



Application file No. CPA-2025-0004,  
SEPA-2025-0005, CTA-2025-0001(private)

MA\_01\_v3\_20250326

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.

Proposed amendment to the Comprehensive Plan map and/or city map, includes zoning changes in the Districts of the Town Center, see **EXHIBIT 3** above. The following affected parcels and existing land uses are listed below.

West Sumner District rezone proposal area includes 20 parcels. Proposal is to reduce story heights and add new transitional uses along Zehnder Street and 57<sup>th</sup> Street E.

See **EXHIBIT 4**.

**Exhibit 4: West Sumner Proposal Area: Current Land Uses**

<b>Current Land Use</b>	<b>Tax Parcel</b>	<b>Site Address</b>
SINGLE FAMILY DWELLING	420241049	1302 ZEHNDER ST
MISC OFFICE SPACE	420241050	1310 ZEHNDER ST
SINGLE FAMILY DWELLING	420241140	1218 ZEHNDER ST
SINGLE FAMILY DWELLING	420241143	1208 ZEHNDER ST
MULTI FAM APTS 5 UNITS OR MORE	420241144	1122 ZEHNDER ST
SINGLE FAMILY DWELLING	420241145	1216 ZEHNDER ST
SINGLE FAMILY DWELLING	420241146	1212 ZEHNDER ST
CONTRACTOR SERVICES	420242016	1016 ZEHNDER ST
ESPRESSO SHOP	420242022	1008 ZEHNDER ST
SINGLE FAMILY DWELLING	420242070	1118 ZEHNDER ST
SINGLE FAMILY DWELLING	420242071	1114 ZEHNDER ST
SINGLE FAMILY DWELLING	420242072	1110 ZEHNDER ST
SINGLE FAMILY DWELLING	420242073	1106 ZEHNDER ST
MOBILE/MFG HOME	420242074	1022 ZEHNDER ST
POSTAL SERVICES	420247018	1313 FRYAR AVE
COMM VAC LAND	6020550010	XXX FRYAR AVE

Current Land Use	Tax Parcel	Site Address
PROFESSIONAL SERVICES	6020550021	1016 57TH ST E
COMM VAC LAND	6020550031	XXX 57TH ST E
COMM VAC LAND	6020550040	XXX 57TH ST E
GEN WAREHOUSING STORAGE	6020550050	1125 57TH ST E

Historic-CB District rezone proposal area along portions of Main Street, Cherry Ave & North Street includes 14 parcels. Proposal is to reduce story heights to be no taller than 4 stories. See [EXHIBIT 5](#).

#### Exhibit 5. Historic CBD Proposal Area: Current Land Uses

Current Land use	Tax Parcel	Site Address
AUTO PARKING	7985000181	1008 NORTH ST
RESTAURANT	7985000182	1014 NORTH ST
OLDER BUSINESS DIST	7985000190	909 MAIN ST
MISC SERVICES	7985000211	905 MAIN ST
OLDER BUSINESS DIST	7985000220	1003 MAIN ST
OLDER BUSINESS DIST	7985000230	1011 MAIN ST
OLDER BUSINESS DIST	7985000612	926 MAIN ST
OLDER BUSINESS DIST	7985000613	928 CHERRY AVE
OLDER BUSINESS DIST	7985000614	XXX CHERRY AVE
OLDER BUSINESS DIST	7985000615	918 CHERRY AVE
SALONS SPAS BARBER SHOPS	7985000616	914 TO 916 CHERRY AVE
OLDER BUSINESS DIST	7985000617	910 CHERRY AVE
OLDER BUSINESS DIST	7985000618	908 CHERRY AVE
OLDER BUSINESS DIST	7985000619	906 CHERRY AVE

The Sumner Town Center Subarea Plan Update 2025 also includes:

- Amending the Town Center street map and street standard details.



- Amendment to the Town Center Plan, updating it from 2018 to be consistent with the 2024 Comprehensive plan and the latest plans and policies. Update includes evaluation of reducing story heights, transitional uses adjacent to industrial development, projects and actions and policy for opportunity sites.
- Zoning code text amendments to the Town Center Code, a form-based code adopted per SMC 18.29.070.
- Zoning code text amendments under SMC 18.29 to address principle uses, conditional uses and various performance standards applicable to additional dwelling unit allowances for existing residential in the Town Center, including landscaping and proposing new standards to mitigate transitional uses. **See Appendix 3 (attached)** for zoning code text amendment application submitted CTA-2025-0001 to be reviewed under this proposal.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site:

