



## SEPA DETERMINATION OF NON-SIGNIFICANCE

**Project Name:** MANUFACTURED HOME PARK OVERLAY ZONE

**Permit Application:** SEPA-2025-0009

**Location:** City-wide

**Description of Proposal:** The Zoning Code text amendment would create a Manufactured Home Park (MHP) overlay district under Sumner Municipal Code chapter 18.34 that would limit the future use of the land to being only a MHP. The amendments would specify that MHP is the only allowed use in this overlay; creates an option for owners of MHPs to apply for a use exception if the overlay zone prevents reasonable use of the property or it is not economically viable. Displacement provisions would be available for residents if the MHP ceased to exist; and would allow for residents of the MHP to apply to the City for a MHP Overlay Zone if the residents become vulnerable to displacement.

**Proponent:** City of Sumner, 1104 Maple Street, Sumner, WA

**Lead Agency:** City of Sumner

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.031. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. **Documents are available on the City of Sumner website at [www.sumnerwa.gov](http://www.sumnerwa.gov).**

There is no comment period for this DNS.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

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

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

**Address:** 1104 Maple Street Suite 250, Sumner, WA 98390

**Phone:** (253) 299-5524

**Signature:**

Ryan Windish

**Determination Date:** June 4, 2025

**Date Issued:** June 18, 2025

**Questions or comments contact:** Ryan Windish, Community Development Director: [ryanw@sumnerwa.gov](mailto:ryanw@sumnerwa.gov)