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Please click the link below to join the webinar:

Join Meeting: <https://sumnerwa-gov.zoom.us/j/83261674759>

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Webinar ID: 832 6167 4759

CALL TO ORDER

Roll Call: Bitetto, Brown, Hamilton, Hayden, Hochstatter, Neuman and Reed

REGULAR BUSINESS

1. 2020 Comprehensive Plan Update

CITY ADMINISTRATOR REPORT

AGENDA SETTING

1. Council Meeting Agenda Calendar
2. Council Meeting Calendar

EXECUTIVE SESSION

ADJOURNMENT

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact the City Clerk at (253) 299-5590, 24 hours in advance.

SUBJECT: 2020 Comprehensive Plan and East Sumner Neighborhood Plan Update

CATEGORY: Presentation

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Executive Summary
2. 2020 Comp Plan Presentation
3. Staff Reports per Amendment
4. Property Owner Comment Letters
5. ESNP 2020 Draft Update
6. Sumner Draft Supplemental EIS

STAFF CONTACT: Ann Siegenthaler, Associate Planner

SUMMARY BACKGROUND:

Every 1-2 years, the State allows a city to update its Comprehensive Plan. In January 2020, the City Council opened the application process to accept applications for amending the Comprehensive Land Use Plan. Both staff and the public have proposed amendments. The 2020 update includes amendments to the Comprehensive Plan, the Comprehensive Plan Map/Zoning Map, Zoning Code regulations, the East Sumner Neighborhood Plan and an Environmental Impact Statement.

Planning Commission review has included the following steps:

- In May 2020, the Planning Commission approved the docket/list of proposals for consideration.
- In Summer-Fall 2020, the Planning Commission had several study sessions regarding the proposals.
- A public hearing was held with the Planning Commission on December 3, 2020.
- On January 7, 2021 the Planning Commission recommended approval by the City Council.

The next steps will be a public hearing by the City Council on February 16, 2020 and then final action in February or March.

COUNCIL COMMITTEE/STUDY SESSION: City Council Study Session MEETING/STUDY SESSION DATE: 2/8/2021 COMMITTEE RECOMMENDATION: No

STAFF RECOMMENDATIONS/MOTION:

Approve as proposed.



MEMORANDUM

DATE: January 21, 2021
TO: Mayor Pugh and City Council
FROM: Ann Siegenthaler, Associate Planner
RE: 2020 Comprehensive Plan Update - **Overview of Documents**

I. BACKGROUND

The 2020 Comprehensive Plan update is comprised of numerous reports, plans, maps and ordinances, and an Environmental Impact Statement. The purpose of this memo is not to discuss the various proposals in detail (see separate reports), but to provide an overview of the documents contained in the 2020 update.

The Planning Commission reviewed the documents in a series of five Study Sessions/Discussions and held a public hearing on December 3, 2020. Commissioners voted 5-0 on January 7, 2021 to recommend approval of the documents to the Council. The documents and ordinances comprising the 2020 update are listed below.

II. DOCUMENTS IN THE 2020 UPDATE

A. Individual proposals with map and text amendments

Both staff and the public have proposed amendments to the Comprehensive Plan, Maps and development regulations. The proposals are explained in individual staff reports with the required analysis of approval criteria. The actual amendments are contained in separate ordinances.

See the following staff reports (attached) for more details:

1. Houston Road UGA parcels:

This is primarily changing maps from General Commercial to Light Industrial; also updating regulations for Light Industrial zone.

- Staff report includes map showing changes, rationale for changes, and proposed changes to regulations for review.

2. CBD parcels downtown:

This involves changing old CBD zone to Neighborhood Commercial zoning; also updating the NC allowed uses and regulations.

- Staff report includes map showing changes, rationale for changes, and proposed changes to regulations.

3. School District parcels downtown:

This is primarily changing map designations to Public-Private Utilities & Facilities.

- Staff report includes map showing changes. No changes to regulations are proposed.

4. Craft coffee roasting:

This involves adding allowance for small-batch coffee roasting in the Town Center area.

- Staff report includes rationale for changes and proposed changes to regulations for review
- No map changes are proposed.

5. Innovation District:

This proposal adds a new overlay zone to the Comprehensive Plan and to Zoning Code.

- Staff report includes rationale for changes and proposed changes to Zoning regulations and Comprehensive Plan text
- Does not involve map changes.

6. Miscellaneous Comprehensive Plan, Zoning and Municipal Code “housekeeping” changes:

This is a staff proposal to clean up and update numerous policies, text and code sections.

- Staff report includes rationale for the changes proposed to Comprehensive Plan text, Zoning Code, and a few areas in the Municipal Code.
- Does not involve map changes.

For these various proposals, adopting the text and map amendments will be accomplished through a separate Comprehensive Plan Ordinance and a separate Zoning Code Ordinance.

See Figure 1 map below.

B. Draft 2020 East Sumner Neighborhood Plan

The proposal would adopt a new 2020 East Sumner Neighborhood Plan (ESNP). There are changes to the zoning map and regulations for the area. The ESNP update consists of the several documents for review, listed below. **See the attached staff reports for more details.**

1. Staff report. To implement the ESNP recommendations requires several updates to the Comprehensive Plan and Zoning Code. Staff has proposed updates based on the implementation strategies listed in the ESNP document. These recommendations and analysis are summarized in an ESNP staff report.
2. The ESNP plan document. This is a 35-page document containing recommendations for the area related to land uses, circulation, community design character and environmental management. A separate wetlands report was prepared by the City to inform zoning recommendations, but is background only, not for adoption. Within the ESNP document itself, there is an Introduction and Executive Summary that more fully describes Plan recommendations.
3. Adopting ordinances. To implement the 2020 ESNP, recommended text and map changes will be included in a separate Zoning Code Ordinance and a Comprehensive Plan Ordinance.
4. Planned Action Ordinance (Update). This ordinance sets up a type of environmental review process that allows the evaluation of impacts in the early planning stages, which streamlines future permit reviews. Documents include:
 - Staff memo summarizing the Planned Action Ordinance
 - Adopting ordinance: The actual 2020 Planned Action Ordinance with exhibits will be presented at a later date to the Council for adoption.

See Figure 2 map below.

Figure 1: Location of proposed map changes

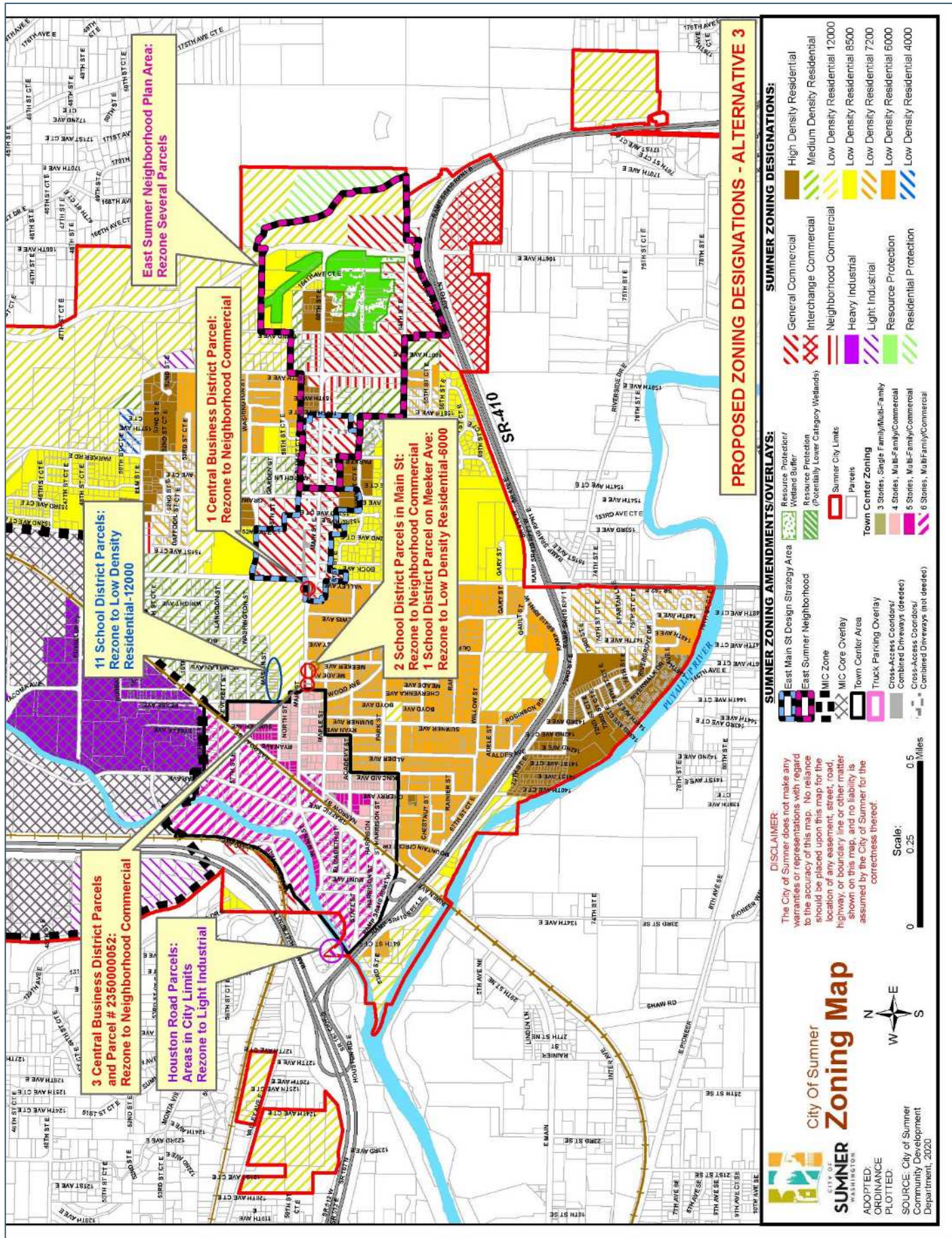
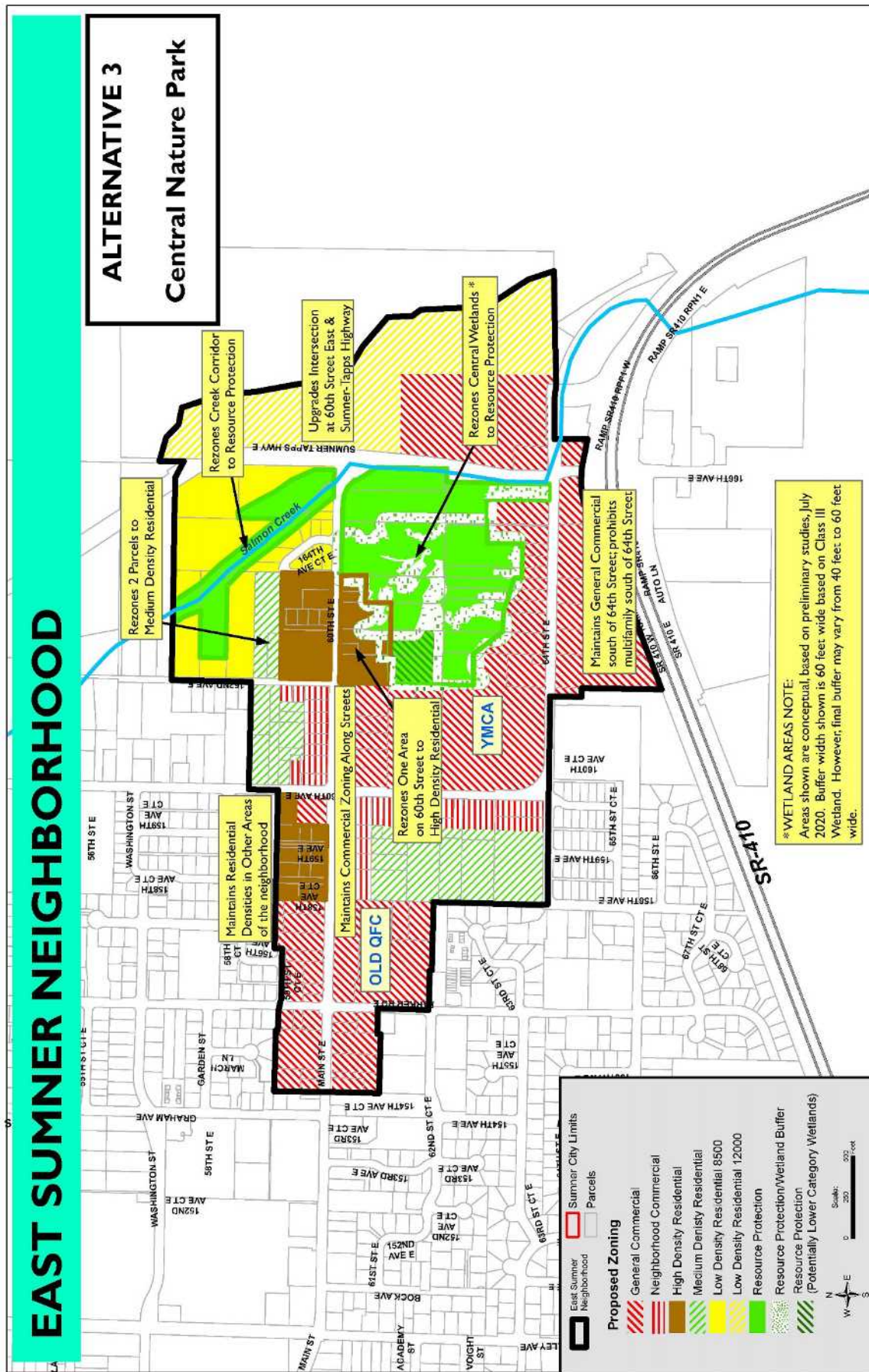


Figure 2: Enlargement - Proposed rezones for East Sumner Neighborhood



C. Critical Areas Ordinance (wetlands) update related to East Sumner Neighborhood Plan

This proposal is for minor updates to the City's "wetlands regulations" (SMC Title 16), such as buffer measurement, illegal fill, and nonconforming uses. The update consists of the following documents:

- Staff memo summarizing amendments to Chapter 16.46 and Chapter 16.40.
- Critical Areas Ordinance adopting the Title 16 amendments.

See the attached staff memo for more details.

D. Environmental Impact Statement

The *Draft Supplemental Environmental Impact Statement (Draft SEIS)* contains a detailed analysis of the proposed 2020 changes. This analysis is a State-required process for a Comprehensive Plan update, and State law drives much of the content and format of the SEIS. The 2020 SEIS analyzes three alternatives: 1) No map changes or code changes ("no action"); 2) a limited set of changes (including the various individual proposals for map changes and ESNP Alternative 2); and an alternative set of changes being proposed by staff (individual proposals plus ESNP Alternative 3).

The SEIS, and eventually the final EIS (FEIS) document, summarizes the alternatives and their various outcomes on population and employment as well as housing units. Each element of the environment including air, water, land, transportation, land use, etc. is reviewed for potential impacts based on the alternative's outcomes. Mitigation measures are proposed and significant unavoidable adverse impacts, if any, are disclosed. At the beginning of the document are a fact sheet and a summary, which provide a useful overview of the SEIS.

While the SEIS (and FEIS) is to be adopted by ordinance, this is not a policy document nor a set of recommendations. It is a background document that allows the decision makers to be fully informed on the environmental impacts associated with any one of the three alternatives presented for consideration.

E. ORDINANCES ADOPTING 2020 CHANGES

At a future meeting, the Council will be provided with the actual ordinances that adopt the proposed regulations, maps, policies and documents. There will be 4 ordinances presented to the Council for adoption:

1. Zoning Code Ordinance with new regulations and updated Zoning Map

This ordinance will adopt all of the changes to the Zoning Code regulations, East Sumner regulations, other Municipal Code sections, and Zoning Map that are described in the proposals listed above. The ordinance includes text, regulations and map amendments.

2. Comprehensive Plan Amendment Ordinance with updated policies and Comprehensive Plan Map

This Comprehensive Plan ordinance will adopt all of the Comprehensive Plan text and Map amendments described in the various proposals. The Ordinance also includes the adoption of the 2020 East Sumner Neighborhood Plan document (a subarea plan in the Comprehensive Plan), and the Environmental Impact Statement (EIS) document that was prepared for the 2020 Comprehensive Plan update.

3. Critical Areas Ordinance ("wetland regulations")

To implement the recommendations in the East Sumner Neighborhood Plan regarding the central wetlands area, a few changes are proposed to SMC Title 16 environmental regulations.

4. East Sumner Neighborhood Planned Action Ordinance

The Planned Action Ordinance allows a streamlined environmental review for projects that meet criteria established in the Ordinance. The Planned Action Ordinance with exhibits and checklists will be presented to the Council for adoption.

III. ASSOCIATED REFERENCE DOCUMENTS

- A. Staff reports with maps and regulations for individual proposals (attached)
- B. Public Comments List and Property Owner Comment Letters (attached)
- C. East Sumner Neighborhood Plan 2020 Update draft (attached)
- D. Draft Supplemental Environmental Impact Statement (attached)
- E. Planning Commission documents for study sessions and discussions 6/18/20, 7/16/20, 8/20/20, 12/17/20; public hearing 12/3/20; and recommendations 1/7/21:
<https://sumner.civicweb.net/filepro/documents/21595>

2020 Comprehensive Plan Update

Overview – City Council February 8, 2021



The Comprehensive Plan

- ◆ Every 1-2 years, State allows a City to update its Comprehensive Plan.
- ◆ What is the Comprehensive Plan?
 - ◆ Community VISION -- “Road map for the future”
 - ◆ Goals and Policies Related to:
 - Land Use
 - Housing
 - Transportation
 - Environment
 - Capital Facilities
 - Economic Development
 - ◆ Map of citywide land use designations showing where uses are allowed.
 - ◆ Zoning Map and Zoning regulations implement the Comprehensive Plan.



Process and Milestones

January 2020—Council invites Comprehensive Plan Amendments

May 2020—Planning Commission approves Docket items

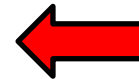
June 2020 – Council reviews Docket items

Summer-Fall 2020—Planning Commission Review

December 2020—Planning Commission Public Hearing

January 2021—Planning Commission Recommendations

February 2021—City Council Study Session



February 2021—City Council Public Hearing

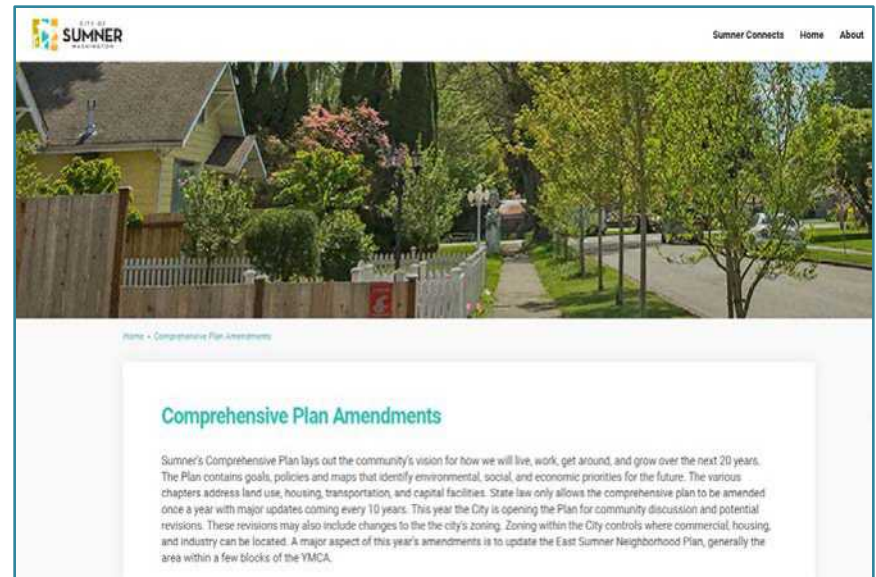
March 2021—City Council Decision

SUMNER CONNECTS webpages have background, documents and notices.

Public Outreach

◆ 2020 Update has included numerous public notifications and outreach

- ❖ Summer 2019—Open House on East Sumner Neighborhood Plan concept
- ❖ April 2020—Virtual Open House
- ❖ May-June 2020—Wetland Study with letters to property owners
- ❖ July 2020—Postcard to East Sumner owners about Online Survey
- ❖ Ongoing **SUMNER CONNECTS** postings – 2 project pages
 - 154 “Engaged” Participants (participated in a survey, asked questions, etc.)
 - 457 “Informed” Participants (viewed videos, downloaded documents, etc.)



Public Outreach

◆ 2020 Update – Public Outreach, continued

- ❖ July 2020 -- Notices of rezone proposals
- ❖ Summer 2020 – City Newsletter mailed to all households
- ❖ October 2020 – Virtual Open House 2
- ❖ November 2020—Notice of 30-day public comment on EIS mailed to East Sumner
- ❖ November 2020 -- Notice of Public Hearing with Planning Commission mailed to applicants, ESNP owners, agencies.

PROPOSED: ZONING MAP CHANGE

PROJECT NAME: HOUSTON ROAD/VALLEY AVE PARCELS

PERMIT NUMBER:
PLN 2020-0018

WHO APPLIED:
K. Weatherbee; D. Guthrie; Houston Road LLC
(3 property owners)

PROJECT ADDRESS:
Addresses: 14 Parcels associated with 13223 and 13105 Houston Rd E, Sumner WA

QUICK STATS:
Comprehensive Plan Map change
Zoning Map change
Approx. 7-acre site

WHAT IS BEING PROPOSED:
Change the Comprehensive Plan Map from General Commercial to Light Industrial; change the Zoning Map



CITY OF SUMNER
WASHINGTON

WWW.SUMNERWA.GOV

Learn more and tell us what you think!