(circle one):  Flat rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

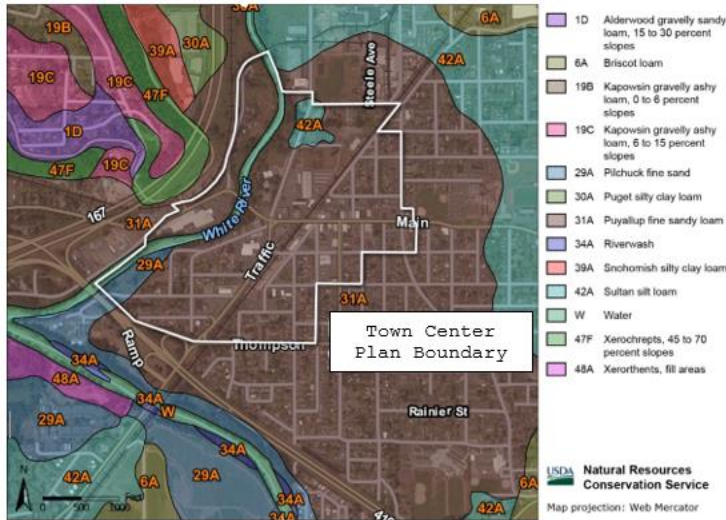
b. What is the steepest slope on the site (approximate percent slope)?

The proposal area is generally flat with slopes less than 15 percent throughout

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.

Sumner's Town Center is located at the center of the city in a broad and flat valley, created from past glacial events. The soil today contains a high amount of clay, silt, and sand due to a widespread mudflow that flowed from Mt. Rainier 5,600 years ago (known as the Osceola Mudflow). The Peirce County Area Soil Survey shows that most of the Town Center area is considered "Puyallup fine sandy loam", or 31A. while a portion of the project parcels within the West Sumner District contain "sultan silt loam", or 42A. (see exhibit 4 "Pierce County Soil Map").

**Exhibit 6: Soil Survey Map**



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

The proposal area(s) contain no steep slopes, erosion or landslide hazard areas. The entire Town Center area however, is within a high potential dynamic settlement and liquefaction hazard area and is therefore in a susceptible seismic hazard area per City Seismic Hazard Map; soils are a risk of liquefaction during a seismic event. The Town Center Plan area is also entirely within a volcanic hazard area, per the City’s Volcanic Hazard Map.

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.

This is a non-project proposal that would look at reducing some of the story heights within the West Sumner and Historic CB District of the Town Center. Environmental impacts will be reviewed with any future redevelopment that occurs within the proposal areas. Future project proposals will obtain a building permit to include permit plans that will identify site grades, type and/or quantity of fill.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

The proposal area is generally flat, therefore there is little to no potential for erosion. Any future redevelopment occurring in the proposal area shall be stabilized during construction and be consistent with the City of Sumner’s Stormwater Management Regulations (SMC chapter 13.48), addressing construction runoff as well as post-development runoff.

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

Within the proposal area and the Town Center collectively, the code allows for up to 90-100% lot coverage with buildings and/or impervious surfaces.

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

The City of Sumner has adopted the International Building Code (SMC 15.08.010) and a City Erosion Control Ordinance (SMC 16.05) to reduce impacts caused by earthquakes, soil instability and erosion.

The City's Critical Areas Ordinance provide restrictions and regulations on certain types of development, based on location and or site features. Notice/reporting requirements are maintained for developments within landslide and erosion hazard areas, seismic hazard areas and volcanic hazard areas (SMC chapter 16.50, 16.52 and 16.54).

Other mitigation measures are identified under the Planned Action Ordinance No 2668.

## 2. Air

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.

This is a non-project action; Non-project related impacts are addressed in the Sumner Comprehensive Plan Update Final SEIS issued August 2015 and summarized in the 2018 SEIS Appendix A.

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

This is a non-project action; Non-project related impacts are addressed in the Sumner Comprehensive Plan Update Final SEIS issued August 2015 and summarized in the 2018 SEIS Appendix A.

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

This is a non-project action; non-project related impacts are addressed in the Sumner Comprehensive Plan Update Final SEIS issued August 2015 and summarized in the 2018 SEIS Appendix A.

## 3. Water

a. Surface Water:

- 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 are no water bodies or regulated wetlands on or in the immediate vicinity of the proposal area. The Town Center plan area includes a River District with properties along the White River and contains special requirements and is regulated under the SMP. This proposal does not impact any properties within the River District.

- 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.

No, this proposal does not impact any properties within the River District.

- 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.

None; this is a non-project action.

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

This is a non-project action; non-project related impacts are addressed in the Summer Comprehensive Plan Update Final SEIS issued August 2015 and summarized in the 2018 SEIS Appendix A.

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

No, this proposal does not affect any parcels in the River District or properties within the 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.

No; this is a non-project action.

b. Ground Water:

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

No; this is a non-project action. As mitigated under the Planned Action Ordinance 2668, any new development within the Proposal Area will be connected to municipal water sources.

- 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.

The area of the Town Center is located within the critical aquifer recharge area and potential sources of contamination could impact groundwater sources. As mitigated under the Planned Action Ordinance 2668, any new development within the Proposal Area will be connected to the municipal sewer system. Applicable future development would need to meet the regulations and standards of the City's Aquifer Recharge Area Ordinance (SMC Chapter 16.48).

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.

