



## CITY OF SUMNER

1104 Maple Street, Suite 250  
Sumner, Washington 98390-1423  
253.299.5530 • Fax: 253.299.5509

Community Development Department

### MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Description of proposal: **Construction of a 35,000 square foot building on 3.19 acres. Project includes a shoreline buffer variance to reduce the buffer to 72 feet and a two phase site development for 16 truck parking stalls, warehouse expansion, approximately 28 off street parking spaces, associated site landscaping, and stormwater detention and treatment facility.**

Proponent: Bob Price  
Harper, Houf, Peterson, Righellis, Inc.  
12901 SE 97th Ave  
Clackamas, OR 97015

Project Number: PLN 2009-00042

Location of Proposal: 2110 145th Ave East, Sumner, WA (APNs: 0420138022)

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

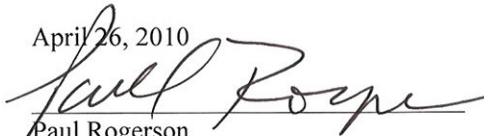
Position/Title: Community Development Director

Phone: (253) 299-5521

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

Date: April 26, 2010

Signature:

  
Paul Rogerson

Published: April 28, 2010

## City of Sumner

### SEPA MITIGATION MEASURES

Description of proposal: **Construction of a 35,000 square foot building on 3.19 acres. Project includes a shoreline buffer variance to reduce the buffer to 72 feet and a two phase site development for 16 truck parking stalls, warehouse expansion, approximately 28 off street parking spaces, associated site landscaping, and stormwater detention and treatment facility.**

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12901 SE 97th Ave  
Clackamas, OR 97015

Project Number: PLN 2009-00042

Location of Proposal: 2110 145th Ave East, Sumner, WA (APNs: 0420138014)

Lead Agency: City of Sumner

- 1) Foundation requirements for structures shall be in compliance with a geotechnical report prepared by an appropriate Washington State licensed design professional. A copy of this report shall be included in the application documents for the building permit.
- 2) Construction shall comply with all adopted codes of the City of Sumner including energy, accessibility, ventilation and indoor air quality and flood damage prevention.
- 3) The applicant shall construct a recreational trail which extends the existing trail to the east and connects with Tacoma Avenue to the west and lies within the "Trail Easement and Agreement" as recorded under recording number 20090909819. Trail construction shall be in conformance with city standards and comprehensive plans.
- 4) The applicant shall pay all water, sewer, storm, and street impact fees in accordance with the Sumner Municipal Code.
- 5) The applicant shall construct stormwater control facilities in accordance with the Sumner Municipal Code for the new development.
- 6) The applicant shall reroute and provide new easements for the existing public and private utilities which pass through this parcel. The rerouted utilities shall have at least as much capacity as the current ones.
- 7) This project shall comply with the Sumner Municipal Code the 2006 International Fire Code and the set standards of Sumner as established by the Fire Chief. (NFPA)
- 8) An approved addressable, automatic and manual fire alarm system is required in all structures 5,000 gross square feet or more. (SMC 15.24) Separate permit and submittal is required.
- 9) An approved automatic sprinkler system is required in all structures 5,000 gross square feet or more. (SMC 15.24) Hazardous and specific occupancies at a lesser square footage per IFC. Separate permit and submittal is required.

- 10) Fire access lanes shall have an unobstructed width of 20 feet. (SMC 15.24)
- 11) Fire hydrants shall have a lateral spacing of 330 feet on site. (SMC 15.28)
- 12) The applicant shall pay appropriate parks/open space, trail, school and fire mitigation fees prior to building permit issuance pursuant to City Ordinance No. 1911.
- 13) Mitigation measures for impacts to critical habitat shall be mitigated per the Habitat Management Plan (HMP). A landscape plan shall be submitted for approval prior to further permitting showing buffer enhancement as described on page 8 of the HMP.
- 14) An addendum to the HMP shall be required to address flood storage capacity and its effects on fish and wildlife habitat.
- 15) A 10-year bond for landscaping maintenance and monitoring shall be posted prior to issuance of civil permits as required by SMC 16.56.080 and 16.56.090.