COMMENT BY
In writing: 2/12/21

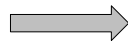

CONTACT
Ann Siegenthaler
253-299-5520
anna@sumnerwa.gov


SCAN
WITH PHONE'S CAMERA
TO CONNECT INSTANTLY

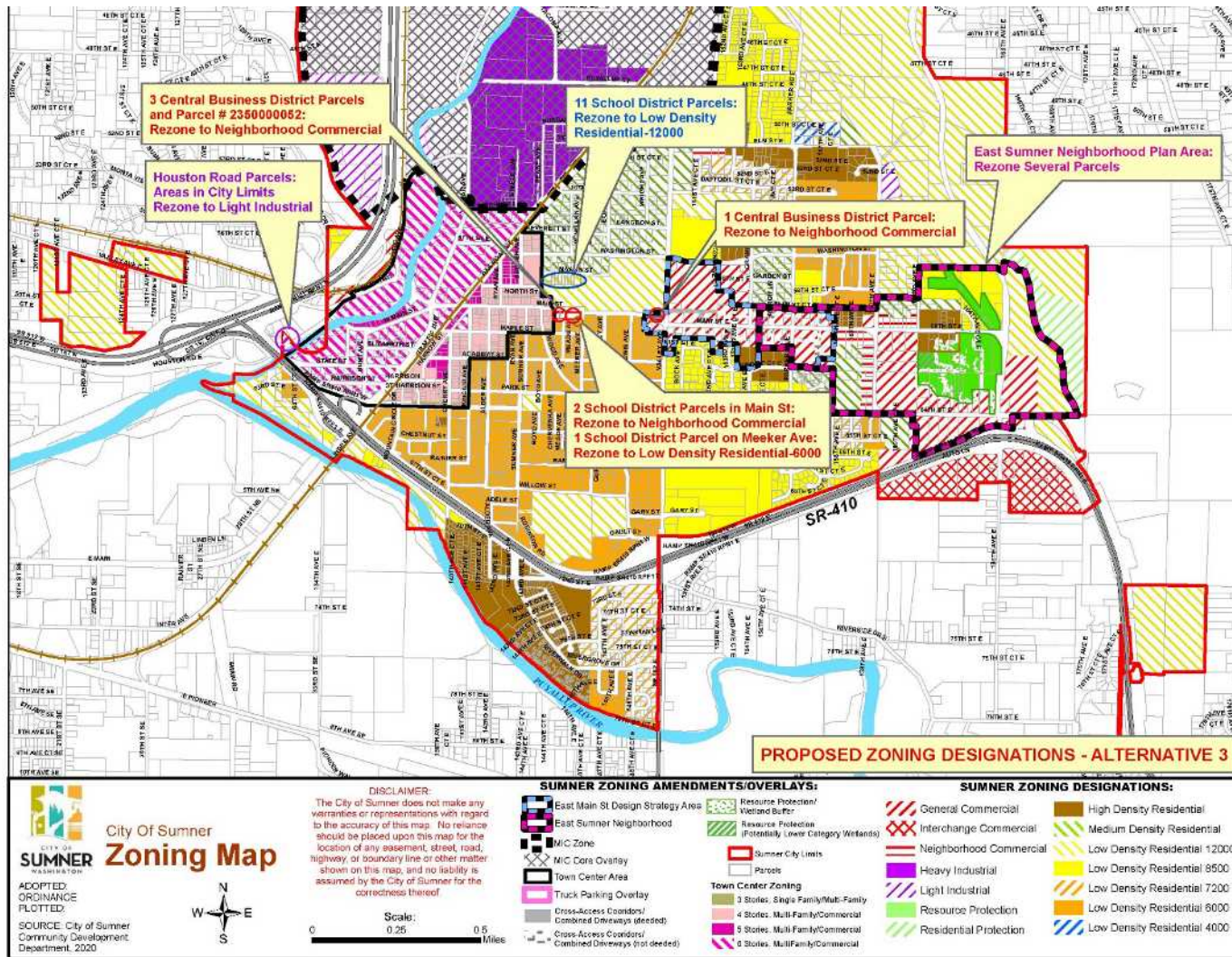
Overview of Documents

- ◆ **2020 Comprehensive Plan update = package of numerous reports, policies, maps, and regulations.**
 - ❖ **Individual property owner and staff proposals**
 - ❖ Houston Road parcels
 - ❖ CBD commercial parcels on Main Street
 - ❖ School District parcels downtown
 - ❖ Craft coffee-roasting
 - ❖ Innovation District
 - ❖ Miscellaneous “housekeeping” updates.

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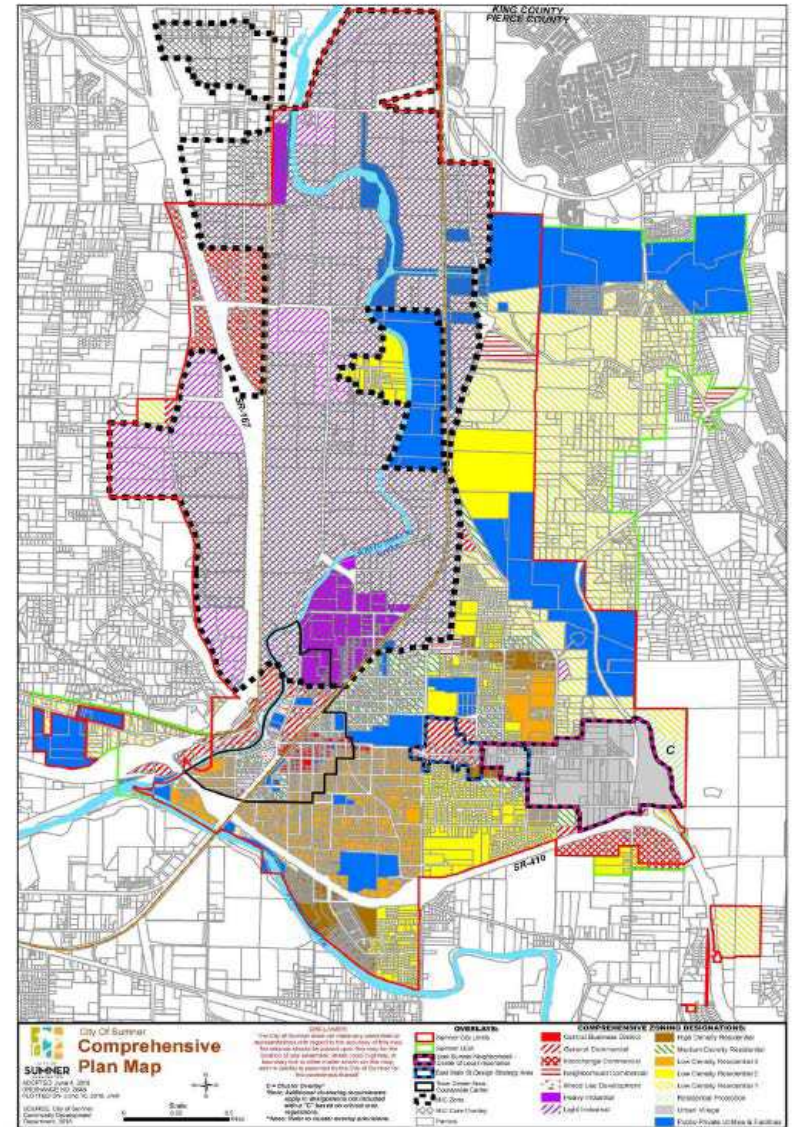


Overview of documents, continued...



Overview of documents, continued...

- ❖ Critical Areas Regulations (wetlands) update
- ❖ East Sumner Neighborhood Plan
- ❖ East Sumner Planned Action Ordinance
- ❖ Environmental Impact Statement (DEIS)
- ❖ Ordinances adopting changes.



Individual map and code changes

◆ Houston Road and Valley Avenue UGA

- ❖ 7-acre site on Houston Road & Valley Avenue, south of Old Cannery.
- ❖ All developed parcels with industrial & contractor uses.
- ❖ Mostly in the Urban Growth Area.
- ❖ Map change from General Commercial to Light Industrial (M1).
- ❖ Light Industrial regulations: Update for contractor yards along State Highway.



Individual map and code changes

◆ CBD commercial parcels Main Street

- ❖ 4 sites downtown on Main Street.
- ❖ Central Business District Zone (CBD) to be removed; now is mostly Town Center zone.
- ❖ Map change from CBD to Neighborhood (NC) Commercial zoning.
- ❖ Regulations update to continue current uses in NC zone.



Individual map and code changes

◆ School District parcels downtown

- ❖ Sumner-Bonney Lake School District parcels downtown: Mason Street site & Elhi Hill site.
- ❖ Map change to Public-Private Utilities/Facilities designation.
- ❖ As a “cleanup” measure, would also change underlying Zoning Map to match adjacent parcels.



Individual map and code changes

◆ Craft coffee-roasting downtown

- ❖ Add allowance for small-batch coffee roasting when associated with retail use.
- ❖ Allow “craft roasting” in Town Center as a Conditional Use Permit.
- ❖ Limit to Historic District area.
- ❖ Add regulations to address noise and odors.



Individual map and code changes

◆ Innovation District

- ❖ Staff proposal to add a new Innovation District Overlay to City's list of zones.
- ❖ Goal: Encourage incubator businesses that might need non-traditional zoning to locate in Sumner.
- ❖ Encourages innovative commerce, small R&D businesses, artisanal/craft businesses.
- ❖ Add performance standards to ensure compatibility of potential businesses with neighborhood.
- ❖ Limited to commercial & industrial areas.



Individual map and code changes

◆ Miscellaneous “housekeeping” updates to codes and policies

- ❖ Primarily “housekeeping” corrections, reorganization of code sections.
- ❖ Removes old CBD & MUD zones from Municipal Code.
- ❖ Updates lists, text and dates in Comprehensive Plan.
- ❖ Transfers old CBD code sections to Town Center (e.g. parking waiver & sign code).
- ❖ Other miscellaneous cleanup.

B. NOISE ORDINANCE – Title 8 SMC

8.14.070 Zoning classification for EDNA.

A. The following land use zoning classifications as found in the zoning code are assigned the EDNA classification below:

Zone	EDNA
LDR-4; LDR-6; LDR-7.2; LDR 8.5; LDR-12; MDR; HDR; RP ; MUD	Class A
NC; CBD ; Town Center Plan ; GC; IC	Class B
M-1; M-2; AG	Class C

The EDNA Class A, B, or C assigned to each zoning district shall be used to determine receiving property maximum permissible noise levels.

C. VEHICLES AND TRAFFIC – Title 10 SMC

10.58.010-Central-business-districtTown Center Plan area.

It is unlawful for any person to use or operate a coaster or skateboard in the ~~area-known-as-the-central-business-district-Town Center Plan area~~ of the city of Sumner, except upon private property with the permission of the owner or person in control.

The ~~central-business-district-of-the-city-of-Sumner-Town Center Plan area~~ is defined as ~~described-on-the-map-attached-to-the-ordinance-codified-in-this-chapter~~ in SMC Title 18. (Ord. 1754 § 1, 1996)

D. ZONING CODE – Title 18 SMC

Title 18 ZONING - Chapters

18.14 Medium and High Density Residential Districts (MDR, HDR)

18.16 Commercial Districts (NC, ~~CBD~~-GC, IC, ~~MUD~~)

18.18 Manufacturing Districts (M-1, M-2)

Prohibited Uses – Collective gardens & marijuana SMC 18.03.020

A Collective gardens, as defined in SMC 18.04.0247, are prohibited in the following zoning districts:

1. Resource protection district;
2. All residential districts, including: residential protection, low density residential, medium density residential, high density residential, cluster overlay, and East Sumner urban village overlay;
3. All commercial/office districts, including: general commercial, neighborhood commercial, ~~central-business-districtTown Center Plan area~~, interchange commercial, ~~mixed-use-development~~,

East Sumner Neighborhood Plan

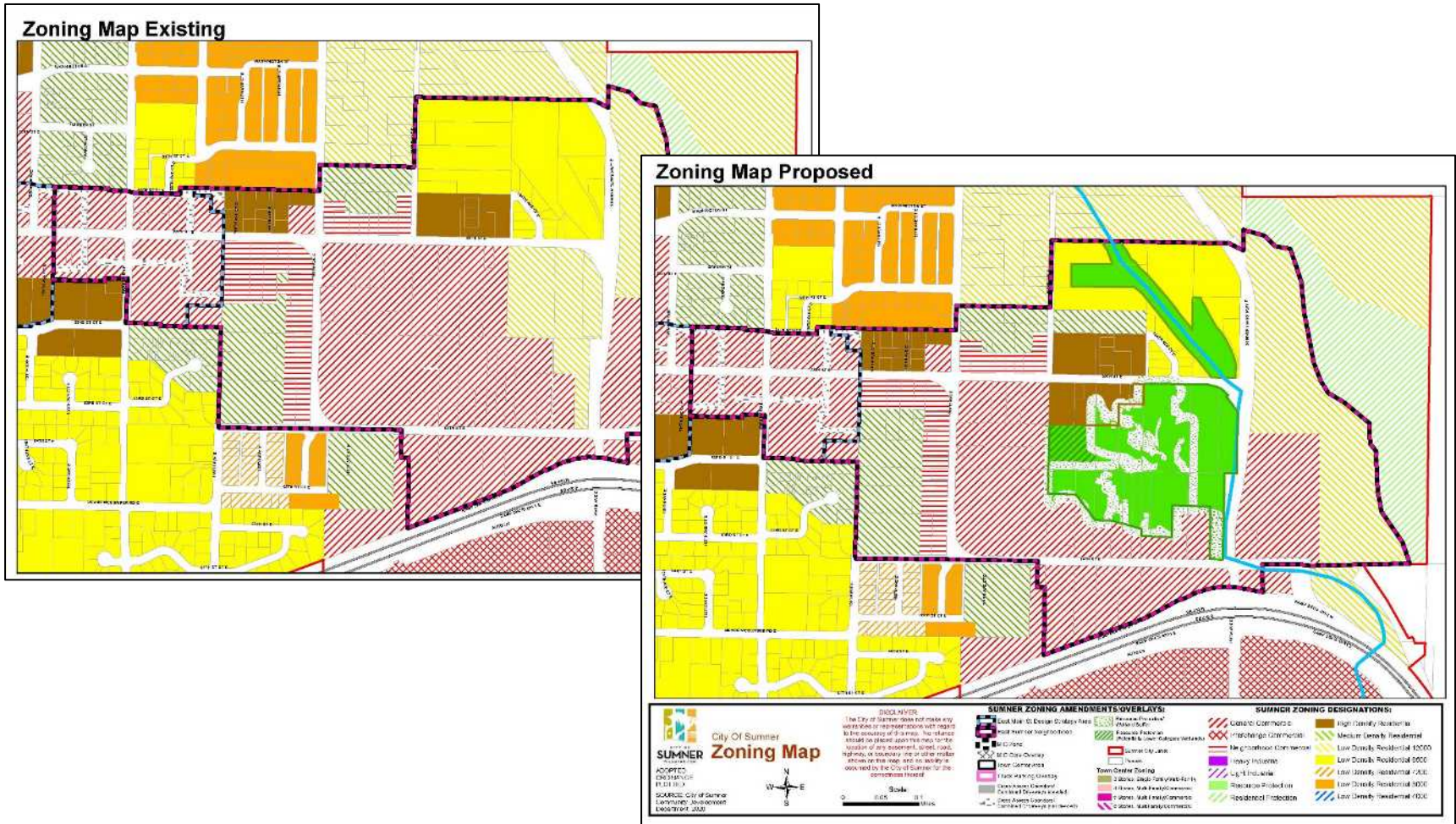
◆ East Sumner Neighborhood Plan update, map & zoning amendments

- ❖ Update 2015 East Sumner Neighborhood Plan (ESNP).
- ❖ Remove 62nd Street Extension through wetlands.
- ❖ Zoning map changes:
 - Central wetlands from Commercial to Resource Protection.
 - Change 1 area of Commercial to High Density Residential.
 - Change 1 area from Low Density Residential to Medium Density Residential.

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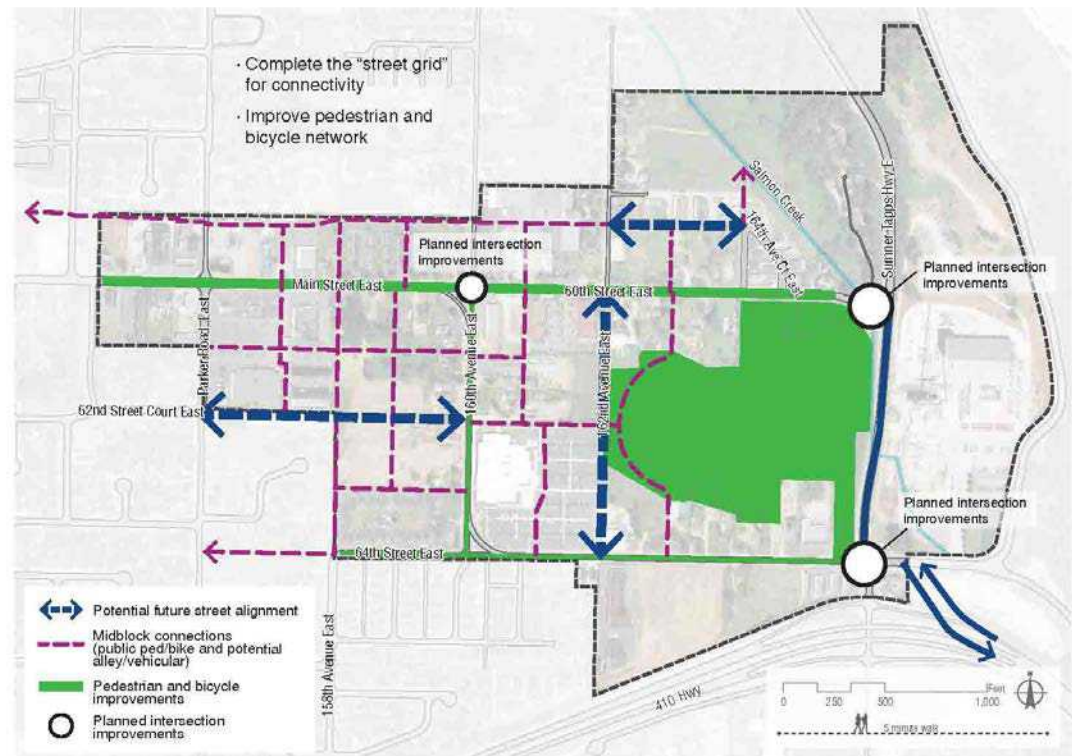
East Sumner Neighborhood Plan, continued...



East Sumner Neighborhood Plan, continued...

❖ Regulations updates:

- Support a variety of multi-family residential.
- Support multi-use circulation corridors.
- Update Resource Protection regulations.
- “Housekeeping” code cleanup.



Wetland regulations update

◆ Critical areas (wetlands) Title 16 regulations

- ❖ Wetlands regulations updated to support East Sumner Neighborhood Plan.
- ❖ Wetlands regulations proposed to minimize impacts on developed properties.
- ❖ Separate Ordinance updating Title 16 SMC.



East Sumner Planned Action Ordinance

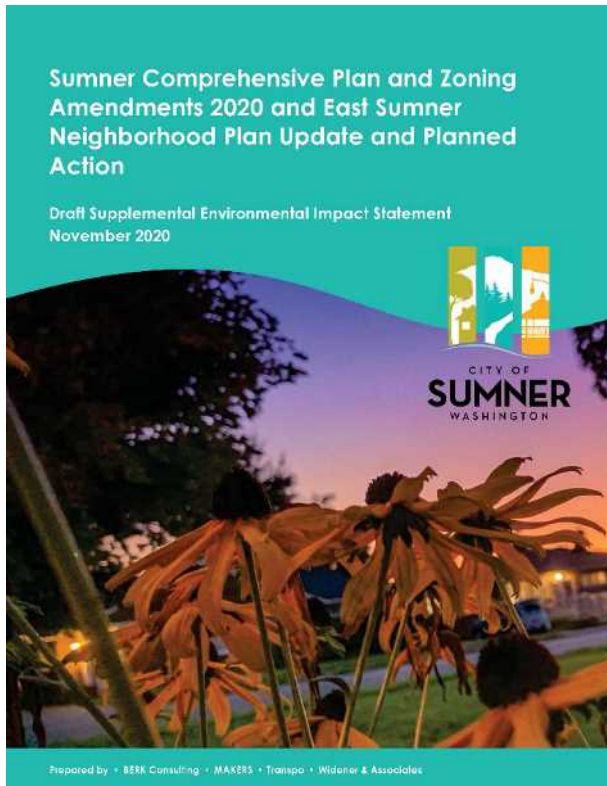
◆ Streamlined environmental review for “qualified” projects

- ❖ Planned Action Ordinance allows streamlined environmental review in ESNP for projects that meet certain criteria.
- ❖ Criteria/thresholds contained in the Ordinance.
- ❖ Provides incentive for redevelopment in ESNP.
- ❖ Replaces existing 2015 Planned Action Ordinance.



Environmental Impact Statement

◆ Draft Environmental Impact Statement (Supplemental DEIS)



- ❖ DEIS includes all plans, codes & rezones being considered
- ❖ Analyzes a range of impacts:
 - Potential impacts (housing, traffic, etc.)
 - Mitigation measures
 - Conclusion: No significant adverse impacts.
- ❖ DEIS analyses all impacts and mitigation measures used in the **East Sumner Planned Action Ordinance**
- ❖ Process:
 - DEIS had 30-day comment period
 - Final (FEIS) will include all comments and responses
 - FEIS to be adopted by City Council.

Adopting Ordinances

◆ 2020 Comprehensive Plan update: 4 ordinances

- ❖ Critical Areas (wetlands) Ordinance
- ❖ East Sumner Planned Action Ordinance
- ❖ Citywide Zoning & Municipal Code Ordinance
 - ❖ Zoning Map changes
 - ❖ Housekeeping updates
 - ❖ East Sumner Neighborhood regulations
- ❖ Citywide Comprehensive Plan Ordinance
 - ❖ Adopts East Sumner Neighborhood Plan
 - ❖ Adopts Comprehensive Plan Map changes
 - ❖ Adopts Environmental Impact Statement

ORDINANCE NO. XXXX CITY OF SUMNER, WASHINGTON AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, AMENDING THE SUMNER ZONING CODE, THE EAST SUMNER URBAN VILLAGE OVERLAY CODE; MUNICIPAL CODE AND ZONING MAP TO IMPLEMENT THE 2020 COMPREHENSIVE PLAN; AND AMENDING THE FOLLOWING MUNICIPAL CODE SECTIONS: 8.14; 10.58; 18.03; 18.04; 18.06; 18.14; 18.16; 18.18; 18.26; 18.29; 18.30; 18.42; 18.44; 18.46; 18.56; AND ADDING A NEW CHAPTER 18.22 ENTITLED INNOVATION DISTRICT. WHEREAS, the Washington State Growth Management Act, per RCW 36.70A.130 allows for annual amendments to City's Comprehensive Plan; and WHEREAS, the City's 2020 comprehensive plan updates contain multiple amendments and revisions to different sections of City code, maps and standards. This ordinance relates solely to the amendments to Zoning Code and Zoning Map, Municipal Code, and East Sumner Urban Village regulations portions of the overall comprehensive plan updates. Separate ordinances will be adopting amendments to: 1) Comprehensive Plan, East Sumner Neighborhood Plan, and Supplemental Environmental Impact Statement; 2) Critical Areas Ordinances Title 16; and 3) Planned Action Ordinance for the East Sumner Neighborhood Plan; and WHEREAS, the City concluded a public outreach process including public meetings, website postings and public notices; an optional State Environmental Policy Act (SEPA) scoping notice issued July 2, 2020 providing for public comment until July 23, 2020; and WHEREAS, in compliance with the State Environmental Policy Act (SEPA) the City of Sumner issued a Draft Supplemental Determination of Significance (DSEIS) on this proposal on November 10, 2020 and comments were received until December 10, 2020; and a Final Supplemental
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Next Steps

- ◆ City Council discussion at Study Session February 8, 2021



- ◆ City Council Public Hearing – February 16, 2021
- ◆ Public Hearing Notices – additional notices mailed for Council hearing
- ◆ Adoption – tentative March 15, 2021

Questions?