The proposal is similar to proposals evaluated under the 2018 SEIS for the Town Center and assumed growth in the 2025 Comprehensive Plan EIS. The proposal reduces story heights in portions of the Town Center and thus does not exceed threshold previously determined. Future development is subject to Sumner's stormwater management requirements.

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

See c.1).

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

No, this is a non-project action. Specific environmental impacts are evaluated with a project application, consistent with the Town Center planned action ordinance.

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

See B.1.h mitigation for Earth. Mitigation measures are identified under the Planned Action Ordinance No 2668.

#### 4. Plants

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?

The proposal area includes approximately 2.806 acres of underdeveloped lands, located in the West Sumner District along 57<sup>th</sup> Street E. These vegetated lands are a mix of gravel driveways and unpaved parking areas, and contains low grass, shrubs and planted arborvitae trees used for screening. As evaluated under prior SEPA documents in Section A.8, direct impacts on vegetation are anticipated. As a part of this proposal, the Town Center Plan and form-based code updates will include the latest adopted Park and Trails plan and incorporates the Main Street Visioning Plan, which allocates areas for parks. The Town Center Code will be updated with design elements, particular to landscaped elements.

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

No threatened or endangered plant species are known to occur in the proposal area.

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

The proposal area occurs within a greater area previously disturbed by urban development, agricultural activity or otherwise in an area considered low quality habitat. Beyond SMC 18.41 landscaping requirements or mitigation measures as determined under the Planned Action Ordinance, any additional mitigation may be evaluated with a future study.

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

The proposal area does not contain noxious weed and/or invasive species.

## 5. Animals

- a. List any birds and other animals which 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 \_\_\_\_\_

Urban wildlife existing within the Town Center Plan area, gain access from the river and surrounding open spaces and wetland habitats. These include terrestrial species commonly found in developed suburban environments such as racoons, opossum, squirrels, small rodents, crows, woodpeckers, red tailed hawk, and songbirds. This proposal does not include areas along the river, where fish species include Chinook salmon, bull trout, steelhead trout and cutthroat trout.

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

No. Endangered Species Act(ESA)-listed terrestrial species are not known to occur in the City of Sumner. The US Fish and Wildlife Service and National Marine Fisheries Service lists Bull trout, Chinook alman and steelhead trout as threatened under the ESA. See also the 2025 Comprehensive Plan EIS evaluation of the natural environment.

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

No, the proposal area is not within a migration route. The proposal does not affect Town Center Plan parcels within the River District.

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

- All alternatives for the proposal area are subject to existing polices and regulations enacted to avoid, reduce or minimize impacts on natural environment. These regulations include:
- City of Sumner Shoreline Master Program (SMC Chapter 16.08-16.36)
- SMC Chapter 18.41, Required Landscaping, specifies landscaping requirements for non-single-family land use permits. Standards for districts in the Town Center study area include drought tolerant plant materials the complement the natural character of the Pacific Northwest, plant species

that enhance sensitive or critical areas, and landscaping options that strive to protect or restore the natural hydrology of a site through low impact development landscaping.

- Critical Area Regulations that address wetlands, streams, and wildlife habitat areas (SMC Chapters 16.46 and 16.56)
- City of Sumner stormwater regulations and implementation of the National Pollutant Discharge Elimination System (NPDES) requirements

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

No threatened or endangered plant species are known to occur in the proposal area.

## 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.

The area is served with electric and natural gas power, which is used for heating primarily. Solar power is allowed.

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

No, this is a non-project action. The changes in heights to be lower would not affect solar access.

- 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:

This is a non-project action. Future development would be subject to the City's energy code.

