



SEPA DETERMINATION OF CONSISTENCY

Project Name: YMCA Field

Project Number: SEPA-2025-0011

Location: 6109160th Ave E Sumner WA 98390 APN: 0520194020 and 0520194046.

Description of Proposal: This proposal occurs on a 2.23 acre site and includes grade and fill operations and construction of a grass field for YMCA sports programming. This is an interim approach to create usable outdoor field space while funding for later phases becomes available. Future phases or build out would require additional review. The site includes drainage ditch along the east end of the site and a wetland opposite the ditch. A 60' wetland buffer extends onto this site and no work is proposed in the buffer. Project will include wetland buffer fencing and signage.

Proponent: Gareth Roe, BCRA 2106 Pacific Avenue, Suite 300, Tacoma, WA 98402.

Lead Agency: City of Sumner

Planned Action Ordinance:

East Sumner Neighborhood Plan, Ordinance No. 2535.

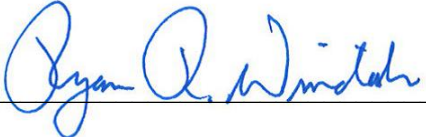
Town Center Plan, Ordinance No. 2668.

The lead agency for this proposal has determined that it is consistent with a City of Sumner Planned Action Ordinance. Therefore, no further SEPA environmental review will be required beyond the supplemental environmental impact statement (EIS) that has been completed under SMC 16.04.170, RCW 43.21C.440 and WAC 197-11-164-172 for the Planned Action Ordinance for the relevant Plan area. This Determination of Consistency 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 by contacting the City of Sumner Development Services Department.**

There is no comment period associated with this Determination of Consistency, for any questions contact Scott Waller, Senior Planner: scottw@sumnerwa.gov 253.299.5527

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

Address: 1104 Maple Street Suite 250, Sumner, WA 98390 **Phone:** (253) 299- 5524

Signature:  **Date Issued:** April 10, 2026

Ryan Windish

Conditions of Approval:

1. Future phases may require special corner treatment along 160th Avenue East per the East Sumner Neighborhood plan (ESNP) Streets and Corners plan and mid block connections and access easements per the ESNP.
2. The property shall record on the title the following hazard area notifications:
 - a. Aquifer recharge area,
 - b. Seismic hazard area,
 - c. Volcanic hazard area
 - d. Wetland protection area
3. If ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the State provides notice to proceed. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.
4. Work shall immediately stop and the City of Sumner, the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Tribe shall be immediately notified if any artifacts of possible historic, cultural, or archaeological value are uncovered during excavation. In such cases, the developer shall be required to provide for a site

inspection and evaluation by a professional archaeologist or historic preservation professional, as applicable, in coordination with the state and/or affected tribes to ensure that all possible valuable historic, cultural, or archaeological artifacts is properly protected or salvaged.

5. Prior to start of construction, a “coming soon” sign shall be installed along the street frontage in a visible location. The sign shall contain a rendering of the project, a brief description of the project and a contact.