Ann Siegenthaler, City of Sumner Community Development

253-299-5520 annsi@sumnerwa.gov

DOCUMENTS: <https://connects.sumnerwa.gov/comp-plan>



STAFF REPORT

DATE: January 21, 2021
TO: Mayor Pugh and City Council
FROM: Ann Siegenthaler, Associate Planner
RE: 2020 Comprehensive Plan Update - **Houston Road UGA Parcels**

I. BACKGROUND / WHY AMENDMENTS ARE BEING PROPOSED

In January 2020, the City Council opened the application process to accept applications for amending the Comprehensive Land Use Plan. Both staff and the public have proposed amendments to the Comprehensive Plan, the Comprehensive Plan Map/Zoning Map and the Zoning Code regulations.

- Docket Approval: The Sumner Planning Commission determined in May 2020 that the proposed changes were eligible for consideration during the 2020 amendment process.
- Planning Commission review:
 - o Study Sessions 6/18/20, 7/16/20, 8/20/20, 12/17/20.
 - o Public Hearing 12/3/20.
 - o Recommendation 1/7/21.

II. DESCRIPTION OF PROPOSAL

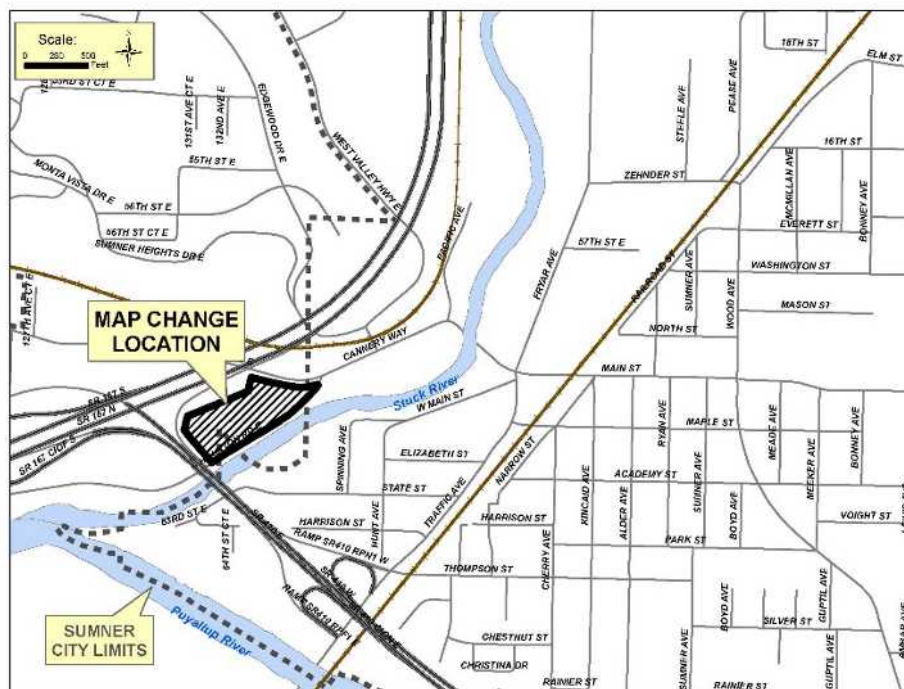
Houston Road and Valley Avenue Urban Growth Area. This item (docket #MA-01) involves a request for a map change for a 7.2 acre-site located on Houston Road and Valley Avenue (now Cannery Way). The site is located along Houston Road between the river, SR410 and SR167. The site consists of 13 parcels, located at 13223 and 13105 Houston Road East, Sumner. The site is mostly outside of city limits but within the Sumner's Urban Growth Area (UGA) (see Figure 1 below). It is currently developed with commercial/industrial uses, primarily a contractor business. The proposal includes an update to industrial zoning code regulations.

A. Amend Comprehensive Plan Map.

The Comprehensive Plan Map establishes land use designations for parcels within the city and outside of city limits but within the Urban Growth Area (UGA). For all parcels at the Houston Road site, the map designation is General Commercial. The applicant proposes a change from a General Commercial (GC) to a Light Industrial (M-1) designation, which is better suited to the current uses and applicant's desired future uses. SEE EXHIBIT A for map changes.

The parcels located in the UGA currently have a County zoning of Moderate Density Single Family (MSF). However, most of the area is in industrial use. Just north of this site, north of SR167, is a County "Employment Center" zone, which is an industrial zoning. North of the railroad tracks at the base of the hillside in Edgewood there is also an industrial zone.

Figure 1 - Location of proposed map changes



Parcels subject to the proposed map changes are listed below.

Comprehensive Plan Map change	Also Zoning Map change on portion of parcel (within City limits)
0420234151	0420243163 (in city)
0420243163 (in city)	4250001123 (in city)
0420234150	4250001117 (in city)
0420234104	4250001051 (in city)
4250001123 (in city)	
4250001117 (in city)	
4250001051 (in city)	
4250001153	
4250001155	
4250001111	
4250001063	
4250001152	
4250001142	
4250001105 (formerly NE portion of parcel 4250001103)	

B. Amend the Zoning Map.

For a small portion of the site currently within city limits (4 parcels), the proposal would also change the Zoning Map. The current zoning of General Commercial for a small area on the north end of the site, and Low Density Residential on a small area at the south would be changed to Light Industrial (M-1). The remaining parcels outside of city limits would not be rezoned until a future date when the properties are actually annexed (through a City Council approval process).

C. Revise the Light Industrial (M-1) regulations to address contractor yards.

If the site is changed to Light Industrial, staff recommends that the M-1 development standards be revised.

There is an opportunity to create more lenient standards for uses located adjacent to freeways, while maintaining screening where needed. More lenient standards would increase the available lot area for contractors' use, and reduce the potential for the Houston Road site to become non-conforming upon annexation. SEE EXHIBIT B for text amendments.

Contractor businesses and outdoor storage are allowed in Industrial zones provided certain landscaping and screening standards are met. Per the use table at 18.18.020, Principal, administrative and conditional uses, contractor businesses are permitted outright in M1, M2, MICO, with a footnote requirement that contractor businesses with accessory outdoor storage shall meet the performance standards (screening) of SMC 18.18.060(C). In addition, they must meet the property development standards at 18.18.050.

Based on discussions with the applicant, staff is proposing revisions to the property development standards and the performance standards for contractor businesses. These consist of the following types of code changes:

- Most changes would apply to all M-1 uses; some special provisions added for contractor businesses/yards. The general intent is to increase lot area available while minimizing visual impacts from the street.
- Allow reduced building setbacks (20 feet reduced to 10 feet) adjacent to other industrial zones, and adjacent to freeways. This increases development area within the site. Freeway right-of-way typically is wide enough to provide adequate setbacks, often with screening vegetation.
- Maintain a minimum street front landscape width of 12 feet to screen parking and outdoor storage. This is consistent with what Sumner Design Guidelines currently require for industrial sites. Semi-truck/trailer storage screening would be 25 feet wide, generally the same as current building setbacks along street fronts.
- Revise outdoor storage standards:
 - o Increase outdoor area available for contractors from 15% of the lot to 75% of the lot. Contractors typically have more of their site in storage versus other uses.
 - o Eliminate landscape buffers adjacent to freeways and other industrial properties, but maintain screening elsewhere and where storage is visible from a public street or trail.

III. COMPREHENSIVE PLAN AMENDMENT CRITERIA ANALYSIS

Only those amendments which are found to be in substantial compliance with all criteria listed below shall be approved (SMC 18.56.147(N)):

1. An amendment is necessary to resolve inconsistencies between the Sumner comprehensive plan and other city plans or ordinances; or, to resolve inconsistencies between the Sumner comprehensive plan and other jurisdictions' plans or ordinances.

The subject area is located in an area suitable for development as an industrial site, and is currently developed with industrial uses. The site may be less suitable for a commercial designation and commercial uses, as it is constrained by an adjacent freeway corridor and railroad tracks that limit other types of development and easy access. Moreover, the City's vision for commercial development is to focus such development within the Town Center Plan (TCP) area, and to support general commercial uses along Main Street, East Main Street, and in the East Sumner Neighborhood.

While industrial uses would be allowed under the new Light Industrial designation, some commercial uses would also be allowed, such as restaurants, professional offices, and microbreweries. A Light Industrial designation for this area broadens the range of uses that would be allowed, encouraging development of the area in response to market conditions. The change in designation thereby supports the economic development goals in the Comprehensive Plan. The proposed Zoning Code text amendments for industrial and contractor uses support those types of businesses while protecting the environment and public interest, consistent with the Comprehensive Plan.

2. Conditions have so changed since the adoption of the Sumner comprehensive plan that the existing goals, policies, objectives, and/or map classifications are inappropriate.

The subject site has been in industrial development, rather than commercial development, for many years. In years past, the Comprehensive Plan anticipated that commercial uses might be viable at that location with visibility from the freeway. However, with the 2018 adoption of the Town Center Plan, the City's vision is to focus commercial development within the TCP area and around freeway interchanges. The TCP boundary intentionally does not extend past Cannery Way to include the subject site. If a General Commercial zone is maintained on this site outside of the TCP, it has the potential to diminish the goals for commercial development in the TCP. In light of new conditions, the reclassification of this site is appropriate. Furthermore, this area is not located adjacent to a freeway interchange with good accessibility.

3. The proposed amendment is consistent with the overall intent of the goals of the Sumner comprehensive plan.

Land Use: The proposal is consistent with Comprehensive Plan policies and goals for establishing land uses in appropriate areas. Goals to minimize incompatibility between land use types while allowing for a mix of land uses would be met. Further, the proposal is consistent with Land Use Element Policy 1.3: "Through the Land Use Plan and Community Character Element, strive to balance residential, commercial, industrial and public land uses."

Economic Development: The proposal is consistent with the overall intent of the Economic Development Element as it would provide additional land for a wider range of businesses and development to support this element. The amendment also supports economic development by maintaining "a strong diverse economy with a variety of different types and sizes of business, industry, and employment" (Goal 1, Economic Sub-element) and providing "adequate land for different kinds of businesses and development" (Policy 1.1, Economic Development Subelement).

Capital Facilities: The City is required to plan for and provide for capital facilities to serve additional growth. The proposal is located within the UGA, where City services would be provided upon annexation. The proposal would support development/re-development of the area, and upgrades of utilities as needed would be required at the time of development. This is consistent with the Comprehensive Plan's goal of providing effective and necessary facilities concurrently with development (Policy 1.11 "Ensure new public facilities and services to support new development are provided concurrent with the development"). The Draft SEIS for the 2020 Comprehensive Plan update analyzes impacts and mitigation for Public Services and Utilities for all proposals, and finds no significant adverse impacts on capital facilities.

4. The proposed amendment is consistent with chapter 36.70A RCW (Growth Management Act), the countywide planning policies (CPP) for Pierce County, and the applicable Multi-county planning policies (VISION 2040).

The consistency of this and other proposals with the State and regional policy framework is analyzed in the DSEIS for the 2020 Comprehensive Plan Amendments, and all proposals are found to be consistent.

5. Where an amendment to the comprehensive plan map is proposed, the proposed designation is adjacent to property having a similar and compatible designation, or the subject property is of sufficient size, or other conditions are present.

The site is located in an area suitable for development as an industrial site, and is currently developed with industrial uses. An industrial designation is more compatible with the adjacent freeway corridor and railroad tracks than a general commercial designation. Across the freeway to the west are industrial-designated areas within Edgewood city limits, and a County "Employment Center" zone, which is an industrial zoning. The proposed Light Industrial designation would be compatible with these nearby uses. The site is of sufficient size, with minimal site constraints, to make it viable for moderate-sized warehouse buildings and storage yards. It is separated from downtown commercial uses by the river, river buffer and Cannery Way.

6. Environmental impacts have been disclosed, and measures have been included to reduce possible adverse impacts.

The environmental impacts of all proposals have been disclosed and analyzed in the Draft Supplemental Environmental Impact Statement (DSEIS) prepared for the 2020 Comprehensive Plan Update, issued on November 10, 2020. No significant adverse environmental impacts are anticipated.

7. Potential ramifications of the proposed amendments to other comprehensive elements and supporting plans have been considered and satisfactorily addressed.

The proposed amendments would comply with all other elements of the Comprehensive Plan, and associated area plans. The area is outside of the Town Center Plan area and outside of the Manufacturing-Industrial Center. A Light Industrial designation of the Houston Road parcels would not have any impacts to other plans or plan elements. Current transportation plans would not be impacted, and any transportation impacts to the system would be addressed at the time of development. If the new designation is approved, it will likely trigger an annexation request to bring the entire site (within UGA) in the city limits. It may also trigger other annexation requests in the area, consistent with the adopted UGA.

IV. SEPA ENVIRONMENTAL REVIEW

The process for amending the City Comprehensive Plan is specified in the Sumner Municipal Code section 18.56.147 and in the state Growth Management Act (GMA) (RCW 36.70A) and the State Environmental Policy Act (SEPA). SEPA analysis of the proposed amendments and various alternatives is contained in the *City of Sumner 2020 Draft Supplemental Environmental Impact Statement* issued on November 10, 2020.

V. PUBLIC & AGENCY COMMENT

No public comments were received.

VI. STAFF RECOMMENDATION

Staff recommends approval of the proposal.

VII. PLANNING COMMISSION RECOMMENDATION

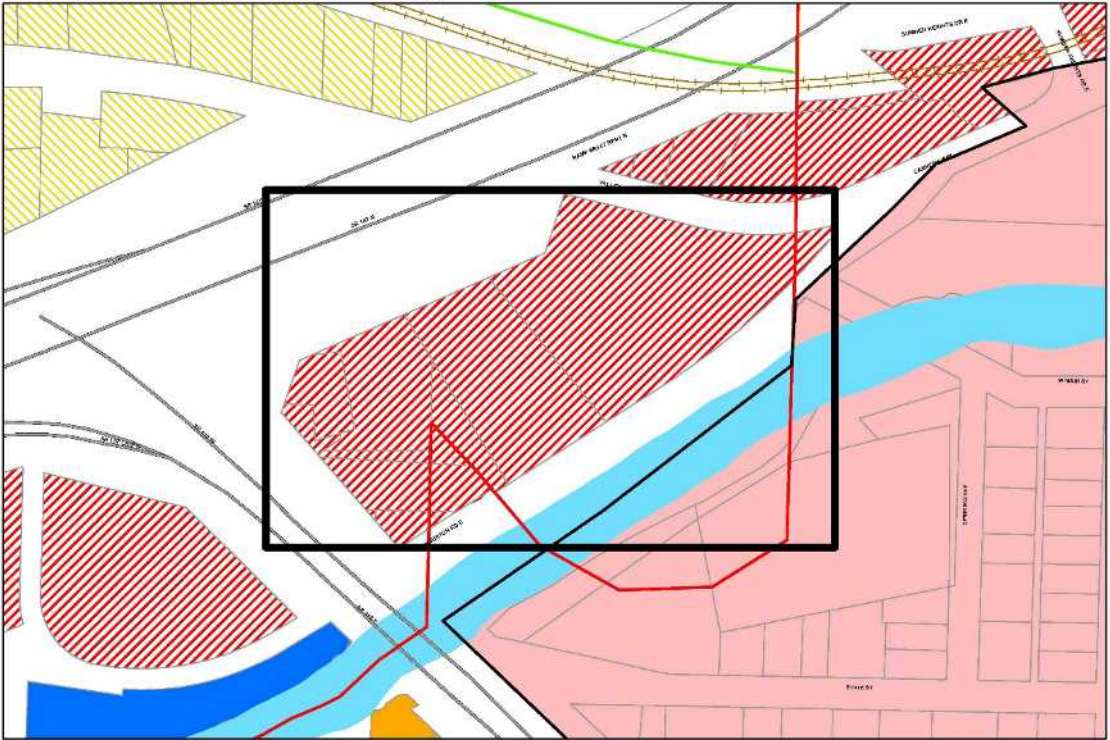
Planning Commission recommended approval of the proposal as proposed, January 7, 2021.

VIII. EXHIBITS

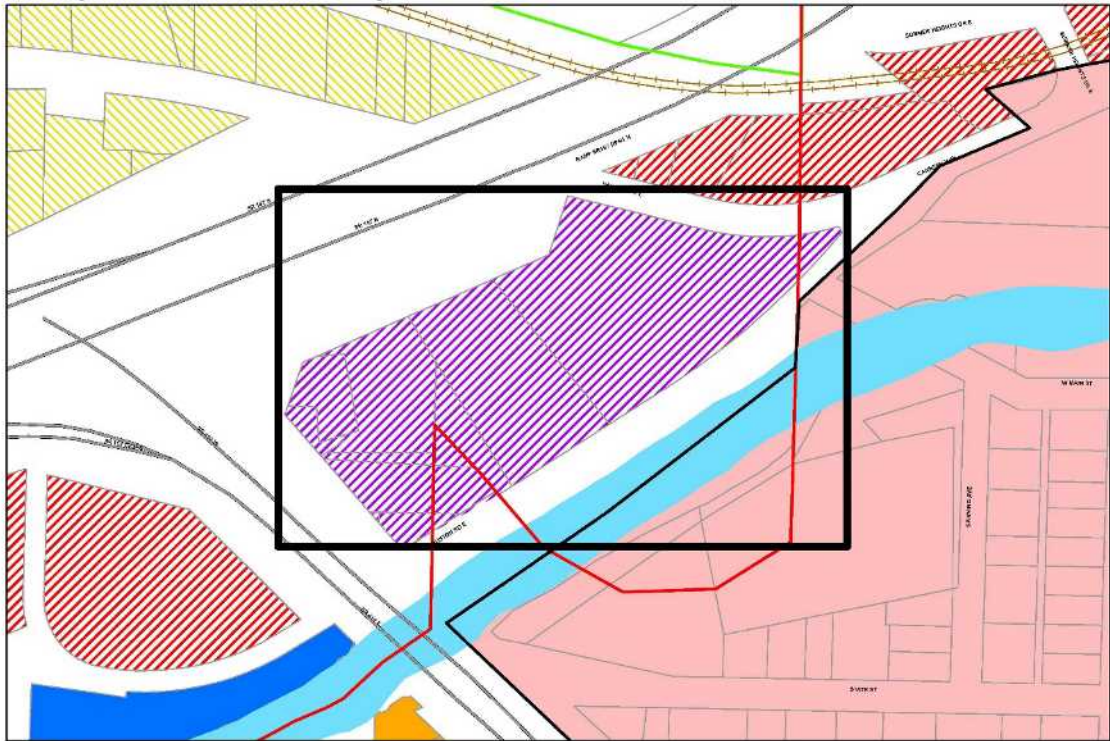
- A. Map changes - Comprehensive Plan Map and Zoning Map
- B. Proposed Text Amendments

EXHIBIT A - PROPOSED MAP CHANGES

Comprehensive Plan - Existing



Comprehensive Plan - Proposed





City of Sumner
Comprehensive
Plan Map

ADOPTED: 12-05-2018
ORDINANCE NO: 2895
PLOTTED ON: 01-23-2019, JAM

SOURCE: City of Sumner
Community Development
Department, 2019

DISCLAIMER
The City of Sumner does not make any warranties or representations with regard to the accuracy of this map. No reliance should be placed upon it as to the location of any easement, street, road, highway, or boundary line or other matter shown on this map, and no liability is assumed by the City of Sumner for the correctness thereof.

C = Cluster Overlay*
*Note: Additional clustering requirements apply to designations not included with a "C" based on critical area regulations.
*Note: Refer to cluster overlay provisions.

OVERLAYS:

- Sumner City Limits
- Sumner UGA
- East Sumner Neighborhood - Center of Local Importance
- East Main St Design Strategy Area
- Town Center - Countywide Center
- MIC Zone
- MIC Core Overlay
- Parcels

COMPREHENSIVE ZONING DESIGNATIONS:

- Central Business District
- General Commercial
- Interchange Commercial
- Neighborhood Commercial
- Heavy Industrial
- Light Industrial
- Urban Village
- High Density Residential
- Medium Density Residential
- Low Density Residential 3
- Low Density Residential 2
- Low Density Residential 1
- Residential Protection
- Public-Private Utilities & Facilities
- Resource Protection

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EXHIBIT B - PROPOSED TEXT AMENDMENTS

Chapter 18.18 Manufacturing Districts

18.18.050 Property development standards.

		M-1	M-2
1.	Minimum lot area per building site.	10,000	6,000
2.	Lot width in feet	75	50
3.	Lot depth in feet	100	75
4.	Front yard setback in feet	20*	10
5.	Rear yard setback in feet	20	0
6.	a. <u>Interior side yard setback in feet, adjacent to industrial zones</u> b. Interior side yard setback	<u>10</u> 20	0 0
7.	Setback from state highway <u>freeway right of way</u>	10 <u>5</u>	10 <u>5</u>
8.	Street side yard setback in feet	20	10
9.	Required landscaped setback along any common boundary with residentially zoned property	25	35
10.	Required building setback along any common boundary with residentially zoned property	50	50
11.	Required landscaped setback along any common boundary with commercially zoned property	10	15
<u>12.</u>	<u>a. Minimum street front landscaping for semi-truck/trailer storage, in feet</u> <u>b. Minimum street frontage landscaping for other uses, in feet</u>	<u>25</u> <u>12</u>	<u>12</u> <u>12</u>
<u>13.</u>	Minimum street frontage in feet	25	25
<u>14.</u>	Maximum lot coverage (<u>per 18.04.0570</u>)	70%	80%
<u>15.</u>	Maximum building height in feet within 100 feet of any street right-of-way, or residentially or commercially zoned property	35*	35*
<u>16.</u>	Maximum building height in feet when greater than 100 feet from any street right-of-way or residentially or commercially zoned property	45**	45
<u>17.</u>	Minimum setback from principal or minor arterial as designated in the comprehensive plan	25	25

		M-1	M-2
<i>**M-1 zone properties <u>located within the MICO</u> meeting height incentive criteria in SMC 18.18.060(U) may increase their maximum height to 55 feet.</i> <i>*A special exception per SMC 18.50.040 may be granted <u>for buildings within the MICO</u> to allow the building height to increase up to a maximum of 45 feet for buildings located between 50 and 100 feet of any street right-of-way, or residentially or commercially zoned property</i>			

18.18.060 Performance standards.

The following special requirements and performance standards shall apply to properties located in the manufacturing districts:

A. Exterior Mechanical Devices...

B. Required Landscaping. All required yards adjacent to the street shall be landscaped except for driveways and sidewalks, as per the requirements in the Sumner design and development guidelines....