## 7. Environmental Health

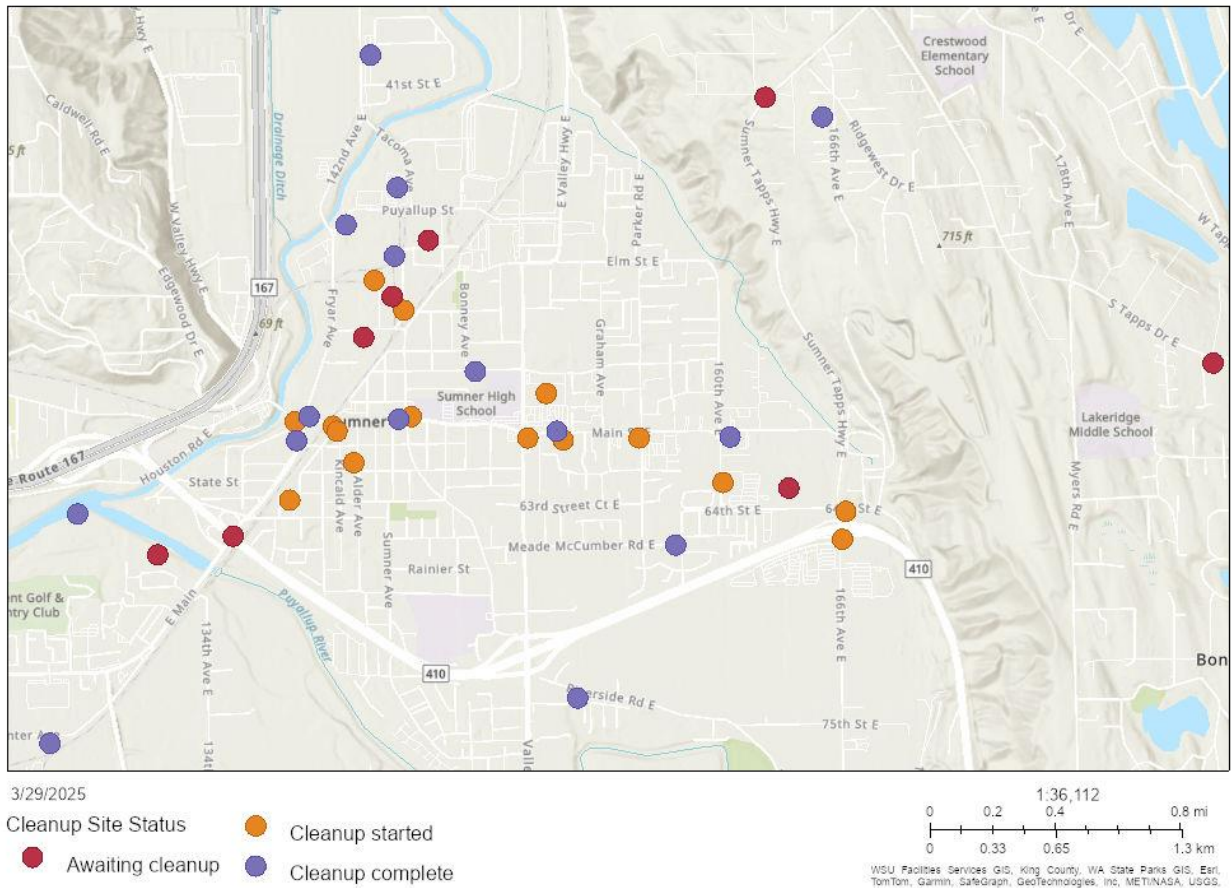
- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

New development of specific parcels within the proposal area of the Town Center will be subject to City zoning for allowable uses and activities, and City codes for handling hazardous materials as well as State and Federal hazardous materials regulations.

- 1) Describe any known or possible contamination at the site from present or past uses. Confirmed and suspected contaminated sites were identified in the Town Center. See [EXHIBIT 7](#).

**Exhibit 7. Confirmed and Suspected Contaminated Sites 2025 – Sumner Vicinity**

Sumner Vicinity



See: <https://apps.ecology.wa.gov/neighborhood/?lat=47.204691&lon=-122.223025&zoom=14&radius=false>.

- 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.

The risk of explosion can come from a variety of existing and potential new sources located within the Town Center area. The sources could include:

- **Industrial production and storage.** Industrial activities producing volatile chemicals or that use chemicals in an industrial process could explode if handled improperly. Chemical distribution companies may also be sources of explosion. Industrial uses and zoning are adjacent to the northern edge of the Town Center study area.
- **Commercial activity.** Several commercial activities could store sufficient chemicals on-site to be an explosion risk. These include gas stations, hardware stores, and auto supply stores.



- **Commercial boilers.** Boilers associated with heating of large structures such as industrial buildings or schools could cause explosion.
- **Natural gas lines.** Natural gas lines can cause explosions if ruptured. The magnitude of the explosion is dependent on the size of the line. One major natural gas line operated by Puget Sound Energy (PSE) bisects the Town Center study area.
- **Roadways and railroads.** Accidents and/or spills associated with chemicals being transported on public streets and railroad lines could be an explosion hazard. The Union Pacific Railroad and Burlington Northern Santa Fe (BNSF) Railroad bisect the Town Center study area. The Sounder Station lies along the BNSF line in the Town Center.
- **Aviation.** Sumner is under the flight path for the Seattle-Tacoma International Airport as well as various local airports and heliports. An aviation accident could carry the risk of explosion.

The risk of explosion increases with new development. Additional commercial activity, as well as increased truck and rail traffic, increases the sources for explosions. Residential development located near existing natural gas lines raises the risk that an explosion would affect a greater number of residents. Demands on the fire and police departments for manpower, equipment, and support increase with the increased risk.

- 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.

Future uses are likely to include retail, commercial, and residential uses. The proposal contemplates transitional uses, to encourage light fabrication uses and reduce residential development near highly explosive zones. At the permit application level, any proposed utilization of chemicals or storing of chemicals would be required to meet all local, state, and federal laws.

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

As evaluated under the 2018 SEIS, increased intensity in uses in the Town Center will increase the overall demand for police and fire services.

