



CITY OF SUMNER
1104 Maple Street, Suite 250
Sumner, Washington 98390-1423
253.299.5520 • Fax: 253.299.5539

Community Development Department
Paul Rogerson, AICP, Director

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Description of proposal: Establish the use and develop an 11.8 acre lot as a 6 lot industrial subdivision with approximately 157,000 square feet of warehouse space in 6 separate

Proponent: Tarragon Development Rykels Engineering.
ATTN: Joe Blattner GroupAndy Rykels P.E.
1000 Second Avenue, Suite 3200 28301 183rd AVE SE
Seattle, WA 98104 Kent, WA 98042
206.233.9600 253.631.6598

Project Number: PLN 2004-00123

Location of Proposal: Parcel # 0520183021

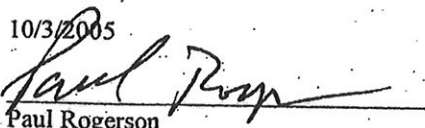
Lead Agency: City of Sumner

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.

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 from the date below.

Responsible Official: Paul Rogerson
Position/Title: Director of Community Development
Phone: (253) 299 -5521
Address: 1104 Maple Street Suite 250, Sumner, WA 98390
Date: 10/3/2005
Signature: 
Paul Rogerson
Published: 10/6/2005

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SEPA MITIGATION MEASURES

Description of proposal: Establish the use and develop an 11.8 acre lot as a 6 lot industrial subdivision with approximately 157,000 square feet of warehouse space in 6 separate

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- 1) The applicant shall pay appropriate parks/open space, trail, school and fire mitigation fees prior to any building permit issuance pursuant to City Ordinance No. 1911.
- 2) The applicant shall apply for a Washington Joint Aquatic Resource Permits Application (JARPA) through the Washington State Department of Ecology to include Shoreline Substantial Development and Shoreline Variance.
- 3) The applicant shall apply for Hydraulic Project Approval (HPA) per the Washington State Department of Fish and Wildlife.
- 4) The full width roadway to and through the plat shall be dedicated as a public street and fully constructed to current collector standards.
- 5) The sanitary sewer utility for this site does not exist. The sanitary sewer comprehensive plan requires an extension of a 12" SSFM from 142nd Ave E along the 41st street corridor, under the river, and to a pump station located in the southern portion of your plat. From this pump station gravity sewer is to serve the area of your project and the area east of the railroad. Your project will be required to extend the sewer utility "to and through" the site.
- 6) The storm system comprehensive plan identifies a high priority modification to the culverts where the site access road(s) cross Salmon Creek. Both crossings are to be replaced with 10 foot wide by 8 foot deep box culverts with wingwalls. This site development will require the modification.
- 7) A water main loop will need to be extended through the site in accordance with the water comprehensive plan.
- 8) Permits for bridge construction must be granted from all responsible agencies prior to issuance of the city's permit.