C. Outdoor Storage of Materials.

1. In the M-1 zone outdoor storage is allowed as an accessory use to another principal use provided it meets the standards of SMC 18.18.060(C)(2).
2. The following standards apply to **accessory outdoor storage in M-1 zones:**
 - a. The material(s) being stored shall not exceed 12 feet in height; and
 - b. The material(s) being stored shall be wrapped or enclosed to prevent wind blown debris; and
 - c. The outdoor storage area shall not exceed 40 percent of the building footprint or 15 percent of the lot area, whichever is less. Outside storage accessory to a contractor business shall not exceed 75% of the lot area; and
 - d. The outdoor storage is screened from adjacent public streets or from future or present bicycle or pedestrian paths, as follows:
 - i. For semi-truck and trailer storage, by a minimum of a six-foot fence or masonry wall and a fully landscaped buffer the width of the applicable required setback.
 - ii. For other storage, a fully landscaped buffer a minimum 12-foot wide where storage is visible. A landscaped buffer is not required adjacent to freeway right-of-way.
 - iii. All buffers~~The buffer~~ shall include at least a ~~five-three~~-foot high earth berm and at least 50 percent evergreen trees at least six feet in height at planting. Deciduous trees shall be a minimum of two-and-one-half-inch caliper measured three feet from the ground. All trees shall be planted no less than 20 feet apart on-center. For every 100 square feet of buffer area, at least one evergreen shrub of a minimum size of two feet shall be provided. Ground cover of a minimum two-gallon size shall be planted in the buffer area sufficient to cover the area within three years of planting; and
 - e. Outdoor storage shall be screened from adjacent properties, except those properties zoned M-2, as follows:
 - i. Adjacent to properties zoned M-1: No buffer required where storage is not visible from a public street or trail.
 - ii. Adjacent to other properties: by a 12-foot landscaped buffer.
 - iii. This buffer shall contain at least 50 percent evergreen trees of a minimum size of six feet at planting. Deciduous trees shall be a minimum of two-and-one-half-inch caliper measured three feet from the ground. No less than one tree per 30 linear foot of buffer shall be provided. This landscaping shall not substitute for the required setbacks of the underlying zoning; and
 - f. Outdoor storage shall only be allowed between the rear lot line and the extension of the front facade of the principal structure, provided no outdoor storage is allowed between a building and a side street lot line;
 - g. Buffer plantings should include low maintenance and/or drought tolerant species. The director may require irrigation for buffer areas if it is necessary to ensure the long-term success of the landscaping as a buffer;
 - h. The director may modify the requirements for spacing, number and size of plantings and berms only upon a satisfactory showing by a licensed landscape architect that an alternate proposal will accomplish the same buffering goals.



STAFF REPORT

DATE: January 21, 2021
TO: Mayor Pugh and City Council
FROM: Ann Siegenthaler, Associate Planner
RE: 2020 Comprehensive Plan Update – **CBD Main Street parcels**

I. BACKGROUND / WHY AMENDMENTS ARE BEING PROPOSED

In January 2020, the City Council opened the application process to accept applications for amending the Comprehensive Land Use Plan. Both staff and the public have proposed amendments to the Comprehensive Plan, the Comprehensive Plan Map/Zoning Map and the Zoning Code regulations.

- Docket Approval: The Sumner Planning Commission determined in May 2020 that the proposed changes were eligible for consideration during the 2020 amendment process.
- Planning Commission review:
 - o Study Sessions 6/18/20, 7/16/20, 8/20/20, 12/17/20.
 - o Public Hearing 12/3/20.
 - o Recommendation 1/7/21.

II. DESCRIPTION OF PROPOSAL

Central Business District (CBD) Main Street Parcels. This item (#MA-02) relates to removal of the obsolete Central Business District (CBD) zone from City maps and updating related regulations. It is a staff-initiated proposal that is generally a “cleanup” of the now obsolete Central Business District (CBD), which involves a Comprehensive Plan map and Zoning Map change for several parcels located on Main Street. The CBD zone would be removed from City maps, and all references to the zones would be removed from City regulations. In its place, the remaining CBD parcels and many of the CBD regulations would be changed to Neighborhood Commercial. The proposal is discussed in more detail below. SEE EXHIBIT A for map changes and EXHIBIT B for text amendments.

A. Remove remnant Central Business District zoning on Main Street.

The first step is to remove the CBD zone from the Comprehensive Plan map and from the Zoning Map. With the adoption of the Town Center Plan in 2018, most of the CBD zone (historic downtown) was changed to the TCP zone. There are 5 remaining sites on Main Street with CBD zoning that are proposed to be changed to Neighborhood Commercial (NC). These are:

- 1416 Main Street (Parcel 0420244079) with tenant Artistic Solutions (business services).
- 1420 Main Street (Parcel 2350000010) with Cornerstone Medical Clinic.
- 1504 Main Street (Parcels 2350000051, 2350000052) with Curnow Funeral Home.
- 1518 Main Street and 914 Meeker Street (Parcels 2350000060, 2350000100), only the 2 Elhi Hill school parcels at the corner.*
- 1907-1915 Main Street (Parcel 0420244204) (Subway, State Farm, Sabre Salon & Spa.)

Figure 1 - Location of proposed map changes



- Zoning Code Definitions: Add a definition for small-scale performing arts spaces, such as small theaters or dance studios up to 5,000 square feet, subject to a Conditional Use Permit (CUP). The goal is to add to the range of uses to NC that might be compatible with neighborhoods.
- Commercial Districts Chapter 18.16: Remove references to the now-obsolete CBD and MUD zones. Note that the MUD zone is not mapped anywhere
- Allowed Uses Table: Clarify that uses like artists' studios and light fabrication must have a retail component. Add allowances for other small commercial businesses that may draw local visitors. Footnotes removed or added to performance standards section (e.g. Footnote #10 for light manufacturing is moved to 18.16.080(U); footnotes for drive-throughs moved).
- Residential Uses in commercial zones: These are housekeeping changes that remove obsolete zones. Also, the standards for Town Center Plan area are now in a separate TCP code, so those references are removed.

- Property Development Standards 18.16.070: Minor changes are proposed to the NC development standards. Parcels along Main Street were developed under CBD standards, including zero setbacks. The proposal would allow the 5 parcels on Main Street to continue with those standards. Town Center references are removed, since these are in the TCP code section.
- Performance Standards 18.16.080: Primarily housekeeping changes proposed, including removal of obsolete zoning districts. Also includes transfer of drive-through standards from obsolete CBD to Town Center Plan area and Neighborhood Commercial.

III. COMPREHENSIVE PLAN AMENDMENT CRITERIA ANALYSIS

Only those amendments which are found to be in substantial compliance with all criteria listed below shall be approved (SMC 18.56.147(N)):

1. An amendment is necessary to resolve inconsistencies between the Sumner comprehensive plan and other city plans or ordinances; or, to resolve inconsistencies between the Sumner comprehensive plan and other jurisdictions' plans or ordinances.

The Central Business District (CBD) designation is no longer supported in the City's adopted plans. When the Town Center Plan was adopted, it absorbed most of the CBD area into the Town Center Plan zoning. Only the few parcels subject to this designation change would have a CBD designation, which is inconsistent with numerous provisions in adopted plans and codes. The proposed designation change to Neighborhood Commercial provides a comparable designation, compatible with existing uses on the subject parcels. Moreover, the proposed text amendments support the Neighborhood Commercial zone as an important part of the suite of commercial designations in Sumner, and support the existing businesses downtown. The proposed amendments are necessary to ensure consistency between the Comprehensive Plan, the Zoning Code and other city plans and ordinances.

2. Conditions have so changed since the adoption of the Sumner comprehensive plan that the existing goals, policies, objectives, and/or map classifications are inappropriate.

The parcels subject to the proposed map change have been small-scale commercial uses for many years. With the 2018 adoption of the Town Center Plan absorbing most of the CBD, retaining a CBD designation on only a few parcels is no longer viable. The Neighborhood Commercial designation is the next-closest commercial designation that is compatible with existing uses. The proposed text amendments update the Neighborhood Commercial district uses to better reflect current trends in commercial uses in Sumner. Proposed amendments support existing uses while expanding the district to allow other small-scale commercial uses. In light of new conditions, the reclassification of this site is appropriate.

3. The proposed amendment is consistent with the overall intent of the goals of the Sumner comprehensive plan.

The proposal is consistent with Comprehensive Plan policies and goals for establishing land uses in appropriate areas and for supporting commercial uses downtown. Policies in the Comprehensive Plan that support the proposed amendments include:

Land Use Element Policy 1.3: Through the Land Use Plan and Community Character Element, strive to balance residential, commercial, industrial and public land uses.

Economic Development Element - Policy 1.10: Recruit restaurants, cafés, microbreweries, public facilities and other similar uses, which serve as gathering spots within the community and encourage evening activity in commercial area.

Economic Development Element - Policy 4.3: Ensure regulations accommodate a variety of lot sizes and land uses for small business development.

Economic Development Element - Policy 5.3: Promote a diversity of uses within the downtown, which support the activity base by providing employment, recreational, residential, and a variety of commercial activities.

Economic Development Element - Policy 5.14: Promote businesses that meet the daily needs of residents – markets, dry cleaners, laundromats, eateries, pharmacies, banks, pet stores, beauty salons/barbershops, etc.

Community Character Element - Policy 1.2: Endeavor to maintain a complete community, consistent and compatible in character and design, containing housing, shops, work places, schools, parks, civic facilities, and community services essential to the daily life of residents.

4. The proposed amendment is consistent with chapter 36.70A RCW (Growth Management Act), the countywide planning policies (CPP) for Pierce County, and the applicable Multi-county planning policies (VISION 2040).

The consistency of this and other proposals with the State and regional policy framework is analyzed in the DSEIS for the 2020 Comprehensive Plan Amendments, and all proposals are found to be consistent.

5. Where an amendment to the comprehensive plan map is proposed, the proposed designation is adjacent to property having a similar and compatible designation, or the subject property is of sufficient size, or other conditions are present.

The proposed designation will apply to properties in the downtown area on Main Street, which have small-scale commercial uses very similar to, and compatible with, adjacent properties along Main Street.

6. Environmental impacts have been disclosed, and measures have been included to reduce possible adverse impacts.

The environmental impacts have been disclosed and analyzed in the Draft Supplemental Environmental Impact Statement (DSEIS) prepared for the 2020 Comprehensive Plan Update, issued on November 10, 2020. No significant adverse impacts are anticipated.

7. Potential ramifications of the proposed amendments to other comprehensive elements and supporting plans have been considered and satisfactorily addressed.

The proposed amendments would comply with all other elements of the Comprehensive Plan, and associated area plans. The parcels subject to the proposed amendment are located in the downtown area along Main Street, where various City plans and policies support small-scale commercial uses as proposed. Potential ramifications of a change from CBD to NC designation have been considered; potential conflicts in Zoning Code provisions that might affect the subject parcels have been addressed in proposed Zoning Code text amendments. These text amendments will ensure that uses changing to the NC district will remain as allowed uses and will have lot development standards that accommodate existing development.

IV. SEPA ENVIRONMENTAL REVIEW

The process for amending the City Comprehensive Plan is specified in the Sumner Municipal Code section 18.56.147 and in the state Growth Management Act (GMA) (RCW 36.70A) and the State Environmental Policy Act (SEPA). SEPA analysis of the proposed amendments and various alternatives is contained in the *City of Sumner 2020 Draft Supplemental Environmental Impact Statement* issued on November 10, 2020.

V. PUBLIC & AGENCY COMMENT

Two public comment letters were received that generally relate to the proposal. Comments expressed concern about allowing additional non-residential development downtown (see Public Comments exhibit). Staff has had some discussion with property owners to answer questions. Formal responses from staff to all comments received will be included in the Final Environmental Impact Statement.

VI. STAFF RECOMMENDATION

Staff recommends approval of the proposal.

VII. PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of the proposal as proposed, January 7, 2021.

VIII. EXHIBITS

- A. Map changes - Comprehensive Plan Map and Zoning Map
- B. Proposed Text Amendments

EXHIBIT A - PROPOSED MAP CHANGES

Comprehensive Plan - Existing



Comprehensive Plan - Proposed





City of Sumner
Comprehensive
Plan Map

ADOPTED: 12-03-2016
ORDINANCE NO. 2000
PLOTTED ON: 01-25-2019, JAM

SOURCE: City of Sumner
Community Development
Department, 2016

DISCLAIMER:
The City of Sumner does not make any warranties or representations with regard to the accuracy of this map. No reliance should be placed upon this map for the location of any assessment, street, road, highway, or boundary line or other matter shown on this map, and no liability is assumed by the City of Sumner for the correctness thereof.

C = Cluster Overlay
*Note: Additional clustering requirements apply to designations not included with a "C" based on official area regulations.
*Note: Refer to chapter overlay provisions.

OVERLAYS:

- Sumner City Limits
- Sumner UGA
- East Sumner Neighborhood - Corridor of Local Importance
- East Main St Design Strategy Area
- Town Center - Countywide Center
- MIC Zone
- MIC Core Overlay
- Parade

COMPREHENSIVE ZONING DESIGNATIONS:

- Central Business District
- General Commercial
- Merchandise Commercial
- Neighborhood Commercial
- Heavy Industrial
- Light Industrial
- Urban Village
- High Density Residential
- Medium Density Residential
- Low Density Residential 3
- Low Density Residential 2
- Low Density Residential 1
- Residential Protection
- Public-Private Utilities & Facilities
- Resource Protection

Zoning Map Existing



Zoning Map Proposed



EXHIBIT B - PROPOSED TEXT AMENDMENTS

Chapter 18.04 Zoning Code Definitions

18.04.~~0790-0787~~ Pedestrian walkway.

"Pedestrian walkway" means a walkway used exclusively as a pedestrian trafficway. (Ord. 1694 § 1, 1995)

18.04.0790 Performing and cultural arts uses, minor

"Performing and cultural arts uses, minor" means an interior space designated for live performing and entertainment presented to the general public primarily from the local rather than regional area, such as a community theater, dance studio, library space for live readings, and similar venues not exceeding 5,000 square feet of total floor area as defined by 18.04.0385 SMC.

Chapter 18.16 COMMERCIAL DISTRICTS (NC, ~~CBD~~, GC, IC, ~~MUD~~)

18.16.010 Purpose.

18.16.020 Principal and conditional uses.

18.16.025 Family day care provisions.

18.16.030 Accessory residential uses.

18.16.040 Residential uses.

18.16.050 Prohibited uses.

18.16.060 Off-street parking and loading.

18.16.070 Property development standards.

~~18.16.075 Height exception in the central business district zone.~~

18.16.080 Performance standards.

18.16.010 Purpose.

A. The following commercial districts are established; properties so designated shall be subject to the provisions contained in this chapter:

1. NC, neighborhood commercial district;

~~2. CBD, central business district;~~

~~32.~~ GC, general commercial district;

~~43.~~ IC, interchange commercial district;

~~5. MUD, mixed-use development district.~~

B. The commercial districts are established to provide appropriately located areas for office uses, retail stores, service establishments, and wholesale businesses, offering commodities and services required by residents of the city and its surrounding market area. In addition to this purpose, each commercial district has its own specific and unique intent as follows:

1. NC, Neighborhood Commercial District. The NC district is intended to provide for convenient retailing and other commercial services principally oriented to adjacent residential areas and neighborhoods.

~~2. CBD, Central Business District. The CBD district is intended to provide for retailing and other commercial services in a fashion that preserves and enhances the pedestrian scale and character of development in Sumner's downtown area. Small, independent shops and offices are typical to this district.~~

3. 2. GC, General Commercial District. The GC district is intended to provide for retailing and other commercial services that serve the large market area surrounding the Sumner community. In this respect, GC district regulations are intended to accommodate conventional commercial development that is typical to urban areas such as shopping centers, commercial malls and office complexes. Such commercial developments usually rely upon the automobile as their principal source of access.

4. 3. IC, Interchange Commercial District. The IC district is intended to provide for retailing and other commercial services that are easily accessible from the freeway, yet are not located near residential districts. Such commercial developments primarily rely on the automobile as their principal source of access.

~~5. MUD, Mixed-Use Development District. The MUD district is intended to provide for a mix of residential and appropriate commercial services within close proximity to the historic central business district and increased housing density near regional transit centers.~~

18.16.020 Principal and conditional uses.

The following table details permitted and conditionally permitted uses in the commercial districts...

		NC	CBD	MUD	GC	IC
1.	Accessory parks and recreation facilities for use by on-site employees or residents	P	P	P	P	P
2.	Adult entertainment businesses subject to chapter 18.38 SMC	—	—	—	P	P
3.	Artist's studio and workshop having a retail component <u>comprising at least 15% of the total floor area</u>	<u>—</u> <u>P</u>	P	P ⁺	P	P
4.	Automotive and motorized vehicle sales	—	—	— ^s	P	P ⁹
5.	Banks, business and professional offices and drive-up banking	CUP	P	P	P	P
6.	Business and consumer services, <u>including advertising, property management, and consulting services</u> ⁹	<u>CUP</u> <u>P</u>	P	P	P	P
7.	Car wash ⁹	—	—	—	P	P
8.	Wireless communication facilities	See chapter 18.37 SMC				
9.	Cemeteries	—	CUP	CUP	CUP	CUP
10.	Churches	P	P	P	P	P
11.	Contractor business ⁶	—	—	—	—	P
12.	Convenience store ⁹	CUP	P	P	P	P
13.	Dancehalls	—	CUP	—	CUP	P
14.	Drive-through businesses, <u>subject to performance standards at SMC 18.16.080</u> ^{4,5,9}	—	P	—	P	P
15.	Drive-through espresso/coffee business, <u>subject to performance standards at SMC 18.16.080</u> . ^{4,5,11}	CUP	P	—	P	P
16.	Existing residential dwellings lawfully constructed as of the effective date of the ordinance codified in this title	P	P	P	P	P
17.	Family child care home or family child day care home in accordance with the provisions of SMC 18.16.025; and child day care centers	P	P	P	P	P

		NC	CBD	MUD	GC	IC
18.	Gasoline service stations and convenience stores with gasoline sales ⁹	–	CUP	–	CUP	P
19.	Hazardous waste on-site treatment and storage facilities	–	–	–	CUP	–
20.	Health and fitness club ⁹	P ⁷	P	P	P	P
21.	Heavy equipment and/or boat repair, accessory to a permitted use ⁹	–	–	–	–	P
22.	Heavy equipment and/or boat sales	–	–	–	–	CUP
23.	Hospitals	CUP	CUP	–	CUP	CUP
24.	Hotels, bed and breakfasts and tourist homes ^{2,9}	P	P	CUP	P	P
25.	Light manufacturing, fabrication, assembling and repairing, <u>excluding vehicle repair, subject to SMC 18.16.080(S)</u> ³⁹	–	–	–	CUP	–
26.	Light-medium equipment sales	–	–	–	–	P
27.	Major utility facility	CUP	CUP	CUP	CUP	–
28.	Mass transit systems including, but not limited to, bus stations, train stations, transit shelter stations, and park and ride lots	CUP	CUP	CUP	CUP	P
29.	Medical and dental services ⁹	P	P	P	P	P
30.	Miniwarehouses	–	–	–	–	–
31.	Existing miniwarehouses ¹²	–	–	–	P	P
32.	Minor utility facility	P	P	P	P	P
33.	Motels ⁹	CUP	–	–	P	P
34.	Multifamily dwellings, rooming houses and boarding houses, retirement homes, assisted living facilities, continuing care communities, board and care homes, hospices, or nursing homes except on the ground floor, or in accordance with the city of Sumner design and development guidelines, and subject to density maximums and locations as applicable in <u>SMC 18.16.040</u>	P	P ³	P ³	P ³	–
35.	Outdoor storage	–	–	–	–	–
36.	Public parks and public recreation facilities	CUP	CUP	CUP	CUP	CUP
37.	Personal services including barber and beauty shops, <u>salons/spas</u> , photographic studios, tailor-dressmaking shops ⁹	P	P	P	P	P
38.a.	<u>Performing and cultural arts uses, minor</u>	CUP	–	–	P	P
38.b.	Private clubs, lodges, fraternal organizations, union halls and social halls	CUP	P	P	P	P
39.	Public facilities	CUP	CUP	CUP	CUP	CUP
40.	Private off-street parking lots	P	P	–	P	–
41.	Private off-street parking lots, paid	–	–	–	–	–
42.	Public off-street parking lots	P	P	P	P	–
43.	Public off-street parking lots, paid	–	CUP	–	–	–
44.	Public garage	–	CUP	CUP	CUP	CUP
45.	Recycling collection station	–	–	–	P	P
46.	Restaurants ⁹	CUP P	P	P	P	P
47.	Retail business ⁹	P	P	P	P	P

		NC	CBD	MUD	GC	IC
48.a.	Schools, colleges and universities	CUP	CUP	CUP	CUP	CUP
48.b.	<u>Schools for instruction in fine arts, crafts, dance, martial arts, languages and office technology not exceeding a total of 5,000 square feet floor area</u>	CUP	=	=	P	P
49.	Storage/warehouse and distribution facilities	-	-	-	-	-
50.	Streets	P	P	P	P	P
51.	Taverns, micro-breweries, brewpubs, and bars	-	CUP	CUP	CUP	P
52.	Theaters <u>over 5,000 square feet in floor area</u> and other enclosed commercial recreation establishments such as bowling alleys and arcades	- CUP	P	CUP	P	P
53.	Truck-related retail and services ⁹	-	-	-	-	P
54.	Truck stops	-	-	-	-	-
55.	Truck terminals	-	-	-	-	-
56.	Unenclosed commercial recreation establishments such as driving ranges, miniature golf, miniature airplane field ⁹	-	CUP	-	CUP	P
57.	Utility yard	CUP	CUP	-	CUP	-
58.	Vehicle repair, minor ⁹	-	CUP	-	P	P
59.	Veterinary clinics, excluding outdoor boarding kennels ⁹	-	-	-	P	P
60.	Vocational or fine arts school; <u>except in CBD-NC allowed up to 5,000 square feet floor area except on ground floor</u>	- CUP	P	P	P	P
61.	Water towers and water supply plants	CUP	CUP	CUP	CUP	CUP
62.	Car rental agency	-	-	-	P	P
63.	Temporary homeless encampments in accordance with SMC 18.36.060	CUP	CUP	CUP	CUP	CUP
64.	Funeral homes, mortuaries, and funeral parlors	- P	P	-	P	P
65.	Truck sales with 10,000 square feet associated professional offices	-	-	-	-	P

¹Not involving operations or equipment that would cause excess noise, vibration, light, glare, or odor.

²~~Reserved. Hotels may be stand-alone developments within the MUD zone and are not required to contain other commercial or residential uses.~~

³Reserved.

⁴~~Reserved. See performance standards per SMC 18.16.080(T).~~

⁵~~Reserved. See performance standards per SMC 18.16.080(Y).~~

⁶Contractor businesses are only permitted on lots within the IC zoning district in the vicinity of 24th Street East that abut industrial-zoned land on two sides. Contractor businesses shall meet the performance standards in SMC 18.16.080(~~WT~~) and are a prohibited use in the IC zoning district in the vicinity of 166th Avenue East as depicted on the zoning map.

⁷Health and fitness clubs in the neighborhood commercial district shall not exceed 3,000 square feet in ~~gross~~total-floor area.

⁸~~Existing permitted automotive and motorized vehicle sales and rental dealerships operating as of November 1, 2010, are allowed as a permitted use in the MUD zone. Existing dealerships may be sold, but must continue primarily as a new car dealership.~~

⁹Truck-related parking allowed in the interchange commercial truck parking overlay area zone per SMC 18.42.046.

¹⁰~~Must have a retail component that represents at least 15 percent of the gross floor area.~~

¹¹~~Reserved. See performance standards per SMC 18.16.080(O).~~

¹²No expansion of use or structure(s) allowed.