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

### **Applicable Regulations**

- The City of Sumner (City) applies the International Fire Code and International Building Code as adopted by the State of Washington (SMC Chapter 15.24 and Chapter 15.08, respectively). The International Fire Code contains sections that apply to the storage and use of explosive and hazardous materials. In conjunction with enforcing those regulations, the East Pierce County Fire District maintains records of buildings with explosive or hazardous materials.
- The City Zoning Code (SMC Chapter 18.18) prohibits the location of "manufacturing, refining or storage of noxious, volatile, toxic or explosive products" in the commercial and residential zones and, therefore, are not allowed anywhere within the study area.

- Washington State's Model Toxics Control Act (MTCA) funds and directs the investigation, cleanup, and prevention of sites that are contaminated by hazardous substances.
  - Model Toxics Control Act (MTCA) - Chapter 70.105D RCW (MTCA law)
  - MTCA Cleanup Regulations - Chapter 173-340 WAC (MTCA rule)
  - Sediment Management Standards - Chapter 173-204-WAC (SMS rule)
  - Remedial Action Grants and Loans – Chapter 173.322A WAC (RAG rule)
- The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) established prohibitions and requirements concerning closed and abandoned hazardous waste sites. The act provides funding and governs cleanup of identified contaminated Superfund sites.

b. Noise

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

Major roadways and railroads along with operation of civic, commercial, and industrial uses produce noise in the Town Center area.

- 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.

Development is expected to continue in the study area, and population is expected to grow, coupled with increased traffic on City streets and highways. These anticipated increases will likely increase noise generated by construction activities, commercial facilities, and traffic in the study area.

Future traffic volumes would increase as a result of increased population and development in the study area. For most residents adjacent to roadways, increased traffic would result in the greatest increase in ambient noise levels, caused by moving traffic, vehicles idling at intersections, and transit vehicles at new bus stops. Noise levels within the study area primarily come from the state highways (SR 410 and SR 167 to the west and south of the study area) and other high-volume roadways such as Traffic and Fryar Avenues and West Valley Highway. Traffic noise can be mitigated through motor vehicle control (prohibiting trucks), land use control (providing buffer areas from freeways, required landscaping, or more compatible zoning along freeways), and highway planning and design (including noise barriers). (City of Sumner 2010, 3.6-5)

Construction of infrastructure, housing, and business facilities is usually accompanied by temporary increases in noise due to the use of heavy equipment and hauling of construction materials. Noise impacts depend on the background sound levels, the type of construction equipment being used, and the amount of time it is in use. (City of Sumner 2010, 3.6-6)

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

### **Applicable Regulations**

Certain noise-control measures would be required to comply with current City regulations (SMC Chapter 8.14). SMC Chapter 8.14 establishes limits on the noise levels and durations of noise crossing property boundaries. These required measures would be the use of low-noise mechanical equipment at office and retail facilities adequate to comply with the City noise ordinance limits. Permissible noise levels at a receiving land use depend on its environmental designation for noise abatement (EDNA)

### **Other Potential Mitigation Measures**

Other potential mitigation measures to address noise could include the following:

- The City could review setback standards in potentially noise-sensitive areas.
- The City could require review noise impacts for new developments and require mitigation as appropriate through the SEPA process. The City could develop a SEPA policy specifically addressing noise for the purposes of mitigating impacts of new development.
- The City could also implement the following measures to reduce impacts of additional noise that results from new development from *The Audible Landscape: A Manual for Highway Noise and Land Use* (FHWA 1974):
  - Acoustical site planning such as requiring buffers between the noise source and noise-sensitive activities, using buildings as barriers, orienting noise-sensitive buildings to face away from noise sources, and placing noise compatible uses adjacent one another.
  - Acoustical architecture that incorporates noise-reducing design through window and room placement, etc.
  - Acoustical construction methods such as improved airspace and insulation for walls, using windows that are designed for noise-sensitive buildings, etc.
  - Noise barriers between noise sources and noise-sensitive areas. Barriers could be constructed of earth berms, walls, dense landscaping, etc.

## **8. Land and Shoreline Use**

- 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.

Current land uses are a mix of existing commercial development, housing and undeveloped lands in the Town Center. Land uses and shorelines within the Town Center are addresses in the 2018 Supplemental EIS.

- 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?

The history of working farmlands are addressed in the 2018 Town Center SEIS. There are no designated

resource lands of long-term commercial significance.

- 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:

See "b" above.

c. Describe any structures on the site.

Existing structures in the proposal area have not changed since evaluated in the 2018 Town Center SEIS. See section A12, for parcel location and existing land uses table.

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

There are no structures to be demolished under this non-project proposal. However, it is anticipated that future development allowed by the amended zoning would result in new growth and development consistent with the Town Center Plan and Comprehensive Plan that would likely change or remove existing development.

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

Current zoning of the proposal sites are in the West Sumer District and Historic Commercial Business District of the Town Center, classified as TC-5, multi-family/commercial uses up to 5 stories and TC-6, multi-family/commercial uses up to 6 stories.

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

Town Center

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

Shoreline designations are not applicable to the project proposal area.

