

MEMORANDUM

Date:	August 1, 2025	TG:	1.23228.00
To:	Chrissanda Walker – City of Sumner		
From:	Jessica Lambert, PE – Transpo Group Stefanie Herzstein, PE, PTOE – Transpo Group		
cc:	Lisa Grueter, AICP – BERK Consulting		
Subject:	Zoning Change and Site Access Recommendation		

The following memorandum summarizes the recommended access with the proposed zoning to parcel 0420124027 in the City of Sumner.

Background

As part of an update to the Comprehensive Plan, the City of Sumner is proposing to change the zoning for a parcel (parcel 0420124027) located near the White River north of 32nd Street E. The parcel is currently zoned as low density residential 2 (R2) with access provided via 30th Street Court E. The City is proposing to change the zoning to M-1 light industrial for the parcel. Figure 1 shows the location of the proposed parcel and zoning change as well as the surrounding parcels and roadways. The property to the south of the subject parcel is currently undeveloped, zoned M-1, and has access via 32nd Street E.

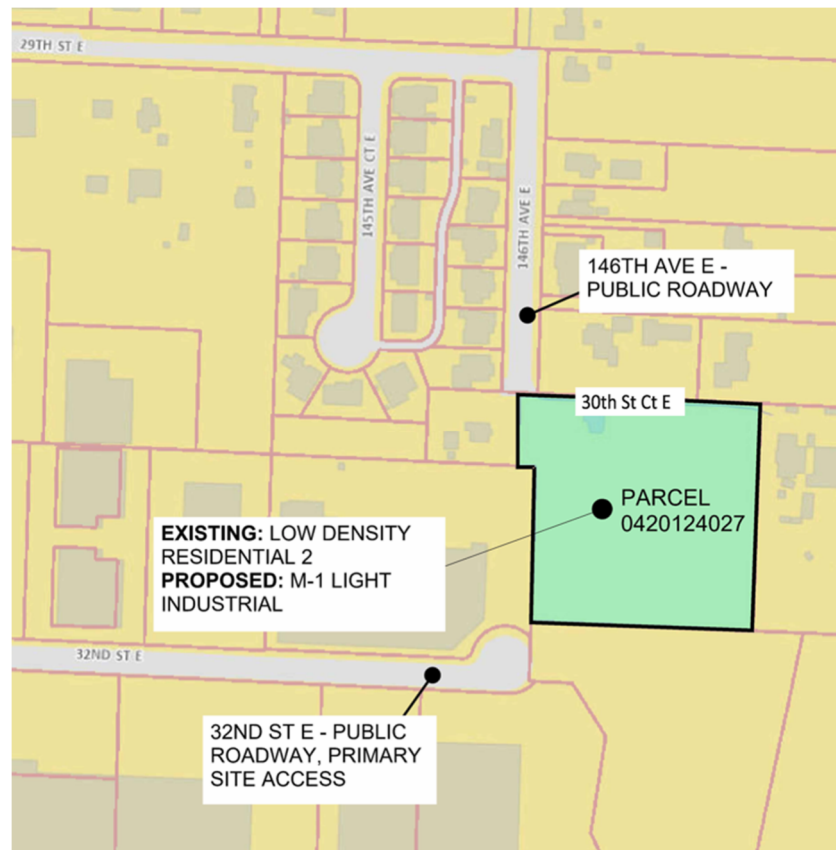


Figure 1 Proposed Site Zoning Change and Surrounding Context

Site Access

Access to the parcel, currently zoned residential, is via 30th Street Court E, which is an approximately 16-foot unimproved road with a 9-foot gravel shoulder and no curb, gutter, or sidewalks. The roadway is designed for low volumes and light duty vehicles. 30th Street Court E primarily provides access to residential uses.

With the rezone of the parcel to light industrial, traffic volumes will increase and vehicle types would include heavy trucks. 30th Street Court E is not designed to accommodate heavy trucks including insufficient maneuvering space and inadequate pavement design. The proposed light industrial zoning is consistent with the industrial land uses along 32nd Street E, west of the site. 32nd Street E is an approximately 35-foot-wide facility with curb, gutter, and sidewalks. The pavement and roadway size of 32nd Street E are designed to accommodate heavy trucks including providing sufficient pavement thickness and space for maneuvering.

Based on the review of the roadway network adjacent to parcel 0420124027, it is recommended that the proposed industrial zoning change only be allowed with access to the site via 32nd Street E, located southwest of the site. The 32nd Street E currently ends in a cul-du-sac at the southwest corner of the site. Extension of the roadway and access of parcel 0420124027 via 32nd Street E would require an easement with the adjacent property to the south.

Summary and Recommendation

As part of an update to the Comprehensive Plan, the City of Sumner is proposing to change the zoning for parcel 0420124027 from residential to light industrial. Access to the site is currently provided via 30th Street Courte E, which is designed as a residential street for low volumes and is substandard for uses with heavy vehicles. With the change to industrial zoning, it is recommended that access be required via 32nd Street E and an access easement be developed between parcel 0420124027 and the parcel to the south.