



MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Project Name: Rezone from LDR to M-1 on 30th Street Ct E

Permit Application No: SEPA-2025-0002

Location: 14616 30th Street CT E Sumner, WA 98390 (**parcel A:** 0420124027) and 14710 30th Street CT E Sumner WA 98390 (**parcel B:** 0420124035).

Description of Proposal: The City of Sumner has completed an environmental review for a non-project proposal under the 2025 Annual Comprehensive Plan Amendment cycle (Docket Item MA-03). This proposal involves changing the land use designation and zoning of Parcel A (APN: 0420124027) from Low Density Residential-2 (LDR-2) to Light Industrial (M-1). The applicant originally requested to rezone Parcel A. The City evaluated both Parcel A and the neighboring Parcel B (APN: 0420124035) as part of its environmental review. After completing the review, the City's proposal has been modified to proceed only with the rezone of Parcel A. Parcel B will remain designated and zoned for residential use until further access and mitigation measures are addressed. This is a non-project action under the State Environmental Policy Act (SEPA), meaning there are no specific development plans or construction proposed at this time. However, if the rezone is approved, future development on Parcel A may include uses such as light industrial buildings, warehouses, and associated parking. As part of this review, the City has evaluated the potential environmental impacts of the proposed land use change. A Mitigated Determination of Nonsignificance (MDNS) has been issued. The MDNS includes specific conditions that will apply to future development, addressing concerns related to transportation access, noise, light impacts, and protection of environmentally sensitive areas.

Applicant: JMJ Team
905 Main Street, Suite 200
Sumner, WA 98390

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. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include the following mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030. 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 <https://sumnerwa.gov/nod-rezone-30th-street/>.**

_____ There is no comment period for this DNS.

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

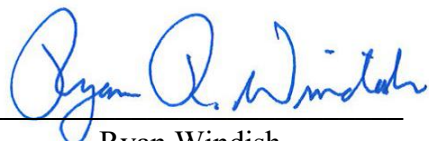
X This MDNS is issued under 197-11-350; the lead agency will not act on this proposal for 14 days from the date of issuance. **Comments must be submitted by September 2, 2025.**

Responsible Official: Ryan Windish

Position/Title: Community & Economic Dev. Director

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

Phone: (253) 299- 5524

Signature: 
Ryan Windish

Date: August 11, 2025

Date Published: August 18, 2025

Questions or comments: Chrissanda Walker, Associate Planner: chrissandaw@sumnerwa.gov

City of Sumner

SEPA MITIGATION MEASURES

In addition to compliance with all applicable local, state, and federal regulations, the following conditions are identified to mitigate the adverse environmental impacts of this non-project action:

1. Future development resulting from this non-project action shall be designed to take primary vehicular access from 32nd Street East, rather than 30th Street Court East, in order to accommodate industrial traffic and minimize potential impacts to adjacent residential areas.
2. To ensure primary access from 32nd Street East, the proponent shall record a legal access easement for Parcel A across the adjacent southern parcel (APN: 0420131043) prior to final approval of the rezone. The easement shall be recorded on title and approved by the City.
3. Future industrial or commercial development proposed within 500 feet of residentially zoned properties shall submit a project-specific Community Noise Impact Assessment demonstrating compliance with Sumner Municipal Code (SMC) Chapter 8.14. This assessment shall evaluate stationary equipment, outdoor loading dock operations, and material handling areas. Applicants shall submit the study to the City prior to issuance of building permits. Additional conditions, such as landscaped buffers, building orientation, and light shielding, may be applied during project-level design review to mitigate noise and visual impacts on adjacent residential properties.
4. Prior to issuance of building permits for any future development resulting from this non-project action, the applicant shall submit a Site Plan Review application to the City for administrative review and approval. The Site Plan Review shall ensure coordinated development of access, stormwater management, landscaping, building orientation, and buffering measures per mitigation

measure #3 to mitigate potential impacts to adjacent residential areas. The City may impose additional conditions at the Site Plan Review stage to address site-specific impacts.

5. All future construction activities shall implement temporary noise and dust control measures to minimize impacts on adjacent residential properties. These measures shall include, but are not limited to:
 - Limiting construction hours to the City's allowable work hours.
 - Employing dust suppression methods, such as water spraying and soil stabilization.
 - Utilizing noise-reducing equipment and techniques where feasible
 - Installing temporary barriers or screening to reduce dust and noise dispersion.
 - A Construction Mitigation Plan detailing these measures shall be submitted to the City prior to issuance of grading or building permits to the satisfaction of the responsible official.
6. Parcel B (APN: 0420124035) shall retain its Low Density Residential (LDR) Comprehensive Plan designation and zoning until legal access to 32nd Street East is established and recorded. Prior to any rezone of Parcel B for future light industrial development, mitigation measures addressing light, glare, and noise shall be identified and applied, along with compliance with applicable critical areas and Shoreline Master Program (SMP) requirements.