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

No

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

Under the Town Center Planned Action Ordinance, thresholds for density and employment are established and evaluated under the 2018 Town Center SEIS. An updated land use technical memo will be preferred to evaluate any changes to the projected number of people who would reside or work in the Town Center.

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

The City will consider a land capacity evaluation of all 2025 docket applications to identify the potential for changes to redevelopable sites.

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

This topic is addressed under the 2018 Town Center SEIS and the 2025 Comprehensive Plan EIS. The City's Comprehensive Plan includes anti-displacement policies.

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

The purpose of the Town Center Plan update is to better align with the goals and policies of the Comprehensive Plan Periodic Update completed in January 2025. The form-based code amendments will also help assure compatible development.

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

There are no areas designated as agricultural and forest lands in the proposal area.

## 9. Housing

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

A cumulative land capacity analysis for the 2025 docket items. will identify the capacity under the amended plan and code but results are anticipated to be similar to the 2018 Town Center SEIS and the 2025 Comprehensive Plan Update.

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

See 9.a.

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

This topic is addressed under the 2018 Town Center SEIS and 2025 Comprehensive Plan EIS. With the pending land use technical report, the City could evaluate any additional mitigation measures based upon additional studies.

## 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?

The proposal would reduce the tallest story height allowed in the Historic commercial Business District to be no taller than 4 stories (45'). The tallest heights allowed currently in the West Sumner District is 6 stories (65'-70'). Proposed action evaluates reducing the height in portions of West Sumner District and described above under section A12.

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

This topic is addressed under the 2018 Town Center SEIS. The current proposals are similar to proposals studied at that time.

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

This topic is addressed under the 2018 Town Center SEIS. The current proposals are similar to proposals studied at that time.

## 11. Light and Glare

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

This topic is addressed under the 2018 Town Center SEIS. The current proposals are similar to proposals studied at that time.

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

This topic is addressed under the 2018 Town Center SEIS. The current proposals are similar to proposals studied at that time.

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

This topic is addressed under the 2018 Town Center SEIS. The current proposals are similar to proposals studied at that time.

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

This topic is addressed under the 2018 Town Center SEIS. The current proposals are similar to proposals studied at that time.

## 12. Recreation

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

- The Sumner 2021 Main Street Visioning Plan includes plans for future recreation along alleyways in the Historic Commercial Business District. These alleyways connect to a community park in the Town Center.
- Knoblauch Heritage Park is a 0.5 acre improved community park near Main St and Kincaid Ave. The park is a focal point for festivals and performances with plans underway to improve this amenity recreation in the Town Center.
- The 0.4 acre park space on Main St and Sumner Ave, where the Ryan House is located was used as a special use facility occupied by the Historical Society. The land was

donated in 1926 by the Ryan Family to be used as a city park. Plans are underway to renovate the recreation.

- The Sumner Link Trail links the Interurban Trail and Lakeland Hills Trail in the north of the city and the Foothills Trail and Riverwalk Trail to the south, roughly following the White River. There is an existing identified gap in the Sumner Link Trail within the Town Center study area.

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

The proposal to update the Town Center Plan is not anticipated to displace recreation uses.

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

Implementation of the City's Parks, Recreation, and Open Space Plan and the park impact fee would address the demand for new recreation services.