18.16.040 Residential uses.

- A. In the NC districts, only floor area above the first story commercial uses may be used for residential purposes; provided, that the maximum number of dwelling units shall not exceed a ratio of 25 dwelling units per net acre; and provided, that the dwelling units shall be provided with sufficient off-street parking at ratios required in chapter 18.42 SMC. Residential dwellings may be attached or included to the side or rear of the main commercial building. Such mixed use may be attached or included to the side or rear of the main commercial building. Such mixed-use development shall conform to the city of Sumner design and development guidelines.
- B. ~~In the GC district, M~~multifamily residential developments are permitted ~~in the GC and CBD districts~~ as part of a mixed-use development with commercial uses. A mixed-use development shall have mixed-use structures and may have a combination of mixed-use and single-use residential structures. Except within the East Sumner urban village overlay district, a mixed-use structure is not required for a pipestem lot with street frontage that is less than 60 feet in width; instead the development may contain only single-use residential structures. Development shall occur such that:
1. Mixed-use structures shall have direct pedestrian access to the primary street and shall have ground floor building area designed to accommodate commercial uses along the entire length of the building facing the primary street. Ground floor building areas are intended for commercial use but may be improved as residential use and converted over time when economically viable.
 2. ~~Outside the Town Center Plan area single~~Single-use residential structures shall contain only ground-related dwelling units and shall be located to the side or rear of mixed-use structures and not adjacent to the primary street.
 3. ~~Outside the Town Center Plan area the~~The maximum number of dwelling units shall not exceed 25 dwelling units per net acre in the general commercial district ~~and in the central business district.~~
 4. ~~Inside the Town Center Plan area the maximum number of dwelling units shall not exceed 30 dwelling units per net acre in the general commercial district and in the central business district.~~
 5. ~~All development must be designed in accordance with the city of Sumner design and development guidelines.~~
- C. ~~A mix of residential and commercial uses is permitted in the MUD zone. Residential uses are required at the minimum densities listed in subsection (C)(3) of this section and commercial uses on the ground floor are optional. Mixed-use developments shall have mixed-use structures and may have a combination of mixed-use and single-use residential structures such that:~~
1. ~~Mixed-use structures shall be adjacent to and have direct pedestrian access to the primary street and shall have ground floor commercial uses along the entire length of the building facing the primary street;~~
 2. ~~Single-use residential structures shall be located to the side or rear of the mixed-use structures, otherwise the single-use residential structures may be located along the primary street;~~
 3. ~~The maximum number of dwellings shall not exceed a ratio of 40 dwelling units per net acre and contain at least a minimum ratio of 15 dwelling units per net acre;~~
 4. ~~Dwelling units shall be provided sufficient off-street parking ratios as required in chapter 18.42 SMC;~~
 5. ~~A minimum of 80 percent of the area of the first floor shall be covered by a second story for mixed-use structures; and~~
 6. ~~Mixed-use development shall conform to the city of Sumner design and development guidelines and SMC 18.16.080(S).~~

18.16.070 Property development standards.

The following table sets forth the required development standards applicable to properties located in commercial districts:

		NC	CBD	MUD	GC	IC
1.	Minimum lot area per building site in square feet	4,500	5,000	5,000	5,000	5,000
2.	Minimum lot width in feet	50	50	50	50	50
3.	Lot depth in feet	100	80	100	100	100
4.	Front yard setback in feet, in accordance with the Sumner design	min. 0 max. 25	0	min. 0 max. 15¹	General zoning: min. 5	min. 15 no max.

		NC	CBD	MUD	GC	IC
	and development guidelines (minimum front yard setback required for properties located on arterials or collectors)				max. 50 max. 25 on corner Town Center: min. 0 max. 25 East Main Street area: max. 0 ³	
5.	Rear yard setback in feet	20	0	0 ²	General zoning: 20 Town Center: 0, unless abutting residential zone, then 20	20
6.	<u>a. Interior side yard setback in feet</u> <u>b. Interior side yard setback in feet within NC zone along Main Street west of Valley Avenue:</u>	10 ⁴ 0	0	0 ²	General zoning: 5 Town Center: 0, unless abutting residential zone, then 15 -- East Main Street area: 0 when property abuts East Main Street; and 5 when property not abutting East Main Street ³	15 --
7.	<u>a. Street side yard setback in feet</u> <u>b. Street side yard setback in feet within NC zone along Main Street west of Valley Avenue:</u>	10 0	0	5	5 --	15 --
8.	Required landscaped setback along any common boundary with residentially zoned property	10	10	10	10	10
9.	Minimum street frontage in feet	35	35	35	35	35
10.	Maximum lot coverage	75%	100%	80%	75%	80%
11.	Maximum building height in feet	35	35 ⁵⁻⁶	35	35	45
12.	Maximum building height in feet in the Town Center Plan area for a structure with at least 50% of the ground floor occupied by underbuilding parking		-	45	45	
13.	Town Center Plan area: maximum floor area ratio		-	2.4	2.25	
14.	Town Center Plan area: maximum floor area ratio for structures with underbuilding parking		-	3.2	3	

¹~~See SMC 18.16.080(S).~~

²~~Setback shall be a minimum of 15 feet where abutting residentially zoned property and not separated by an alley or street.~~

³East Main Street per SMC 18.43.020. Also see design and development guidelines, ~~general commercial.~~

⁴Or where abutting property zoned NC.

⁵~~See SMC 18.16.075.~~

⁶~~For a public garage the maximum height is 45 feet.~~

~~18.16.075 Height exception in the central business district zone.~~

~~The maximum building height listed in SMC 18.16.070 for the central business district (CBD) zone may be increased to 49 feet under the following conditions:~~

- ~~A. Portions of structures or additions to structures that exceed 35 feet in height shall not be within 40 feet of Main Street nor readily visible from the sidewalk on either side of Main Street.~~
- ~~B. Rehabilitation and/or restoration of a structure on the Sumner Historic Register.~~
- ~~C. Additions to structures, any portion of which exceed 35 feet in height, and associated restoration of existing structures on the site, shall be designed and constructed as per plans that have been reviewed by the Sumner historic commission and received a certificate of appropriateness per SMC 18.39.070.~~
- ~~D. Portions of structures or additions to structures that exceed 35 feet in height shall not be within 100 feet of a single-family residence.~~
- ~~E. Height exception in the central business district zone shall be a Type V decision per chapter 18.56 SMC.~~

18.16.080 Commercial districts - Performance standards.

The following special requirements and performance standards shall apply to properties located in the commercial districts:

- A. Exterior Mechanical Devices. Air conditioners, heating, cooling, ventilating equipment, pumps and...
- B. Required Open Space and Landscaping. For each development in the NC, IC, ~~MUD~~ and GC districts a landscape plan shall be prepared in accordance with chapter 18.41 SMC to address landscaping of yards and screening of parking, and shall be submitted for approval by the community development director. Landscaping shall be provided along blank building facades and property boundaries. Landscaping shall be provided in accordance with the city of Sumner design and development guidelines. ~~Landscaping requirements shall apply to properties in the CBD which have setbacks or on-site private parking areas.~~ Whenever landscaping is required by this title and/or conditions of approval of discretionary applications required by this title, such landscaping shall be permanently maintained in a neat and orderly manner. In no event shall such landscape areas be used for the storage of materials or parking of automobiles.
- C. Outdoor Storage of Materials. Outdoor storage is not permitted in the ~~CBD~~, GC, ~~MUD~~, and NC zones, except that outdoor storage of materials is permitted in the IC zone as accessory to a contractor business and in conformance with subsection (W) of this section. The storage of vehicles, such as motorcycles, automobiles, boats and farm equipment for retail sale, shall not be subject to the provisions of this subsection.
- D. Outdoor Lighting. Outdoor lighting and aerial-mounted floodlighting shall be shielded...
- E. Commercially Zoned Properties Adjacent to Residential Properties. Whenever commercially zoned or mixed-use ~~zoned property development~~ abuts any residential district, there shall be:
 - ~~1. A 10-foot landscaped yard setback and six-foot masonry wall or wood fence established and maintained along the property line that abuts the residential zones, except that fences and walls located within the required front or street side yard shall not exceed a height of three feet; and,~~
 - ~~2. Within the Town Center Plan area, portions of structures within 30 feet of the side or rear property line abutting a residentially zoned district shall not exceed a height of 35 feet.~~
- F. Swimming Pools. All swimming pools or outdoor bodies of water having a depth of 24 or more inches...
- G. Trash Receptacles. Trash receptacles enclosed within gated, solid walls or fences shall be provided...
- H. Accessory antennas, including satellite dish antennas which are less than or equal to three feet...
- I. Any on-site treatment and storage facilities must meet the Washington State siting criteria ...
- J. Parking areas and pedestrian walkways shall conform to the city of Sumner design and development...
- K. Businesses selling firearms are prohibited from locating within 500 feet of public or private schools... .
- L. Expansion of Specified Existing Uses. Existing residential dwellings lawfully constructed...
- M. Fences – Intent. The intent of this section is to establish minimum requirements and standards...
- N. *Repealed by Ord. 2624.*
- O. Outdoor sales shall be allowed for espresso/coffee businesses, taverns, micro-breweries, brewpubs, bars and restaurants... provided the following are met:
 - 1. Temporary outdoor sales:
 - 2. Permanent outdoor sales standards:
 - a. The outdoor area shall be part of the total gross floor area calculation for minimum parking requirements.
 - b. The outdoor area shall be set back, at a minimum, 50 feet from any residentially zoned lot...

~~P. Drive-in espresso/coffee businesses located within a neighborhood commercial district shall have a minimum gross floor area of 500 square feet and indoor seating for a minimum of 12 persons.~~

~~Q-P.~~ For properties located within the area defined as East Main Street in SMC 18.43.020, the setback may be increased to 15 feet when the area between the sidewalk and the building...

~~R-Q.~~ All development is subject to applicable Sumner design and development guidelines.

~~S. For properties located within the MUD zone, the setback may be increased to 15 feet when the area between the sidewalk and the building:~~

- ~~1. Is utilized as usable pedestrian space such as a plaza, outdoor seating, or public art (fountain, etc.); or~~
- ~~2. Is used for outdoor displays of merchandise or when the displays are an intrinsic part of the nature of the business or it provides a pedestrian amenity. Examples include, but are not limited to, nurseries, outdoor monuments, etc. Additional landscaping may be required that is a minimum five feet wide as measured from the front property line and running parallel to the street for the entire frontage of the property, except for driveways, and meets the city of Sumner design and development guidelines.~~

~~TR.~~ Drive-through businesses and drive-through espresso/coffee businesses located within the neighborhood commercial district (except on Main Street) or East Main Street area shall be subject to the following:

1. The drive-up service windows and queuing for cars shall not be located between the building and any street and shall be obscured from the street; and
2. The drive-through business shall have a minimum gross floor area of 500 square feet and indoor seating for at least 12 persons; and
3. The drive-through business shall have a pedestrian entrance located on the street edge with pedestrian amenities such as seating benches and tables.

~~US.~~ A light manufacturing, fabrication, assembling and repairing use within the neighborhood commercial or general commercial zone may be allowed as an accessory use to a retail business, provided it meets all the following performance standards:

1. Be contained within a fully enclosed structure; and
2. The operation shall not create noise, light, glare, vibration, or odor that would disturb the peace, quiet, and comfort of neighboring residents, retail uses, lodging and restaurant uses.
3. Must have a retail component that represents at least 15 percent of the total floor area.

~~V. A light manufacturing, fabrication, assembling and repairing use may be allowed as an accessory use to a retail business, provided it meets all the performance standards in subsection (U)(1) and (2) of this section.~~

~~WT.~~ A contractor business shall be permitted an outside storage yard for materials, vehicles and equipment...

~~XU.~~ Truck parking in the IC zone shall be screened from view of an abutting public right-of-way...

~~YV.~~ Drive-through businesses and drive-through espresso/coffee businesses located within the central business district ~~Town Center area or located within a neighborhood commercial district on Main Street~~ shall be subject to the following:

1. Be located in a multistory building; and
2. The drive-up service windows and queuing for cars shall not be located between the building and any street and shall be obscured from the street; and
3. The drive-through business shall have a minimum gross-total floor area of 500 square feet and indoor seating for at least 12 persons; and
4. A building containing a drive-through business of any type shall not be located adjacent to another building containing a drive-through business of any type either on the same or an adjacent parcel.



STAFF REPORT

DATE: January 21, 2021
TO: Mayor Pugh and City Council
FROM: Ann Siegenthaler, Associate Planner
RE: 2020 Comprehensive Plan Update – **School District Downtown Parcels**

I. BACKGROUND / WHY AMENDMENTS ARE BEING PROPOSED

In January 2020, the City Council opened the application process to accept applications for amending the Comprehensive Land Use Plan. Both staff and the public have proposed amendments to the Comprehensive Plan, the Comprehensive Plan Map/Zoning Map and the Zoning Code regulations.

- Docket Approval: The Sumner Planning Commission determined in May 2020 that the proposed changes were eligible for consideration during the 2020 amendment process.
- Planning Commission review:
 - o Study Sessions 6/18/20, 7/16/20, 8/20/20, 12/17/20.
 - o Public Hearing 12/3/20.
 - o Recommendation 1/7/21.

II. DESCRIPTION OF PROPOSAL

Sumner-Bonney Lake School District - Downtown Parcels Map Changes. This proposal (docket item #MA-03) relates to Sumner-Bonney Lake School District properties in downtown Sumner. The applicant requests a change in map designations. No text amendments are proposed.

A. Amend Comprehensive Plan Map.

The School District recently acquired 11 parcels on Mason Street next to the high school and 3 parcels at Elhi Hill School on Main Street to be developed as school facilities (see Figure 1 below). The proposal is to update the Comprehensive Plan Map to show these parcels with a Public-Private Utilities/Facilities (PPUF) designation. This designation would better reflect the current public ownership and use.

B. Amend the Zoning Map.

For consistency between the Zoning Map and Comprehensive Plan, the underlying zone would change.

- Mason Street parcels: These would be rezoned from Medium Density Residential to Low Density Residential (LDR-12) (same as the adjacent high school site).
- Elhi Hill site: 2 parcels would change from Central Business District (CBD) to the Neighborhood Commercial (NC) zone. The CBD zone was replaced by the Town Center Plan, and the NC zone is the most similar to the old CBD zone in terms of uses. The third parcel (908 Meeker) would retain its current Low Density Residential (LDR-6) zoning.

1420 Mason/4445000050, 1424 Mason/4445000060, 1428 Mason/4445000070, 1432 Mason/4445000080, 1434 Mason/4445000090, 1502 Mason/4445000100, 1506 Mason/4445000110.	
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III. COMPREHENSIVE PLAN AMENDMENT CRITERIA ANALYSIS

Only those amendments which are found to be in substantial compliance with all criteria listed below shall be approved (SMC 18.56.147(N)):

1. An amendment is necessary to resolve inconsistencies between the Sumner comprehensive plan and other city plans or ordinances; or, to resolve inconsistencies between the Sumner comprehensive plan and other jurisdictions' plans or ordinances.

The Sumner-Bonney Lake School District is the owner of the parcels subject to the proposed map amendments. The parcels are identified in School District plans as essential for providing educational facilities in Sumner. The current Comprehensive Plan designations of the parcels is inconsistent with the current public ownership of the parcel and with the long-term plans for educational facilities to locate there. Therefore, the proposed change in designation is necessary to resolve inconsistencies between the Sumner Comprehensive Plan and the School District's capital facilities plan and other long-range plans.

2. Conditions have so changed since the adoption of the Sumner comprehensive plan that the existing goals, policies, objectives, and/or map classifications are inappropriate.

The parcels subject to the proposed map change have been transitioning to School District educational uses since the last Comprehensive Plan update. Educational uses are already allowed on these parcels under the Sumner Zoning Code; a PPUF designation will more accurately reflect the existing and planned School District uses. In light of current conditions, the reclassification of these parcels is appropriate.

3. The proposed amendment is consistent with the overall intent of the goals of the Sumner comprehensive plan.

The proposal is consistent with Comprehensive Plan policies and goals for establishing land uses in appropriate areas and for supporting educational facilities in Sumner. Policies in the Comprehensive Plan that support the proposed amendments include:

- Economic Development Element - Policy 5.3 Promote a diversity of uses within the downtown, which support the activity base by providing employment, recreational, residential, and a variety of commercial activities.
- Economic Development Element - Policy 5.4 Give downtown locations highest priority when siting city and government facilities such as libraries and administration offices, which have significant employment or destination potential.
- Community Character Element - Policy 1.2 Endeavor to maintain a complete community, consistent and compatible in character and design, containing housing, shops, work places, schools, parks, civic facilities, and community services essential to the daily life of residents.
- Community Character Element - Policy 2.7 In conjunction with the Sumner School District, and the Dieringer School District, encourage the location of schools within walking distance of a majority of the population they are intending to serve.

4. The proposed amendment is consistent with chapter 36.70A RCW (Growth Management Act), the countywide planning policies (CPP) for Pierce County, and the applicable Multi-county planning policies (VISION 2040).

The consistency of this and other proposals with the State and regional policy framework is analyzed in the DSEIS for the 2020 Comprehensive Plan Amendments, and all proposals are found to be consistent.

5. Where an amendment to the comprehensive plan map is proposed, the proposed designation is adjacent to property having a similar and compatible designation, or the subject property is of sufficient size, or other conditions are present.

The proposed Comprehensive Plan designations are compatible with adjacent designations. School District parcels on Mason Street are adjacent to the main Sumner High School site, and will be incorporated into the long-range plans for high school improvements. Parcels at the Elhi School site on Main Street contains a small-scale educational facility that is compatible with adjacent commercial development. One parcel at the south end of the Elhi School site will be re-designated as PPUF to reflect the educational use, but will retain its Low Density Residential zoning designation adjacent to other Low Density Residential uses.

6. Environmental impacts have been disclosed, and measures have been included to reduce possible adverse impacts.

The environmental impacts have been disclosed and analyzed in the Draft Supplemental Environmental Impact Statement (DSEIS) prepared for the 2020 Comprehensive Plan Update, issued on November 10, 2020. No significant adverse impacts are anticipated.

7. Potential ramifications of the proposed amendments to other comprehensive elements and supporting plans have been considered and satisfactorily addressed.

The proposed amendments will comply with all other elements of the Comprehensive Plan, and associated area plans. The parcels subject to the proposed amendment are owned by the School District. A designation of PPUF will ensure that the Sumner Comprehensive Plan is consistent with the long-term plans of the Sumner-Bonney Lake School District.

IV. SEPA ENVIRONMENTAL REVIEW

The process for amending the City Comprehensive Plan is specified in the Sumner Municipal Code section 18.56.147 and in the state Growth Management Act (GMA) (RCW 36.70A) and the State Environmental Policy Act (SEPA). SEPA analysis of the proposed amendments and various alternatives is contained in the *City of Sumner 2020 Draft Supplemental Environmental Impact Statement* that was issued on November 10, 2020.

V. PUBLIC & AGENCY COMMENT

One public comment letter mentioned the School District but not the particular proposal, generally expressing concern about allowing additional non-residential development downtown (see Public Comments exhibit). Staff responded to the property owner via the questions they had entered on the website. Formal responses from staff to all comments received will be included in the Final Environmental Impact Statement.

VI. STAFF RECOMMENDATION

Staff recommends approval of the proposal.

VII. PLANNING COMMISSION RECOMMENDATION

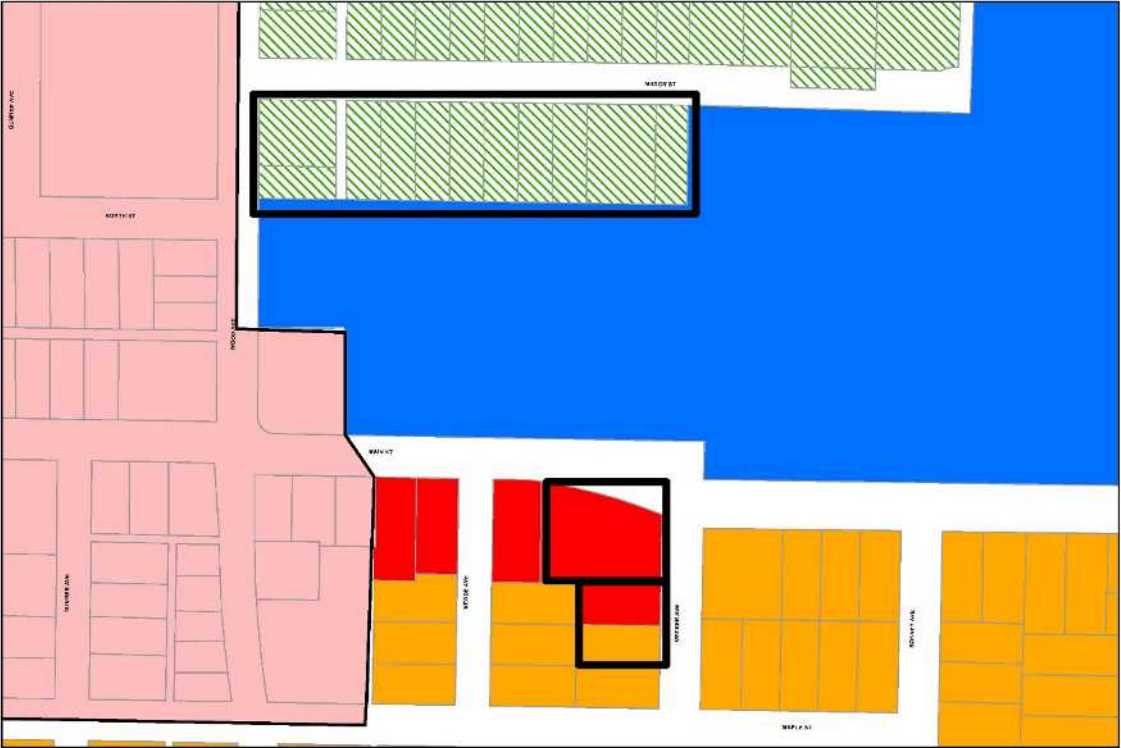
Planning Commission recommended approval of the proposal as proposed, January 7, 2021.

VIII. EXHIBITS

A. Map changes - Comprehensive Plan Map and Zoning Map

EXHIBIT A - PROPOSED MAP CHANGES

Comprehensive Plan - Existing



Comprehensive Plan - Proposed





City of Sumner
Comprehensive Plan Map

ADOPTED: 12-03-2015
ORDINANCE NO. 2005
PLOTTED ON: 01-23-2019, JAM

SOURCE: City of Sumner
Community Development
Department, 2019

DISCLAIMER:
The City of Sumner does not make any warranties or representations with regard to the accuracy of this map. No reliance should be placed upon this map for the location of any easement, street, road, highway, or boundary line or other matter shown on this map, and no liability is assumed by the City of Sumner for its correctness thereof.

C = Cluster Overlay
*Note: Additional clustering requirements apply to designations not included with a "C" based on critical area regulations.
*Note: Refer to cluster overlay provisions.

