



DETERMINATION OF NON-SIGNIFICANCE

Project Name: MA-02: SE UGA Redesignation from LDR to MDR/IC

Permit Application No: SEPA-2025-0003

Location: 6801 166th Ave E; 6808 166th Ave E; 6809 166th Ave E; 6817 166th Ave E; 6825 166th Ave E; 6912 166th Ave E; 6904 166th Ave E; 6709 166th Ave E; 6717 166th Ave E; 6724 166th Ave E; 6710 166th Ave E; 6804 166th Ave E; 6816 166th Ave E and 6824 166th Ave E.
0520292028, 0520301060, 0520292020, 0520292030, 0520292031, 0520301023, 0520301029, 0520292027, 0520292029, 0520301014, 0520301015, 0520301019, 0520301051, and 0520301061

Description of Proposal: See application CPA-2025-0002 submitted redesignation of 7 parcels owned by applicant. The applicant's proposal would change the Comprehensive Plan Map Designation of the 7 subject parcels from Low Density Residential-2 (LDR-2) designation to Medium Density Residential (MDR) designation. There are 14 total parcels within Sumner's Southeast Urban Growth Area (UGA), the City's Alternative 1 proposal amends the Comprehensive Plan map designation from the current LDR-2 to MDR designation for 10 parcels and amends the Comprehensive Plan map designation from the current LDR-2 to Interchange Commercial (IC) designation for 4 parcels (adjacent to existing IC zone). This is an alternative that would create more consistent designations across the SE UGA compared to the private amendment application (**CPA-2025-0002**) that would redesignate a few of the parcels under common ownership by Orton Apartments LLC.

Applicant: Orton Apartments LLC

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.030 (2)(c). 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.

☐ 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 197-11-340 (2); the lead agency will not act on this proposal for 14 days.

Responsible Official: Ryan Windish **Position/Title:** Community & Economic Dev. Director

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

Phone: (253) 299- 5524

Signature: _____



Date: July 29, 2025

Ryan Windish

Date Published: August 7, 2025

Questions or comments: Brayden Shannon, Assistant Planner: braydens@sumnerwa.gov

City of Sumner

SEPA MITIGATION MEASURES

1. Future development resulting from this non-project action shall pay fair share of sanitary sewer updates and improvements required to meet capacity needs.
2. All future developments will be subject to local, state, and federal regulations regarding wetlands and critical areas where applicable.
3. Future development shall improve to meet the required LOS standard for pedestrian and bike facilities in the area subject to City Engineer review.