### 13. Historic and cultural preservation

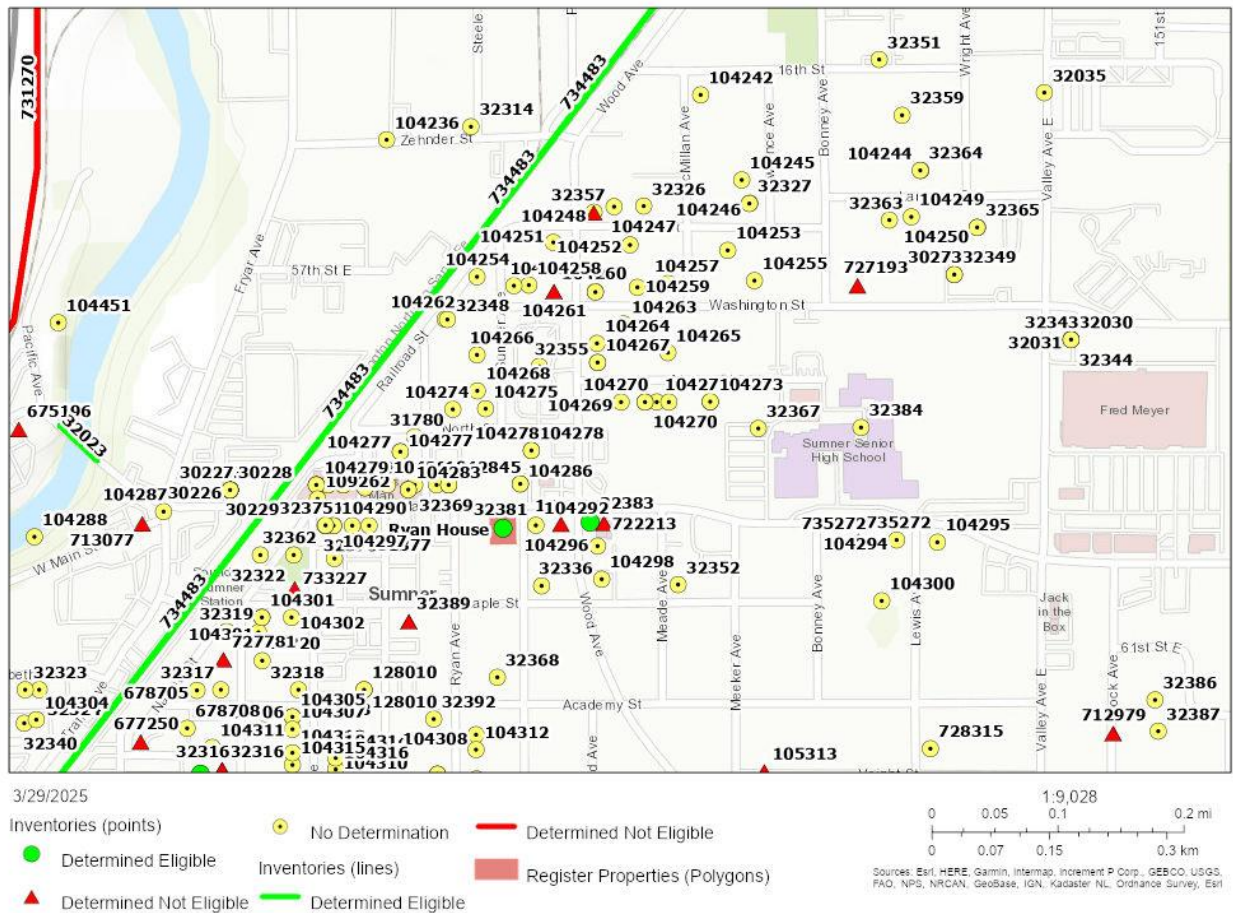
a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

The proposal area for the 2025 Town Center update does contain buildings, structures, or sites, located on or near the site that are over 45 years old. Some elements are determined eligible such as the BNSF railroad and there are some buildings on Zehnder Street, Main Street, and Railroad Street are at least 45 years old but a determination has not occurred.

See Exhibit below.

**Exhibit 9. Historic Property Inventory – Town Center Area**

Sumner Town Center Vicinity



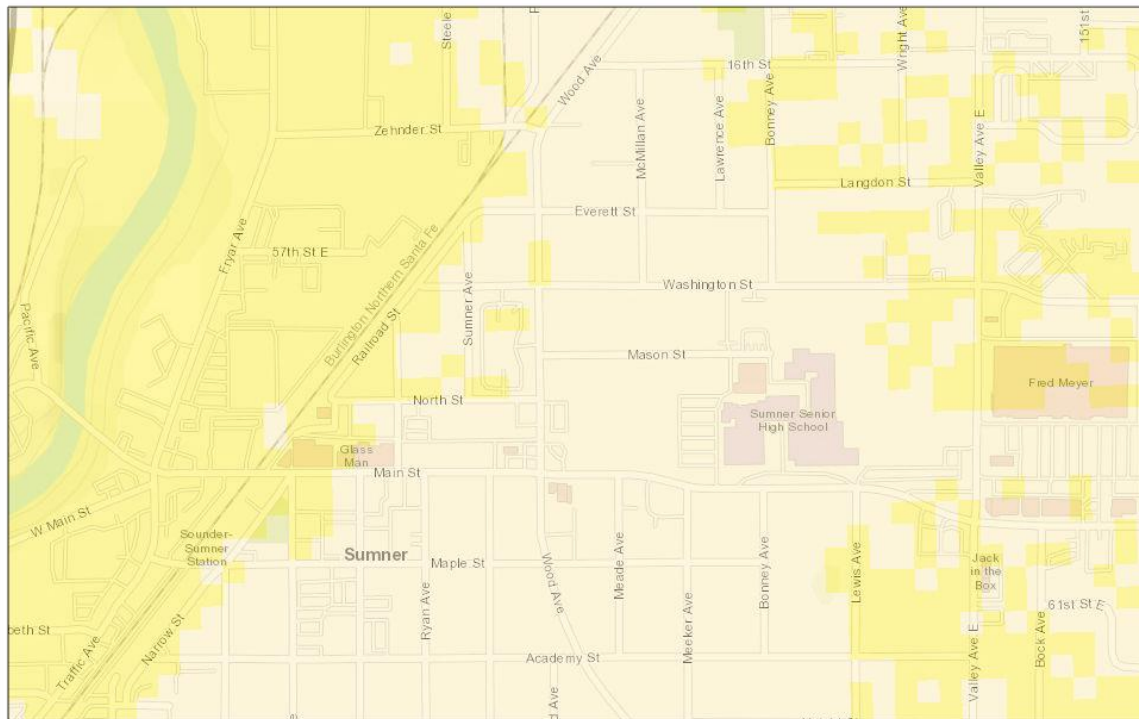
b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site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

Much of the area along the White River is considered to have a very high risk of cultural resources. See Exhibit below.