OVERLAYS:

- Sumner City Limits
- Sumner UGA
- East Sumner Neighborhood - Center of Local Importance
- East Main St. Design Strategy Area
- Town Center - Countryside Center
- MIC Zone
- MIC Core Overlay
- Pavels

COMPREHENSIVE ZONING DESIGNATIONS:

- Central Business District
- General Commercial
- Interchange Commercial
- Neighborhood Commercial
- Heavy Industrial
- Light Industrial
- Urban Village
- High Density Residential
- Medium Density Residential
- Low Density Residential 3
- Low Density Residential 2
- Low Density Residential 1
- Residential Protection
- Public/Private Utilities & Facilities
- Resource Protection

Zoning Map Existing



Zoning Map Proposed





STAFF REPORT

DATE: January 21, 2021
TO: Mayor Pugh and City Council
FROM: Ann Siegenthaler, Associate Planner
RE: 2020 Comprehensive Plan Update - **Craft Coffee Roasting Text Amendments**

I. BACKGROUND / WHY THE AMENDMENTS ARE BEING PROPOSED

In January 2020, the City Council opened the application process to accept applications for amending the Comprehensive Land Use Plan. Both staff and the public have proposed amendments to the Comprehensive Plan, the Comprehensive Plan Map/Zoning Map and the Zoning Code regulations.

- Docket Approval: The Sumner Planning Commission determined in May 2020 that the proposed changes were eligible for consideration during the 2020 amendment process.
- Planning Commission review:
 - o Study Sessions 6/18/20, 7/16/20, 8/20/20, 12/17/20.
 - o Public Hearing 12/3/20.
 - o Recommendation 1/7/21.

II. DESCRIPTION OF PROPOSAL

Craft coffee roasting in Town Center Plan area. The proposal discussed here (docket #ZCTA-04) is for a change in zoning regulations related to craft coffee roasting. The applicant is a Sumner business owner who operates a coffee and retail business. This code amendment would establish regulations for the Town Center Plan (TCP) area to allow small “craft” coffee roasting through a conditional use permit. The proposal is summarized below. No map changes are proposed; no changes to the Comprehensive Plan are proposed.

A. Add a definition at SMC 18.04 to the zoning code for craft coffee roasting.

Staff proposes adding a definition broadly written as “craft production” to include small-scale production of arts, crafts, specialty foods, etc., such as glassblowing and woodworking. It includes a sub-definition of “craft coffee roasting” (that has been discussed with the applicant). A broader definition for craft production will allow the City to evaluate potential artisanal uses that may be a good fit in the TCP area, but are not yet named or proposed. Craft roasting would be a sub-set of these other uses due to its greater potential for impacts to nearby residences.

B. Add to Town Center Code at SMC 18.29 an allowance for craft coffee roasting in the Historic Central Business District.

Currently Sumner code only allows coffee roasting in industrial zones with a Conditional Use Permit. Many cities now allow small-batch coffee roasting as an accessory use to a retail coffee establishment. However, there are risks of odors impacting neighboring residences and businesses. Because this is a new use for Sumner's downtown, and because of potential impacts, staff is recommending that the use be allowed only

in one area, the Town Center Historic Central Business District (Historic District on map). This is where the applicant currently proposes to operate this use. Further, to allow the City and business owners to more specifically address potential impacts, the applicant and staff are proposing this use be allowed through a Conditional Use Permit (CUP).

Figure 1 - Proposed craft coffee roasting regulations would apply to the area below in the Town Center Plan Historic Central Business District.



C. Add performance standards to the Town Center Code at SMC 18.29.060 to address potential odors and other impacts.

The proposal would allow the craft coffee roasting use while addressing potential impacts of roasting, such as noise and odors. Below is a summary of the specific standards.

- 1. Control of odor.** Each “roast” event produces outside exhaust with some odor (sometimes described as a mildly unpleasant burnt smell). Staff is recommending regulations, based on discussions with the applicant/business owner, that would help address odors:
 - **Limit roasting to particular times of day:** The goal is to avoid times when residents are sitting outside or business customers are nearby. The proposal is that roasting be limited to the hours of 5am-7am and 11pm-1am. The Hearing Examiner may modify this through the Conditional Use Permit.
 - **Limit the size of batches being roasted.** The goal is to minimize the duration and frequency of roasting to reduce odors. A typical small batch is 11 lbs. of beans roasted at one time. Some craft roasters may roast a second small batch or may add a second roaster to process up to 22-60 lbs. of beans. Staff proposes a limit of 11 lbs. of beans per roast, with the potential to increase that under a CUP.
 - **Employ technology such as afterburners:** Many coffee roasting companies use an

“afterburner” which is a piece of equipment used to superheat the system at the end of roasting to reduce odors. The Puget Sound Clean Air Agency (PSCAA) regulates particulates, but not odors for very small-scale roasters. The proposal is to require afterburners or a similar technology on craft roasting operations.

- 2. Noise control.** There is a potential for additional noise from outside exhaust equipment and afterburners on the rooftop. The potential maximum noise output of equipment could be up to 80 decibels (per manufacturer), which is likely only to occur when operating at full capacity. This is a level that is more typical of industrial areas. However, in discussions with the applicant, typical afterburner operation for a small-batch company would likely only produce half of the maximum noise indicated by the equipment manufacturer—i.e., only 40 decibels. To address potential noise impacts to residential uses in the TCP, staff proposes adding a performance standard that limits noise to 57 decibels. This is the standard in the Sumner noise code for commercial businesses operating near residential uses.
- 3. Maintaining aesthetics of historic district.** Coffee-roasting typically will require additional rooftop mechanical equipment, such as an afterburner and pipe vents. However, the equipment typically will not be much larger or taller than commercial restaurant equipment. Due to the location of future coffee-roasting operations--an area with historic buildings and small-town vintage character—staff recommends performance standards to require screening that is compatible with the architectural character of the area.
- 4. Promoting a commercial/retail use versus wholesale.**
Craft coffee roasting can be a valuable addition to the mix of commercial uses downtown that bring in visitors and pedestrians. However, there is a potential for “small-batch” roasting operations to become in the future a wholesale operation devoted to roasting and shipping in the downtown commercial area. Therefore, staff proposes that wholesale distribution would not be allowed, and that roasting operations must remain incidental and accessory to the retail use.

III. ANALYSIS

The proposed amendments to the Zoning Code are consistent with the intent and policies of the Comprehensive Plan including the following:

Economic Development Element - Policy 1.10 Recruit restaurants, cafés, microbreweries, public facilities and other similar uses, which serve as gathering spots within the community and encourage evening activity in commercial area.

Economic Development Element - Policy 4.2 Encourage mixed-use areas where small scale commercial and light manufacturing uses can occur consistent with other Comprehensive Plan Elements.

Economic Development Element - Policy 4.5 Use land use and other regulatory controls to allow for a mix of small businesses, chain and franchises operations, light manufacturing, artisan shops, and other innovative and emerging trends.

Community Character Element - Policy 3.1 Plan for the downtown as Town Center and the community core encouraging a combination of commercial, civic, cultural, recreational, and residential uses.

Community Character Element Policy 1.2 Endeavor to maintain a complete community, consistent and compatible in character and design, containing housing, shops, work places, schools, parks, civic facilities, and community services essential to the daily life of residents.

The proposed amendment is consistent with the intent and vision of the City's Comprehensive Plan and Town Center Plan, and supports the City's vision for promoting downtown businesses.

IV. SEPA ENVIRONMENTAL REVIEW

The process for amending the City Comprehensive Plan is specified in the Sumner Municipal Code section 18.56.147 and in the state Growth Management Act (GMA) (RCW 36.70A) and the State Environmental Policy Act (SEPA). SEPA analysis of the proposed amendments and various alternatives is contained in the *City of Sumner 2020 Draft Supplemental Environmental Impact Statement* that was issued on November 10, 2020.

V. PUBLIC & AGENCY COMMENT

No public or agency comments were received.

VI. STAFF RECOMMENDATION

Staff recommends approval of the proposal.

VII. PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of the proposal as proposed, January 7, 2021.

VIII. EXHIBITS

- A. Proposed Text Amendments

EXHIBIT A - PROPOSED TEXT AMENDMENTS

Chapter 18.04 Zoning Code Definitions

18.04.0312 Craft production

A. "Craft production" means a commercial use that involves the production of arts, crafts, foods, beverages or other product with on-site production and assembly of goods in small batches, primarily involving the use of hand tools and/or small-scale equipment. Due to the limited scale of the activities and small boutique nature of craft production establishments, they are compatible, and are often co-located with, retail sales and service uses. This use category includes but is not limited to ceramic art, glass art, candle-making, custom jewelry manufacture, hand-made bakery and confections, specialty beverages; and micro-breweries and micro-distilleries co-located with a retail use.

B. "Craft coffee roasting" means a type of craft production that involves the roasting of small batches of coffee utilizing primarily manually operated, small-scale equipment, where such roasting is incidental and accessory to a primary retail use on the premises. Roasted or packaged coffee may be sold on the premises directly to consumers, but craft roasting does not include wholesale distribution.

Chapter 18.29 Zoning Code TOWN CENTER CODE (TCC)

18.29.020 Districts in the Town Center.

The Town Center includes the West Sumner district, riverside district, station district and the historic central business district. Each district has its own unique characteristics...

18.29.030 Principal uses.

Permitted uses in the Town Center districts are as follows:

- A. Accessory parks and recreation facilities for use by on-site employees or residents.
- B. Adult entertainment businesses subject to chapter [18.38](#) SMC.
- C. Artist's studio and workshop having a retail component.
- D. Automotive and motorized vehicle sales.
- E. Wireless communication facilities¹.
- F. Churches.
- G. Existing residential dwellings lawfully constructed as of the effective date of the ordinance codifying this title.
- H. Family child care home or family child day care home in accordance with the provisions of SMC [18.16.025](#); and child day care centers.
- I. Health and fitness club.
- J. Hospitals.
- K. Hotels, bed and breakfasts and tourist homes.
- L. Multifamily dwellings, rooming houses and boarding houses, retirement homes, assisted living facilities, continuing care communities, board and care homes, hospices, or nursing homes.
- M. Private clubs, lodges, fraternal organizations, union halls and social halls.
- N. Professional offices.
- O. Public off-street parking lots.
- P. Restaurants.
- Q. Retail.
- R. Streets.
- S. Taverns, micro-breweries, brewpubs, and bars.
- T. Theaters and other enclosed commercial recreation establishments such as bowling alleys and arcades.
- U. Vocational or fine arts school.
- V. Funeral homes, mortuaries, and funeral parlors.

18.29.040 Conditional uses.

Conditional uses allowed in the Town Center districts are as follows:

- A. Churches.

- B. Cemeteries.
- C. Major utility facility.
- D. Mass transit systems including, but not limited to, bus stations, train stations, transit shelter stations, and park and ride lots.
- E. Public parks and public recreational facilities.
- F. Public facilities.
- G. Public off-street parking lots, paid.
- H. Public garage.
- I. Schools, colleges and universities.
- J. Temporary homeless encampments in accordance with SMC [18.36.060](#).
- K. Water towers and water supply plants.
- L. Craft coffee roasting in the Historic District, subject to the standards at 18.29.060(F).

18.29.050 Prohibited uses.

Any use or structure not listed under permitted principal, accessory or conditional uses is prohibited in the Town Center districts unless authorized in chapter [18.36](#) or [18.46](#) SMC.

18.29.060 Performance standards.

- A. Required Landscaping. For each development in the Town Center, a landscape plan shall be submitted...
- B. Expansion of Specified Existing Uses. Existing residential dwellings lawfully constructed as of the effective date of this title may be maintained as follows...
- C. As applicable, the provisions of the city of Sumner design and development guidelines per chapter [18.40](#) SMC shall be met for new development.
- D. As applicable, the provisions of the Town Center Code shall be met for new development.
- E. School, Church and Public Parking Facility Height Exceptions. When applicable, a height exception shall be applied for as part of a conditional use permit application to establish such uses or expansion of such uses...
- F. Craft coffee roasting shall comply with the following performance standards:
 - 1. Roasting is permitted to occur only during the hours of 5:00am-7:00am and 11:00pm-1:00am, unless the hearing examiner through the conditional use permit finds that other hours will have minimal impact on neighboring properties.
 - 2. Volume of each roast shall not exceed 11 pounds of coffee beans, but may be increased through the conditional use permit, provided roasting occurs within the same time window allowed under Subsection (1).
 - 3. Roasting operations shall comply with Puget Sound Clean Air Agency (PSCAA) regulations for emissions. In addition, at a minimum, roasting equipment shall be fitted with a roaster afterburner or similar infrared clean-burn technology designed to minimize the release of odors and smoke.
 - 4. Exterior mechanical equipment shall be maintained and operated in a manner so as not to exceed 57 dBA, or the maximum permissible noise levels allowed from a Class B EDNA to a Class A EDNA, as defined in SMC 8.14.060.
 - 5. Exterior mechanical equipment and refuse containers shall be screened from neighboring streets and sidewalks. To the extent practicable, screening shall be architecturally compatible with the historic character of the Town Center Historic Central Business District (Historic District), as determined by the hearing examiner through the conditional use permit.
 - 7. Roasting operations shall remain incidental and accessory to the on-site retail use and shall not involve wholesale distribution.
 - 8. The hearing examiner through the conditional use permit may modify the above standards, provided the applicant demonstrates that alternative measures can be put in place that will provide an equivalent or higher level of odor and noise control.

18.29.070 Town Center Code adopted.

The city hereby adopts the development regulations published in the "Town Center Code..."

¹ Not involving operations or equipment that would cause excess noise, vibration, light, glare, or odor.



STAFF REPORT

DATE: January 21, 2021
TO: Mayor Pugh and City Council
FROM: Ann Siegenthaler, Associate Planner
RE: 2020 Comprehensive Plan Update - **Innovation District Text Amendments**

I. BACKGROUND / WHY AMENDMENTS ARE BEING PROPOSED

In January 2020, the City Council opened the application process to accept applications for amending the Comprehensive Land Use Plan. Both staff and the public have proposed amendments to the Comprehensive Plan, the Comprehensive Plan Map/Zoning Map and the Zoning Code regulations.

- Docket Approval: The Sumner Planning Commission determined in May 2020 that the proposed changes were eligible for consideration during the 2020 amendment process.
- Planning Commission review:
 - o Study Sessions 6/18/20, 7/16/20, 8/20/20, 12/17/20.
 - o Public Hearing 12/3/20.
 - o Recommendation 1/7/21.

II. DESCRIPTION OF PROPOSAL

New Innovation District Overlay Zone. This proposal (docket item ZCTA-05) is a staff-initiated proposal to create a new "Innovation District Overlay" in the Zoning Code. There is an opportunity in Sumner to promote innovative commercial endeavors and incubator businesses that may not fit well into the standard zoning district regulations. Staff proposes adding a new text to the Zoning Code and policies to the Comprehensive Plan to provide an Innovation District overlay zone that could be selectively applied to non-residential locations upon request of the property owner. The proposal is summarized below. No map changes are proposed.

A. Add Innovation District Overlay description to Comprehensive Plan

- Add a new Land Use Designation and description to the Comprehensive Plan Land Use Element and Table 1 list of designations.
- Add policy language to the Economic Element in Comprehensive Plan to support Innovation Districts.

B. Add Innovation District chapter to the Zoning Code

- Add Innovation District chapter to the Zoning Code, SMC Title 18.
- Add related definitions to the Zoning Code. Definitions include the addition of "micro-distillery" and "craft winery" based generally on craft industry (e.g. standards for production volumes).
- Add a process for the CD Director to apply the overlay administratively (no public hearing).

- Add a list of uses allowed in the Overlay, such as craft businesses, light manufacturing for artisans, research and development.
- Establish general performance standards that are flexible while protecting neighborhoods.

III. COMPREHENSIVE PLAN AMENDMENT CRITERIA ANALYSIS

Only those amendments which are found to be in substantial compliance with all criteria listed below shall be approved (SMC 18.56.147(N)):

1. An amendment is necessary to resolve inconsistencies between the Sumner comprehensive plan and other city plans or ordinances; or, to resolve inconsistencies between the Sumner comprehensive plan and other jurisdictions' plans or ordinances.

The proposed creation of an Innovation District reflects many of the Comprehensive Plan's goals for promotion of small businesses, and consolidates these into one overarching District with a clear purpose and standards. This will provide greater consistency and clarity between the various existing Plan policies.

2. Conditions have so changed since the adoption of the Sumner comprehensive plan that the existing goals, policies, objectives, and/or map classifications are inappropriate.

There is greater interest in 2020 in broadening Sumner's economic base by allowing more mixed use, start-ups and innovative small businesses. Current land use designations establish relatively rigid distinctions between districts; e.g. between commercial and industrial districts. However, there is increasing interest in businesses that include a combination of commercial/industrial uses, such as artisanal and craft production. Over time, many cities have created more flexibility in their plans and codes to allow light fabrication in commercial districts, when fabrication/production is associated with a retail or professional office use. Establishing a more flexible Innovation District in the Comprehensive Plan is appropriate at this time.

3. The proposed amendment is consistent with the overall intent of the goals of the Sumner comprehensive plan.

The proposal is consistent with Comprehensive Plan policies and goals for economic development and establishing land uses in appropriate areas. Policies in the Comprehensive Plan that support the proposed amendments include:

Land Use Element Policy 1.3: Through the Land Use Plan and Community Character Element, strive to balance residential, commercial, industrial and public land uses.

Economic Development Element - Policy 1.10: Recruit restaurants, cafés, microbreweries, public facilities and other similar uses, which serve as gathering spots within the community and encourage evening activity in commercial area.

Economic Development Element - Policy 4.3: Ensure regulations accommodate a variety of lot sizes and land uses for small business development.

Economic Development Element - Policy 4.2: Encourage mixed-use areas where small scale commercial and light manufacturing uses can occur consistent with other Comprehensive Plan Elements.

Community Character Element - Policy 1.2: Endeavor to maintain a complete community, consistent and compatible in character and design, containing housing, shops, work places, schools, parks, civic facilities, and community services essential to the daily life of residents.

4. The proposed amendment is consistent with chapter 36.70A RCW (Growth Management Act), the countywide planning policies (CPP) for Pierce County, and the applicable Multi-county planning policies (VISION 2040).

The consistency of this and other proposals with the State and regional policy framework is analyzed in the DSEIS for the 2020 Comprehensive Plan Amendments, and all proposals are found to be consistent.

5. Where an amendment to the comprehensive plan map is proposed, the proposed designation is adjacent to property having a similar and compatible designation, or the subject property is of sufficient size, or other conditions are present.

The proposed overlay district will apply broadly across the city. However, to establish an Innovation District overlay on a particular property will require review by the City and a determination that the allowed uses and site development are compatible with the zoning and uses of neighboring properties. Through siting criteria established in the Innovation District, the proposal meets this Comprehensive Plan amendment criterion.

6. Environmental impacts have been disclosed, and measures have been included to reduce possible adverse impacts.

The environmental impacts have been disclosed and analyzed in the Draft Supplemental Environmental Impact Statement (DSEIS) prepared for the 2020 Comprehensive Plan Update, issued on November 10, 2020. No significant adverse impacts are anticipated.

7. Potential ramifications of the proposed amendments to other comprehensive elements and supporting plans have been considered and satisfactorily addressed.

The proposed amendments would comply with all other elements of the Comprehensive Plan, and associated area plans. Creation of an Innovation District does not conflict with other City plans and goals. Criteria will be established in Zoning Code text amendments that ensure that the application of the district to specific locations will be compatible with surrounding uses.

IV. SEPA ENVIRONMENTAL REVIEW

The process for amending the City Comprehensive Plan is specified in the Sumner Municipal Code section 18.56.147 and in the state Growth Management Act (GMA) (RCW 36.70A) and the State Environmental Policy Act (SEPA). SEPA analysis of the proposed amendments and various alternatives is contained in the *City of Sumner 2020 Draft Supplemental Environmental Impact Statement* that was issued on November 10, 2020.

V. PUBLIC & AGENCY COMMENT

No public or agency comments were received.

VI. STAFF RECOMMENDATION

Staff recommends approval of the proposal.

VII. PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of the proposal as proposed, January 7, 2021.

VIII. EXHIBITS

A. Proposed Text Amendments

EXHIBIT A - PROPOSED TEXT AMENDMENTS

COMPREHENSIVE PLAN – Table 1 – LAND USE DESIGNATIONS

Table 1 - Land Use Designations

Add Innovation District to the Comprehensive Plan's list of overlay designations. [See separate document EXHIBIT 7-B "Miscellaneous updates" (ZCTA-06) for updated Table 1.]

COMPREHENSIVE PLAN – OVERLAY DESIGNATIONS

Innovation District and Enterprise Area

The Innovation District and Enterprise Area (IDEA District) is a flexible overlay designation that may be applied to non-residential areas at the request of a property owner. An IDEA overlay provides greater flexibility in the allowable uses and development standards than the underlying zone, in order to encourage and to expand economic opportunities for innovative, small-scale businesses to locate in Sumner. The IDEA District could contain a combination of office, retail, residential, co-working spaces, a makerspace and entrepreneur support services.

COMPREHENSIVE PLAN – ECONOMIC DEVELOPMENT ELEMENT

4. Encourage small businesses as a vital part of the City's economic framework.

- 4.5 Use land use and other regulatory controls to allow for a mix of small businesses, chain and franchises operations, light manufacturing, artisan shops, craft production, small research and development businesses, and other innovative and emerging trends. Promote "innovation districts" in appropriate locations.

ZONING CODE – Title 18 – ZONING – Chapters (Table of Contents)

18.20 Development Agreements

18.22 ~~{Reserved}~~ Innovation District and Enterprise Area (IDEA)

18.24 Planned Residential Development (PRD)

18.26 Planned Mixed-Use Development (PMUD)

ZONING CODE – CHAPTER 18.04 DEFINITIONS

18.04.0542 Live-work unit.

"Live-work unit" means a structure that predominantly functions as a work space and secondarily as a residence, and:

A. Combines a commercial or light manufacturing activity that is allowed in the zone or overlay zone with a residential living space for the owner of the business activity, or the owner's employee, and that person's household;

B. The resident owner or employee of the business is responsible for the commercial or light manufacturing activity performed; and

C. The commercial or light manufacturing activity conducted takes place subject to a valid business license associated with the premises.

18.04.0346 Distillery, micro

"Micro-distillery" or "craft distillery" means a producer of alcohol spirits that produces fewer than 50,000 gallons per year; is independently owned and operated, and is transparent regarding its ingredients, its distilling and bottling location; its distilling and bottling process, and its aging process.

18.04.1105.2 Winery, craft

"Winery, craft" means a producer of wine up to 125,500 liters or 30,000 gallons per year primarily of products produced on site, typically pressed in small batches, and typically including a wine tasting area open to the public. A craft winery is independently owned and operated.