**Exhibit 8 Environmental Factors with Archaeological Resources – Town Center Vicinity**

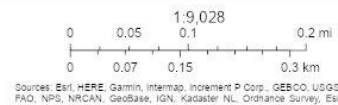
Sumner Town Center Vicinity



3/29/2025

Environmental Factors with Archaeological Resources Results

- 4 - Survey Highly Advised: High Risk (Color: Pale Yellow)
- 5 - Survey Highly Advised: Very High Risk (Color: Brightest Yellow/Canary Yellow)



Source: <https://wisaard.dahp.wa.gov/Map>, 2025.

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.

This checklist considers information from the Department of Archaeology and Historic Preservation, WISAARD database.

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 Planned Action Ordinance requires mitigation including:

- The City shall require developers of projects on sites with structures more than 45 years old to request a project review with State Department of Archaeology and Historic Preservation (DAHP) to determine whether the property is considered an historic resource. If it is found to be a historic resource, consultation and appropriate mitigation shall be required.
- The City shall require Inadvertent Human Remains Discovery Language recommended by DAHP as a condition of project approval consistent with RCWs 68.50.645, 27.44.055, and 68.60.055.

#### 14. Transportation

- 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.

This topic will be addressed under a transportation technical report to address the 2025 docket applications cumulatively.

- 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?

This topic will be addressed under a transportation technical report to address the 2025 docket applications cumulatively.

- 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).

This topic will be addressed under a transportation technical report to address the 2025 docket applications cumulatively.

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

This topic will be addressed under a transportation technical report to address the 2025 docket applications cumulatively.

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

This topic will be addressed under a transportation technical report to address the 2025 docket applications cumulatively.

- g. 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.

This topic will be addressed under a transportation technical report to address the 2025 docket applications cumulatively.

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

This topic will be addressed under a transportation technical report to supplement the 2024 Comprehensive Plan FEIS. It is anticipated that the City's concurrency requirements, level of service standards, transportation

impact fee and implementation of the Transportation Master Plan will provide mitigation for future transportation demand.

**15. Public Services**

- 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.

This topic was addressed under the 2018 Town Center SEIS regarding fire, police, and schools. Anticipated growth is similar to that analyzed in that SEIS as well as the 2025 Comprehensive Plan EIS.

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

This topic was addressed under the 2018 Town Center SEIS as well as the 2025 Comprehensive Plan EIS, and demand for services would be addressed based on City levels of service and capital facilities plans as well as provider system plans.

**16. Utilities**

- 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.

This topic was addressed under the 2018 Town Center SEIS as well as the 2025 Comprehensive Plan EIS. Results are anticipated to be similar given similar growth and proposals.

**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.



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

Name of signee Chrissanda Walker

Position and Agency/Organization Associate Planner, City of Sumner

Date Submitted: 03-12-2025

## D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to 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.

Guidance: the probable environmental impacts that would be allowed for the future development need to be considered. The more specific the analysis is at this point, the less environmental review is likely to be needed at the project permit-application stage.

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?

See section 'B' above

Proposed measures to avoid or reduce such increases are:

This topic was addressed under the 2018 Town Center SEIS as well as the 2025 Comprehensive Plan EIS. Results are anticipated to be similar given similar growth and proposals.

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

See section 'B' above

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

This topic was addressed under the 2018 Town Center SEIS as well as the 2025 Comprehensive Plan EIS. Results are anticipated to be similar given similar growth and proposals.

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

See section 'B' above

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

This topic was addressed under the 2018 Town Center SEIS as well as the 2025 Comprehensive Plan EIS. Results are anticipated to be similar given similar growth and proposals.

4. 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?

See section 'B' above

Proposed measures to protect such resources or to avoid or reduce impacts are:  
This topic was addressed under the 2018 Town Center SEIS as well as the 2025 Comprehensive Plan EIS. Results are anticipated to be similar given similar growth and proposals.

5. 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?

See section 'B' above

Proposed measures to avoid or reduce shoreline and land use impacts are:  
This topic was addressed under the 2018 Town Center SEIS as well as the 2025 Comprehensive Plan EIS. Results are anticipated to be similar given similar growth and proposals.

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

See section 'B' above

Proposed measures to reduce or respond to such demand(s) are:  
This topic was addressed under the 2018 Town Center SEIS as well as the 2025 Comprehensive Plan EIS. Results are anticipated to be similar given similar growth and proposals.

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

This topic was addressed under the 2018 Town Center SEIS as well as the 2025 Comprehensive Plan EIS. Results are anticipated to be similar given similar growth and proposals. A land use technical report will be prepared to evaluate consistency with applicable laws including the City's docket criteria.