ZONING CODE – Chapter 18.22 Innovation District and Enterprise Area (IDEA)

18.22.010 Purpose and intent.

The purpose and intent of this chapter is:

- A. Encourage innovative businesses, small incubator businesses, and research and development start-ups, within the city that attract young talent to the community and help build the city's future work force.
- B. Encourage thoughtfully designed sites and buildings that provide a collaborative social environment with spaces for living, working, designing, inventing, playing, and learning.
- C. Enable small-scale business enterprises to locate in a wider range of suitable locations, while minimizing impacts on residential neighborhoods.
- D. Encourage infill in commercial and industrial districts to promote use of underutilized sites and efficient use of land, and to promote economic activity near downtown.
- E. Accommodate a range of enterprises in a manner that is flexible and responsive to changing uses, trends and innovations.
- F. Provide live/work uses in close proximity to each other to reduce reliance on auto trips. Within the overlay, limited residential uses may be allowed in commercial and industrial zones where associated with workspaces.
- G. Provide affordable housing units and affordable workspaces.

18.22.020 Districts – Where permitted.

An IDEA overlay may be applied to the following districts and areas: May be applied to any commercial or industrial zone.

18.22.030 (reserved)

18.22.040 Permitted uses.

- A. Restaurants, cafes, coffee houses, bakeries, and similar food services.
- B. Retail services, offices shared workspaces, and live/work spaces that support incubator businesses.
- C. Residential units provided that residential uses are limited to 50 percent of total floor area.
- D. Bars and brew pubs.
- E. Farmers markets.
- F. Artist studio, blacksmith shop, glassblowing, and similar artisan enterprises.
- G. Craft brewing (micro-brewery, micro-distillery, craft winery).
- H. Artisanal food products production.
- I. Museums, libraries, art galleries.
- J. Public post-secondary educational institutions, such as a university branch or community college.
- K. Light fabrication of metal products, clothing products, small electronics, machine prototypes and similar small-scale light industrial uses; provided all operations are conducted indoors, no noise, odor or vibrations are noticeable beyond the property lines; and provided fabrication area is limited to 5,000 square feet floor area.

18.22.050 (reserved)

18.22.060 Development standards:

The director shall be guided by the following criteria in applying the IDEA overlay:

- A. The proposed use will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the proposed use or in the district in which the subject property is situated;
- B. The proposed use and development on the premises:
 - 1. Shall not create noise, light, glare, vibration, or odor that would disturb the peace, quiet, and comfort of neighboring residents, retail uses, lodging and restaurant uses.
 - 2. Shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design;

3. Shall be in keeping with the goals and policies of the Sumner comprehensive plan; and
4. May be permitted exterior changes, subject to the Sumner Design Guidelines, and administrative approval by the Director.

18.22.070 (reserved)

18.22.050 Approval process

The Director may approve application of the overlay through an administrative use permit as a Type III decision, pursuant to SMC 18.56.030(D).

ZONING CODE – LAND USE PERMITS REQUIRED

18.56.030 Land use permits required.

D. The following decisions are Type III.a decisions which require no public notice and are appealable to the hearing examiner:

1. Short subdivisions;
2. Revocation of a land use permit pursuant to SMC 18.56.230;
3. Approvals pursuant to the resource, wildlife and hazard areas, chapter 16.40 SMC;
4. Zoning code interpretation;
5. Renewal of a land use permit pursuant to SMC 18.56.220;
6. Temporary caretaker's quarters;
7. Temporary continuing care quarters;
8. Final subdivisions.

9. Application of IDEA district overlay.



STAFF REPORT

DATE: January 21, 2021
TO: Mayor Pugh and City Council
FROM: Ann Siegenthaler, Associate Planner
RE: 2020 Comprehensive Plan Update – **Miscellaneous Comprehensive Plan / Zoning Amendments**

I. BACKGROUND / WHY THE AMENDMENTS ARE BEING PROPOSED

In January 2020, the City Council opened the application process to accept applications for amending the Comprehensive Land Use Plan. Both staff and the public have proposed amendments to the Comprehensive Plan, the Comprehensive Plan Map/Zoning Map and the Zoning Code regulations.

- Docket Approval: The Sumner Planning Commission determined in May 2020 that the proposed changes were eligible for consideration during the 2020 amendment process.
- Planning Commission review:
 - o Study Sessions 6/18/20, 7/16/20, 8/20/20, 12/17/20.
 - o Public Hearing 12/3/20.
 - o Recommendation 1/7/21.

II. DESCRIPTION OF PROPOSAL

Miscellaneous text amendments including: Update list of land use designations; update Town Center policy; remove references to obsolete zoning districts in sign code, off-street parking, non-conforming uses and noise ordinance; and other miscellaneous code “housekeeping” revisions. This proposal (docket item #ZCTA-06) is a series of staff-initiated proposals that involve minor revisions and “clean up” of various Zoning Code text and Comprehensive Plan text. There are several components of the proposal, summarized below. No map changes are proposed.

A. Update Comprehensive Plan Miscellaneous Text

Proposed amendments are primarily minor updates to the text regarding State Growth Management Act requirements; the list of Plan documents; list of documents that implement the Plan, such as the Parks and Trails Plan. Also, there are maps and text with incorrect Figure numbers, and the 2015 Shorelines Map in the Comprehensive Plan will be updated to the current Shorelines Map adopted in the City’s 2019 Shoreline Master Program periodic update.

B. Minor policy updates

Proposal is for housekeeping updates to two policies: 1) Remove references to obsolete CBD zone. 2) Update policy for Town Center Plan as center of countywide significance. This proposal (docket item TA-03) would clarify in existing policy that Sumner’s Town Center Plan Area (TCP) was designated in 2019 as a center of countywide significance.

C. Update obsolete CBD and MUD zoning references and miscellaneous updates

This proposal is a “cleanup” of the now obsolete Central Business District (CBD) and Mixed Use

Development District (MUD), which involves removing various references to these old zones in the Comprehensive Plan and Zoning Code. The 2018 Town Center Plan (TCP) replaced most of the CBD zone with TCP zone. For the MUD zone, the Zoning Map has no locations mapped as MUD, and MUD text in the code is not applicable. Most of the changes involve changing CBD regulations to Neighborhood Commercial, transferring them to the Town Center zone, or removing the regulations altogether. Because the CBD and MUD zones are referenced throughout the Sumner Municipal Code, the code revisions require updates of various chapters. *[Note that the Commercial Uses chart in Chapter 18.16 is proposed for an update in a separate document under “CBD Main Street Parcels (docket #MA-02)” Exhibit 2.]*

1. Comprehensive Plan:

- Table 1- Land Use Designations: Remove CBD references, and designations that are adopted in the code but missing from Table 1 (Resource Protection District, Town Center Plan area, Planned Residential Development).
- Descriptions of Land Use Designations and a policy: Remove CBD references; add missing Resource Protection District based on the existing purpose statement in the Zoning Code; and add Planned Residential Development overlay (missing from the list)
- *[Note that the proposed addition of an Innovation District Overlay to the land use designations table is evaluated in a separate document under “Innovation District Text Amendments” (ZCTA-05)].*

2. Noise Ordinance SMC 8.14:

- Remove references to CBD and MUD.
- Replace CBD with Town Center Plan (TCP) (Level A residential zones).

3. Vehicles and Traffic - Coasters & skateboards SMC 10.58.010:

- Replace CBD with Town Center Plan (TCP).

4. Prohibited Uses – Collective gardens & marijuana SMC 18.03.020:

- Remove references to CBD & MUD.

5. Zoning Districts list of districts SMC 18.06 - Table:

- Remove references to CBD & MUD, add missing Town Center Plan area.

6. Medium Density Residential & High Density Residential zones SMC 18.14.020(K)(4):

- Restriction on auto dealers remove reference to MUD zone.

7. Planned Mixed Use Development SMC 18.26:

- For zones where allowed, remove references to CBD and MUD.

8. Town Center Code SMC 18.29:

- Clarify replacement of CBD with Historic CBD district in Town Center Plan area.
- Transfer old CBD allowance for drive-throughs to Town Center. Intent was to allow drive-throughs to continue in TCP, but to ensure they have compatible design features.

9. Nonconforming uses SMC 18.46.040:

- Remove references to MUD.
- Clarify that additional nonconforming provisions in the Town Center Plan area apply. Note that Chapter 4.11 of the adopted Town Center Plan adopted almost verbatim the nonconforming provisions in 18.46.040(G). However, the Town Center Plan area also allows limited expansion of existing single family uses (TCC Chapter 18.29), and the proposed update to 18.46.040 nonconforming uses will not change that.

10. Procedures for permits SMC 18.56.030(I):

- Remove reference to CBD height exception.

11. Off-street parking regulations SMC 18.42:

- Replace CBD with TCP.
- Transfer the existing CBD parking waiver to TCP for small commercial uses within 500 feet of a public parking lot (and other criteria). The existing CBD parking waiver allows commercial uses in the downtown to operate without having to install the standard required parking stalls. The intent is to allow on-street parking and nearby public parking lots to count as parking, to promote and support downtown businesses.

12. Sign Code (Chapter 18.44):

- Change CBD references to TCP. There is no corresponding Town Center Plan section in the Sign Code. Staff's intent when TCP was adopted was to remove CBD and apply the existing CBD sign regulations to the TCP zone.
- Note that the remnant parcels along Main Street that are to be rezoned from CBD to NC would now be required to comply with the NC sign regulations. The NC regulations have the same allowances as the CBD regulations.
- Transfer of an existing Electronic Readerboard Signs (ERBS) allowance from General Commercial to Town Center district, west of the White River.

III. COMPREHENSIVE PLAN AMENDMENT CRITERIA ANALYSIS

Only those amendments which are found to be in substantial compliance with all criteria listed below shall be approved (SMC 18.56.147(N)):

1. An amendment is necessary to resolve inconsistencies between the Sumner comprehensive plan and other city plans or ordinances; or, to resolve inconsistencies between the Sumner comprehensive plan and other jurisdictions' plans or ordinances.

The proposed amendments are primarily "housekeeping" amendments to update the Comprehensive Plan (e.g. correct references to old adoption dates, remove land use designations no longer used, add land use designations that are used but missing from definitions). These amendments are necessary to address minor inconsistencies between adopted plans and codes (e.g. districts listed in Zoning Code).

2. Conditions have so changed since the adoption of the Sumner comprehensive plan that the existing goals, policies, objectives, and/or map classifications are inappropriate.

Updates to the Comprehensive Plan are needed to reflect recent changes in other City plans, goals and policies. For example, the Town Center Plan was adopted in 2018, making certain provisions in the Comprehensive Plan obsolete; several plans such as the Shoreline Master Program and Parks and Trails Plans have been updated, and references to these documents in the Comprehensive Plan should be updated. There are also descriptions and land use designations that have been adopted but are incomplete in the Comprehensive Plan. Based on this, the proposed amendments are appropriate.

3. The proposed amendment is consistent with the overall intent of the goals of the Sumner comprehensive plan.

The amendments are minor text amendments that are not intended to affect or conflict with any policies or goals in the Comprehensive Plan. The amendments are necessary "housekeeping" measures consistent with the Comprehensive Plan, triggered by amendments to the Plan, or necessary to provide internal consistency in the Plan. This criterion is met.

4. The proposed amendment is consistent with chapter 36.70A RCW (Growth Management Act), the countywide planning policies (CPP) for Pierce County, and the applicable Multi-county planning policies (VISION 2040).

The consistency of this and other proposals with the State and regional policy framework is analyzed in the DSEIS for the 2020 Comprehensive Plan Amendments, and all proposals are found to be consistent.

5. Where an amendment to the comprehensive plan map is proposed, the proposed designation is adjacent to property having a similar and compatible designation, or the subject property is of sufficient size, or other conditions are present.

This proposal does not include any map changes.

6. Environmental impacts have been disclosed, and measures have been included to reduce possible adverse impacts.

The environmental impacts have been disclosed and analyzed in the Draft Supplemental Environmental Impact Statement (DSEIS) prepared for the 2020 Comprehensive Plan Update, issued on November 10, 2020. No significant adverse impacts are anticipated.

7. Potential ramifications of the proposed amendments to other comprehensive elements and supporting plans have been considered and satisfactorily addressed.

The proposed amendments are consistent with other elements of the Comprehensive Plan, and associated area plans. Potential ramifications have been considered; generally the amendments are minor “housekeeping” edits needed to resolve both internal inconsistencies and with other City plans.

IV. SEPA ENVIRONMENTAL REVIEW

The process for amending the City Comprehensive Plan is specified in the Sumner Municipal Code section 18.56.147 and in the state Growth Management Act (GMA) (RCW 36.70A) and the State Environmental Policy Act (SEPA). SEPA analysis of the proposed amendments and various alternatives is contained in the *City of Sumner 2020 Draft Supplemental Environmental Impact Statement* that was issued on November 10, 2020.

V. PUBLIC & AGENCY COMMENT

No public or agency comments were received.

VI. STAFF RECOMMENDATION

Staff recommends approval of the proposal.

VII. PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of the proposal as proposed, January 7, 2021.

VII. MAP AMENDMENTS

No map changes are proposed.

VIII. EXHIBITS

- A. Proposed Comprehensive Plan Text Amendments and Zoning Code Text Amendments

EXHIBIT A - PROPOSED TEXT AMENDMENTS

A. COMPREHENSIVE PLAN POLICIES & TEXT

COMPREHENSIVE PLAN – INTRODUCTION

“Growth Management Act”

The GMA requires urban counties and cities within the counties to do the following:

- Prepare a comprehensive plan which must include the following elements: Land Use, Housing, Transportation, Capital Facilities, and Utilities. Parks and Recreation and Economic Development are also identified elements under GMA, that should be incorporated when the state provides funding at least two years ahead of periodic reviews (RCW 36.70A.070 and RCW 36.70A.130). As an option, the comprehensive plans may include elements for Conservation, Solar Energy, ~~Recreation~~, and Sub-Area Plans. The elements must address State Planning Goals identified in the Growth Management Act and Countywide planning policies.
- Adopt regulations consistent with and implement the comprehensive plan (e.g. revise the zoning ordinance, subdivision ordinance, etc., or prepare new implementation mechanisms).
- Prepare a Shoreline Master Program consistent with RCW 90.58. Its goals and policies are considered an element of the Comprehensive Plan and its regulations are considered part of the City's development regulations (RCW 36.70A.480).
-

The City has chosen, over the years, to implement the GMA in a number of ways with additional planning and guidance as follows:

- 1994—Community Character Strategy
- 1996—Design and Development Guidelines
- 2001—East Sumner Neighborhood Plan
- 2002—East Main Street Design Strategy
- 2015—East Sumner Neighborhood Plan Update
- 2018—Sumner -Pacific Manufacturing Industrial Center Subarea Plan
- 2018—Town Center Plan
- 2020 – East Sumner Neighborhood Plan Update

“Coordination with State and Regional Goals and Policies”

State Goals

Section RCW 36.70A.020 of the Growth Management Act lists the 13 planning goals which are to guide the preparation of a community's comprehensive plan and development regulations. A fourteenth goal was added to address the State's shoreline policy of appropriate shoreline uses, public access, and ecological conservation.

The goals address the following topics:

- Urban Growth
- Reduce Sprawl
- Transportation
- Housing
- Economic Development
- Property Rights
- Permits
- Natural Resource Industries
- Open Space and Recreation
- Environment
- Citizen Participation and Coordination

- Public Facilities and Services
- Historic Preservation
- ~~Shoreline Master Program~~
- ~~Shorelines~~

Each comprehensive plan should consider and be consistent with the State goals. The state goals were reviewed by staff and decisionmakers as this Comprehensive Plan was prepared. The Draft EIS contains a policy analysis.

“Amendments to the 2004 Comprehensive Plan”

2015 10-year Update

In 2015 the City underwent a major 10-year update to the Comprehensive Plan as mandated by GMA. The Update included adopting updates to the East Sumner Neighborhood plan, adopting and updated Transportation Plan and Capital Facilities Plan, six Comprehensive Plan Map amendments including rezoning Agricultural lands to Residential Protection along with numerous minor text amendments. The Amendments were adopted on July 27, 2015, Ordinance No. 2530. Through Ordinance 2530, a Planned Action Ordinance was also adopted pursuant to RCW 43.21C.440 following completion of a Supplemental Environmental Impact Statement.

2020 Amendments

Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action Ordinance XXX amended the Comprehensive Plan and zoning addressing annual map and text amendments across the city, with a particular focus on East Sumner Neighborhood Plan. A Supplemental EIS was prepared and the 2015 Planned Action Ordinance was updated.

PLAN DOCUMENTS

As adopted by Ordinance No. 2530, the Sumner Comprehensive Plan consists of this Comprehensive Plan document and the Draft and Final Supplemental EIS as described below:

- East Sumner Neighborhood Plan, 20152020.
The East Sumner sub-area is approximately 174 acres of lowland located in the eastern portion of the City of Sumner. The core of the area is bordered by 160th Avenue East, 64th Street East, Main Street East, Sumner-Tapps Highway East, and State Route 410. The East Sumner Neighborhood Plan (ESNP) was updated in 2001, 2015, and again in 2020. The plan was adopted as part of the overall 2015 Update and amends the 2001 Plan and addresses major changes to the area including the construction of a YMCA recreation center that will serve the region. The Plan includes building 62nd St. E from 160th Ave E to Sumner Tapps Hwy; off site wetland mitigation bank; addressing stormwater needs; rezoning to encourage more intense commercial or mixed use development and improving pedestrians and bicycling connections. In 2020, the plan was amended to focus on conservation of the central wetland and Salmon Creek corridor, and creating a variety of housing and employment opportunities on less constrained property. The plan also included adoption of a planned action ordinance to further expedite environmental review and encourage development.

RELATED DOCUMENTS

The following documents support the Comprehensive Plan and should be consulted for more detailed information on strategies, planned facilities, financing, etc.:

- ~~Sumner Parks and Open Space Plan.~~ This plan, adopted ~~April 4, 1994, and amended in 2001~~ February 2018, presents the recommendations of the Sumner Parks Board and Planning Commission. The plan includes an inventory of parks and facilities, recommended levels of service, open space programs, proposed park improvements, funding, a 20-year facility plan and a detailed 6-year capital improvement program, and

goals, policies and objectives which have been incorporated in this Comprehensive Plan. ~~The plan will undergo a significant update in 2015-2016 addressing, among other things, the fact the City has surplusd the Sumner Meadows Golf Course.~~

- General Water-System Plan, 2009, Update 2020. Prepared by Parametrix-BHC Consultants for City of Sumner, the Water System Plan details current water system facilities, water supply, water storage, water quality, and other issues for the City and future service area. A list of proposed capital facilities and funding mechanisms are included.
- Sumner Shoreline Master Program, 2014, and Periodic Review 2020. This document was updated and approved by the Department of Ecology 2014. Its purpose is to protect the shoreline and increase public access. The plan includes five shoreline designations (urban, shoreline residential, urban conservancy, natural and aquatic) along the Puyallup and White Rivers and policy and development standards for each category. A periodic review was completed in 2020 to refresh the plan to address changed conditions including the Town Center Plan and associated building heights as well as updates to the Shoreline Management Act and implementing rules.

IMPLEMENTING PLANS AND STRATEGIES

To implement the Sumner Comprehensive Plan, the following plans and strategies have been completed:

Sumner ~~Trail Master~~Parks and Trails Plan, 2008 2018. This Plan provides the location, standards, and cost estimates for the trail system which extends from the King County Interurban Trail in the City of Algona to the Pierce County Foothills Trail in the City of Puyallup. The plan was originally adopted June 2, 2008 ~~by Sumner Resolution No. 1240 and updated in 2018.~~

Design and Development Guidelines, 2008-2018. The design guidelines supplement the zoning code and provide a greater level of detail regarding landscaping, building and architectural treatments and pedestrian friendly amenities. The design guidelines were originally adopted in 1996 and underwent a major rewrite in 2008 ~~and were adopted by the City Council on October 6, 2008 per Ordinance No. 2270 with minor updates in 2018.~~

HISTORIC AND CULTURAL RESOURCES SUB-ELEMENT

- 1.6 Analyze and consider a historic overlay zone in the ~~Central Business District~~Downtown area as a tool for preserving the character of Main Street.

LAND USE SUB-ELEMENT

GOALS, POLICIES, AND OBJECTIVES

- 1.11 ~~In coordination with Pierce County and other jurisdictions designate Support~~ the Town Center Plan area as a "~~center of local importance~~Countywide Center" as it relates to transportation funding.

Table 1 – LAND USE DESIGNATIONS

CATEGORY	DENSITY	FAR
<u>Residential</u>		
<u>Resource Protection (RES)</u>	<u>1 du/20 acres</u>	<u>--</u>
Residential-Protection (R-P)	1 du/20 acres	--
Low Density Residential-1 (LDR-1)	2.9 -5.0 du/acre	--
Low Density Residential-2 (LDR-2)	5.1-6.5 du/acre	--
Low Density Residential-3 (LDR-3)	6.6-8 du/acre	--

CATEGORY	DENSITY	FAR
Medium Density (MDR)	8.1-15 du/acre	--
High Density (HDR)	12.1-25 du/acre	--
<u>Commercial</u>		
General Commercial (GC)	12.1-20 du/acre	--
Interchange Commercial (IC)	--	.3 - .5
Neighborhood Commercial (NC)	12.1-20 du/acre	.3 - .5
<u>Mixed Use</u>		
Central Business District (CBD) Town Center Plan area	12.1—30 du/acre <u>Unlimited if height, open space, setbacks, and parking are met.</u>	2.0-3.0 .75-6.0
Urban Village (UV)	12.1 - 40 du/acre	1.0 - 2.0
<u>Manufacturing</u>		
Light (M-1)	--	.3 - .8
Heavy (M-2)	--	.3 - .8
<u>Public/Private Facilities & Utilities (P)</u>	--	.3 - .8
<u>Overlay Designations</u>		
Shoreline	Refer to Sumner SMP	Refer to Sumner SMP
<u>Planned Residential Development</u>	<u>Based on underlying zone</u>	<u>n/a</u>
Planned Mixed Use Development	5-37.5 du/acre	.3-.5
Town Center Plan Subarea <u>Sub-Districts</u>	Unlimited if height, open space, setbacks, and parking are met.	.75-6.0
<u>Innovation District & Enterprise Area</u>	<u>Based on underlying zone</u>	<u>n/a</u>

LAND USE DESIGNATIONS, CONT.

Planned Mixed Use Development and Planned Residential Development

The **Planned Mixed Use Development (PMUD)** overlay area requires a mix of commercial and residential development that will undergo extensive public process including design review, hearing examiner recommendation, and City Council approval. The PMUD offers greater flexibility to develop a mix of ground floor commercial, walkable neighborhoods, increased density as appropriate, adequate open space, complete street designs and opportunities for green and environmentally friendly development. The result is a development that fits the character of the surrounding neighborhood as a whole and is an asset to the community. A PMUD may have a mix of commercial, mixed use structures, and stand-alone multi-family residential in a variety of configurations from live/work units, residential over ground floor commercial, to townhouses, and cottages. Buffer areas can also be configured within a PMUD to minimize conflicts between uses such as agriculture and large-lot single-family or, between more intense uses such as industrial,

depending on the neighborhood. The Planned Residential Development (PRD) overlay is similar to a PMUD but for residential developments. The PRD offers greater flexibility to develop a mix of housing types with varying lot sizes and dimensions, increased density as appropriate, adequate open space, and building setbacks and heights that are compatible with adjacent residential uses. The result is a development that allows for a high level of variety in housing and flexibility in site design while remaining compatible with the character of the surrounding neighborhood.

Resource Protection District

The Resource Protection District applies to areas that have significant natural resources or potential for small- to -moderate-scale agricultural uses. The district's purpose is to: Protect natural resources such as agricultural, mineral resource, fish and wildlife habitat areas from the intrusion of non-resource based development; to promote the conservation of natural resource lands and related activities or operations; and to maintain large areas free of impervious surfaces in order to increase the potential for natural infiltration of rainfall and the retention of natural drainage water patterns, minimizing the need for storm water facilities and increasing the protection of ground water resources.

Central Business District Historic Central Business District (Town Center Plan) Town Center Plan area

The 2018 Town Center Plan update re-designated the Central Business District to the Historic Central Business District which provides a focal point for the City and allows for retailing and other commercial services in a fashion that preserves and enhances the pedestrian scale and character of development in the Town Center area. Small and medium independent shops and offices are typical to this district. Primary uses include retail businesses, professional offices, hospitals, medical clinics, hotels, theaters, restaurants, personal service shops, multi-family dwellings above ground floor commercial uses, and public/semi-public buildings. Secondary uses include, convenience stores, utilities subject to compatibility criteria, and small scale light manufacturing associated with artisan or craft production. The Historic Central Business District also functions as a "town center" because of its central location as a transit hub, the pedestrian scale and character, and the types of services provided. A small portion of land remains zoned "Central Business District" in the vicinity of Valley Avenue and Main Street. The Town Center Plan district includes several sub-districts: the West Sumner district, riverside district, station district and the historic central business district. Each district has its own unique characteristics, and development requirements.

Urban Village

Urban villages are self-contained, tightly gridded, mixed use areas with a seamless mix of residential, commercial, and civic uses. An urban village in Sumner would be different than an urban village in Seattle. In Sumner, an urban village would be something like a "mini-Downtown" and would respect the "small town character" of Sumner by ensuring buildings are of appropriate height and scale.

The urban villages will provide a focus for neighborhoods outside the CBD, but are secondary to the CBD of the downtown area. Urban villages promote pedestrian scale, transit-oriented developments in harmony with the character of the community. Primary uses include retailing and commercial services, banks (with no drive through facilities), professional offices, bed-and-breakfasts, hotels, civic uses, multi-family dwellings of various types including duplexes, townhouses, condominiums, apartments, etc. Secondary uses can include single-family dwellings, accessory units, adult family homes, day care, public and private educational facilities, utilities subject to compatibility criteria, churches and religious institutions, convalescent care and rest homes. Mixed uses, converted residential buildings, converted commercial buildings, and variable lot sizes are encouraged to ensure pedestrian orientation, visual interest, and historic character protection.

General Commercial

This designation is applied to areas outside the CBD of the downtown area and urban villages where retailing, commercial, and office uses serving a larger market are promoted. While the uses accommodate automobiles to a greater degree, buildings with a street orientation, screened parking, and ample landscaping ensure more attractive centers. Primary uses include retail businesses, automotive sales, professional offices, hospitals, medical clinics, hotels, theaters, restaurants, personal service shops. Secondary uses include automotive service stations, convenience stores, utilities subject to compatibility criteria, and light manufacturing,

assembling, and repairing. General commercial uses may occur in different forms to encourage specific uses. For example, areas around hospitals may have provisions encouraging medical service and pedestrian access; or retail or commercial uses near large employment centers may be limited to commercial uses to support workers. Limited multi-family residential uses may be incorporated (e.g. on second floors above retail) where it can be integrated into the proposed development and is compatible with the surrounding neighborhood. Existing general commercial areas will be encouraged to incorporate pedestrian-oriented elements and positive design features such as additional landscaping, reduced front setbacks, screened parking, and pedestrian scale lighting and signage. New development in general commercial areas will require design review to ensure these goals are met and a balance in the accommodation of all transportation modes including transit and pedestrians is achieved.

TRANSPORTATION ELEMENT

Streets and Highways

Streets and highways provide the basic framework for the City of Sumner transportation system. The system is comprised of freeways, arterials, collectors, and local streets. These facilities serve private vehicles, commercial trucks, public bus transit, and much of the bicycle and pedestrian travel (through adjacent sidewalks). Therefore, developing and maintaining an operationally efficient and safe street and highway system is important in meeting the overall transportation goal. Future transportation improvement plans for the street system are summarized on Figures [s 13 through 15](#).

Pedestrian

The City of Sumner in 2014 completed The Sumner Link Trail, connecting the trail to the Puyallup Riverbend Trail, Foothills Trail and the future connection to the City of Pacific's portion of the Interurban Trail. See Figures [s ~~XX-XX~~14-15](#) for trail locations. Future plans for the trail include enhancing the trail with amenities. Other pedestrian connections through the city include five-foot sidewalks on [all ~~XXX~~ minor](#) streets, ten-foot sidewalks along most of East Main Street, with plans to continue sidewalks throughout the city. See Figure [14~~XX-XX~~](#) for sidewalk map. The City of Sumner has very flat topography which allows for a very comfortable, easy and enjoyable walk through town.

SHORELINE MASTER PROGRAM ELEMENT

"Shoreline Map" - Figure 21 from 2015 is to be replaced with new Shoreline Map August 8, 2017 adopted in 2019 Shoreline Master Program update.

B. NOISE ORDINANCE - Title 8 SMC

8.14.070 Zoning classification for EDNA.

A. The following land use zoning classifications as found in the zoning code are assigned the EDNA classification below:

Zone	EDNA
LDR-4; LDR-6; LDR-7.2; LDR 8.5; LDR-12; MDR; HDR; RP; MUD	Class A
NC; GBD ; <u>Town Center Plan</u> ; GC; IC	Class B
M-1; M-2; AG	Class C

The EDNA Class A, B, or C assigned to each zoning district shall be used to determine receiving property maximum permissible noise levels.

C. VEHICLES AND TRAFFIC – Title 10 SMC

10.58.010 ~~Central business district~~ Town Center Plan area.

It is unlawful for any person to use or operate a coaster or skateboard in the ~~area known as the central~~

~~business district-Town Center Plan area~~ of the city of Sumner, except upon private property with the permission of the owner or person in control.

The ~~central business district of the city of Sumner-Town Center Plan area~~ is defined as ~~described on the map attached to the ordinance codified in this chapter~~ in SMC Title 18. (Ord. 1754 § 1, 1996)

D. ZONING CODE – Title 18 SMC

Title 18 ZONING - Chapters

18.14 Medium and High Density Residential Districts (MDR, HDR)

18.16 Commercial Districts (NC, ~~GBD~~, GC, IC, ~~MUD~~)

18.18 Manufacturing Districts (M-1, M-2)

Prohibited Uses – Collective gardens & marijuana SMC 18.03.020

A Collective gardens, as defined in SMC 18.04.0247, are prohibited in the following zoning districts:

1. Resource protection district;
2. All residential districts, including: residential protection, low density residential, medium density residential, high density residential, cluster overlay, and East Sumner urban village overlay;
3. All commercial/office districts, including: general commercial, neighborhood commercial, ~~central business district~~Town Center Plan area, interchange commercial, ~~mixed-use development~~, East Sumner urban village overlay, and cluster overlay;

Zoning Districts - 18.06.010 Use districts designated.

In order to classify, segregate and regulate the uses of land, buildings and structures, the city is divided into the following use districts:

Abbreviation	District	Minimum Size Lot (sq. ft.)
RES	Resource protection	871,200
RP	Residential-protection	871,200
LDR-4	Low density residential	4,000
LDR-6	Low density residential	6,000
LDR-7.2	Low density residential	7,200
LDR-8.5	Low density residential	8,500
LDR-12	Low density residential	12,000
MDR	Medium-density multifamily residential	7,500
HDR	High-density multifamily residential	7,500
NC	Neighborhood commercial	15,000
GBD <u>TCP</u>	Central business <u>Town Center Plan area</u>	5,000 <u>n/a</u>
GC	General commercial	5,000
IC	Interchange commercial	5,000
MUD	Mixed-use development	5,000
M-1	Light manufacturing	10,000
M-2	Heavy manufacturing	6,000

MDR & HDR zones - SMC 18.14.020(K)(4)

- K. Expansion of existing automotive and motorized vehicle sales and rental agencies lawfully operating as of June 1, 2000; provided, that:

1. The required 10-foot landscaped yard setback shall include a solid, commercial grade, masonry wall; wood fence with minimum six-inch by six-inch posts; a vinyl fence; or equivalent...
2. The required 10-foot landscaped yard setback shall include evergreen trees with a minimum height at planting of five feet and caliper of two inches at time of planting...
3. The use of an outdoor public address (PA) system shall comply with the noise control regulations per chapter 8.14 SMC.
- ~~4. Such use shall not occur more than 180 feet from the boundary of an MUD zone as exists on or before August 1, 2013.~~

Planned Mixed Use Development – SMC 18.26

18.26.020 Districts – Where permitted.

Planned mixed-use developments (PMUD) may be permitted in the following districts:

- A. NC, neighborhood commercial district;
- B. ~~CBD, central business district~~ GC general commercial district;
- ~~C. GC, general commercial district.~~

~~**18.26.050 PMUD prohibited.**~~

~~A planned mixed-use development shall be prohibited in the mixed-use development (MUD) district. (Ord. 2531 § 9 (part), 2015; Ord. 2343 § 2 (part), 2010)~~

Town Center Code -- SMC 18.26

18.29.020 Districts in the Town Center.

The Town Center includes the West Sumner district, riverside district, station district and the historic central business district (mapped as Historic District). Each district has its own unique characteristics, whether it is the increased heights allowed in the West Sumner district, or the connection to the White River in the riverfront district, or the proximity to the Sounder Station of the station district, or the historic character of the historic central business district. These characteristics are a primary focus in the Town Center Code. (Ord. 2667 § 1 (part), 2018)

18.29.030 Principal uses.

Permitted uses in the Town Center districts are as follows:

W. Drive thru businesses. Drive-through businesses located in the Town Center Historic Central Business District (Historic District on map) are subject to performance standards at SMC 18.16.080(V).

Nonconforming Uses – SMC 18.46.040

G. The following provisions shall apply to nonconforming multifamily uses and nonconforming commercial and professional service uses ~~outside the MUD zone:~~

1. Nonconforming multifamily and commercial and professional service uses may expand up to 25 percent of their square footage by conditional use permit; except that expansion may not occur if it is necessary to purchase additional property. The expansion shall meet the development standards of the zone such as setbacks, lot coverage and building height;
2. No additional dwelling units may be added, except that dwelling units may be added to a nonconforming commercial use ~~in the MUD zone;~~
3. Structures may be rebuilt after a fire or other disaster to original dimensions unless a health or safety impact would occur;
4. When a nonconforming commercial or professional service business ceases and a change of use is proposed, the site shall be treated as nonconforming and shall follow the nonconforming provisions indicated above and other portions of this chapter.

H. Nonconforming uses in the Town Center Plan area are subject to the provisions in the Town Center Code at 18.29.060 Performance standards. ~~The following provisions shall apply to nonconforming uses in the MUD zone:~~

- ~~1. Nonconforming uses may expand up to 25 percent of their square footage by conditional use permit; except that expansion may not occur if it is necessary to purchase additional property. The expansion shall meet the development standards of the zone such as setbacks, lot coverage and building height;~~
- ~~2. If the structure containing a nonconforming use is destroyed by any means to an extent of more than 100 percent of its replacement cost at the time of destruction it shall not be reconstructed except in conforming with the use and other provisions of this title.~~

Procedures for Permits - Land use permits required SMC 18.56.030(I)

I. The following decisions are Type V decisions which require a public hearing and decision by the hearing examiner, and are appealable only through the judicial system:

1. Conditional use;
2. Shoreline conditional use; provided, that supplemental procedures for shoreline decisions are provided in SMC 18.56.150;
3. Subdivision preliminary plats; provided, that supplemental procedures for subdivision approval are established in SMC Title 17;
4. Binding site plans;
5. Shoreline substantial development permits and shoreline variances; provided, that supplemental procedures for shoreline decisions are provided in SMC 18.56.150;
- ~~6. Height exception in the central business district per SMC 18.16.075.~~

Off Street Parking – Chapter 18.42 OFF STREET PARKING AND LOADING

18.42.010 Applicability.

18.42.020 Reduction of existing parking spaces.

18.42.030 Design and construction standards.

18.42.040 Required number of parking spaces.

18.42.043 Maximum number of parking spaces.

~~**18.42.045 Parking in Central Business District parking area.**~~

18.42.046 Truck-related parking in interchange commercial truck parking overlay area.

18.42.047 Parking in Town Center Plan area.

18.42.047 Parking in Town Center Plan area.

A. The boundaries of the Town Center Plan area shall be defined by the comprehensive plan.

B. Within the Town Center Plan area, new and expanding uses are allowed an administrative waiver to allow on-street parking units to be counted towards the minimum parking requirements, provided all of the following are satisfied:

1. The proposed use is a retail, business or commercial use; business or professional office; restaurant; not automotive vehicle sales; and
2. The property owner enters into an agreement to not protest the formation of a future local improvement district to provide additional parking; and
3. Only parking units along the property frontage may be applied; and
4. The proposal will not result in the displacement of existing private parking established as accessory to an existing structure. The required parking may only be removed if such structure is similarly removed or a conditional use approval is granted. (Ord. 2667 § 6, 2018)

C. Within the Town Center Plan area, new and expanding uses are allowed an administrative reduction of required parking stalls, provided all of the following are satisfied:

- ~~1. The proposed use is a retail, business or commercial use; business or professional office; restaurant not exceeding 3,000 gross square feet; assembly use not exceeding an occupancy of 50; or a food store or market not exceeding 2,500 square feet.~~
- ~~2. The property owner enters into an agreement to not protest the formation of a future local improvement district to provide additional parking.~~
- ~~3. The proposal will not result in the displacement of existing private parking established as accessory to an existing structure.~~
- ~~4. The use will have peak parking demands during times of low parking demand for adjacent uses.~~

5. The use is within 500 feet of an existing public parking lot with capacity to accommodate additional parking during periods of peak demand.
6. Projects which provide a portion of their required parking are preferred over those which provide no parking.

~~18.42.045 Parking in Central Business District parking area.~~

- ~~A. The boundaries of the central business district parking area shall be defined as any area with a central business district designation and west of Meade Avenue.~~
- ~~B. Within the central business district parking area, certain new and expanding uses are allowed an administrative waiver from the parking requirements, provided all of the following are satisfied:~~
- ~~1. The proposed use is a retail, business or commercial use; business or professional office; restaurant not exceeding 3,000 gross square feet; assembly use not exceeding an occupancy of 50; or a food store or market not exceeding 2,500 square feet.~~
 - ~~2. The property owner enters into an agreement to not protest the formation of a future local improvement district to provide additional parking.~~
 - ~~3. The proposal will not result in the displacement of existing private parking established as accessory to an existing structure. The required parking may only be removed if such structure is similarly removed or a conditional use approval is granted as provided below.~~
- ~~C. A use which is not allowed an administrative waiver from the parking requirements in the central business district parking area, may apply to the hearing examiner for conditional use approval to allow such use without all or a portion of the required parking.~~
- ~~1. In determining whether to grant a proposed conditional use for certain uses without all or a portion of the parking in the central business district parking area, the hearing examiner and city council shall consider the general conditional use criteria and the specific criteria listed below:~~
 - ~~a. Uses which have peak parking demands during times of low parking demand for other uses in the central business district parking area shall be preferred.~~
 - ~~b. Uses with documented clientele which would complement and support other uses in the central business district parking area are preferred.~~
 - ~~c. Projects which are in close proximity to existing public parking lots with capacity to accommodate additional parking during periods of peak demand from the proposed uses are preferred.~~
 - ~~d. Projects which provide a portion of their required parking or directly create new public parking are preferred over those which provide no parking.~~
 - ~~e. Projects whose overall design and use complement the downtown and further the goals of the comprehensive plan shall be preferred.~~
 - ~~2. Based on the review of the proposal, the hearing examiner and city council may deny the proposal, if it does not sufficiently satisfy the above criteria. A proposal must satisfy criterion (c) of the previous sub-section and at least three of criteria (a) through (d) of the previous subsection.~~
 - ~~3. When considering a conditional use permit for a use subject to the provisions of this section, the hearing examiner or city council may, as a condition to the granting thereof, require the applicant make other necessary improvements to improve parking and access.~~
- ~~D. Developments which would result in the removal of required private parking within the boundaries of the central business district parking area may apply for conditional use approval to allow such development pursuant to the criteria and standards of SMC 18.42.045 (C).~~
- ~~E. When determining the amount of contribution of a particular project towards providing parking through a future local improvement district, the demand created by the new use and any resulting loss of existing parking shall be considered. An applicant may credit towards this obligation, any new public parking within the central business district parking area towards which they directly provide or contribute. For purposes of this credit, one public parking space shall be credited as two required private spaces. In order to qualify as public parking, it must be dedicated to the city or occur on city owned property, and be available at all times for public parking.~~
- ~~F. Any proposal for a conditional use permit to waive all or a portion of the parking shall be accompanied with an agreement to not protest a future local improvement district for parking. (Ord. 2147 § 17, 2005; Ord. 1694 § 1, 1995)~~

E. SIGN CODE – Title 18 SMC Chapter 18.44

Article IV. Regulations by District

18.44.200 Signs permitted in all districts.

18.44.210 Signs permitted in residential districts.

~~**18.44.220 Signs permitted in the central business district. Town Center Plan area.**~~

18.44.230 Signs permitted in neighborhood commercial district ~~and mixed-use developments in the central business district, general commercial district and in the mixed-use development district.~~

18.44.240 Signs permitted in the general commercial district.

18.44.245 Signs permitted in the interchange commercial district.

18.44.250 Signs permitted in industrial districts.

18.44.260 Maintenance of signs.

TOWN CENTER PLAN SIGN REGULATIONS

18.44.220 Signs permitted in the ~~central business district~~ Town Center Plan area.

A. Aggregate Sign Area. The aggregate sign area for any premises shall not exceed one and one-half square feet for each foot of street frontage. The aggregate sign area for corner lots shall not exceed one square foot for each foot of street frontage. Unless otherwise exempt, signs permitted in accordance with this section are subject to the total aggregate sign area.

B. Multiestablishment Buildings. A multiestablishment building is a single building that contains more than one commercial or mixed use establishment. A multiestablishment building may erect the following signs up to the maximum aggregate sign area:

1. Building Identification Sign. Sign(s) identifying the name and/or address of the building are allowed as follows. The names of individual establishments in the building may be placed on up to 70 percent of the sign area.

a. Freestanding Sign.

i. Freestanding signs are prohibited ~~in the central business district~~ along Main Street between Wood Avenue and the Burlington Northern Railroad right-of-way.

ii. One wall sign or freestanding sign is allowed for each street frontage not to exceed a total of two signs on the premises.

iii. The maximum sign area permitted is 150 square feet. No one face shall exceed 75 square feet. The freestanding sign shall not exceed a height of 15 feet within 15 feet of any lot line abutting a public street right-of-way. For each additional one-foot setback beyond 15 feet the sign height may be increased by two feet to a maximum height of 35 feet.

iv. Low, horizontal monument signs are preferred.

b. Wall Signs. One wall sign or freestanding sign is allowed for each street frontage not to exceed a total of two signs on the premises. The maximum sign area permitted for a building identification wall sign is equal to five percent of the facade to which it is attached, or 150 square feet, whichever is less.

c. Window Signs. Sign area shall not exceed 20 percent of the total window area of any facade. Window signs shall meet the standards in SMC 18.44.030(D).

d. Projecting Signs. Projecting signs are prohibited on Main Street between Traffic Avenue and Wood Avenue ~~and the north side of Main Street between Lewis Avenue and Valley Avenue.~~ Projecting signs where allowed shall be erected in accordance with SMC 18.44.180.

e. Awning or Canopy Signs. Sign area shall be calculated as part of total allowed area for a wall sign. No canopy sign shall extend above the top of the canopy.

f. Roof signs are prohibited.

g. Suspended Signs. Suspended signs shall meet the standards set forth in SMC 18.44.170.

2. Individual Establishment Identification Signs. Each individual establishment in a multiestablishment building is allowed a minimum of 30 square feet of signage as set forth below. Aggregate sign area shall not apply to signs for individual establishments.

- a. Freestanding signs are prohibited.
- b. Wall Signs. A maximum of two wall signs are allowed, except that an establishment on a building corner is allowed one additional wall sign on the ground floor up to 10 square feet. The maximum sign area permitted is equal to five percent of the facade to which it is attached, or 150 square feet, whichever is less.
- c. Window Signs. Sign area shall not exceed 20 percent of the total window area of any facade. Window signs shall meet the standards in SMC 18.44.030(D).
- d. Projecting Signs. Projecting signs are prohibited on Main Street between Traffic Avenue and Wood Avenue. Projecting where allowed signs shall meet the standards set forth in SMC 18.44.180.
- e. Awning or Canopy Signs. Sign area shall be calculated as part of total allowed area for a wall sign. No canopy sign shall extend above the top of the canopy.
- f. Roof signs are prohibited.
- g. Suspended Signs. Suspended signs shall meet the standards set forth in SMC 18.44.170.

C. Single Establishment Buildings. Any commercial building or multifamily development site occupied by a single establishment may erect signs as follows up to the maximum aggregate sign area:

1. Freestanding Sign.

- a. Freestanding signs are prohibited ~~in the central business district~~ along Main Street between Wood Avenue and the Burlington Northern Railroad right-of-way.
- b. One freestanding sign is allowed per street frontage of the premises up to a maximum of two signs. The maximum sign area permitted is 150 square feet. No one face shall exceed 75 square feet.
- c. The freestanding sign shall not exceed a height of 15 feet within 15 feet of any lot line abutting a public street right-of-way. For each additional one-foot setback beyond 15 feet the sign height may be increased by two feet to a maximum height of 35 feet.
- d. Low, monument signs are preferred.

2. Wall Signs. A maximum of two wall signs are allowed on the premises, except that an establishment on a corner is allowed one additional wall sign on the ground floor up to 10 square feet. Sign area shall not exceed five percent of the area of the building facade to which it is attached, or 150 square feet, whichever is less. A single establishment building is allowed a minimum of 30 square feet of total signage.

3. Window Signs. Sign area shall not exceed 20 percent of the total window area of any facade. Window signs shall meet the standards in SMC 18.44.030(D).

4. Projecting Signs. Projecting signs are prohibited on Main Street between Traffic Avenue and Wood Avenue ~~and the north side of Main Street between Lewis Avenue and Valley Avenue~~. Projecting signs where allowed shall be erected in accordance with SMC 18.44.170.

5. Awning or Canopy Signs. Sign area shall be calculated as part of total allowed area for a wall sign. No canopy sign shall extend above the top of the canopy.

6. Roof signs are prohibited.

7. Suspended Signs. Suspended signs shall meet the standards in SMC 18.44.170.

8. Electronic reader board signs (ERBS). ERBS are allowed west of the White River for single-establishment retail buildings with a total floor area greater than 40,000 square feet, as follows:

- a. ERBS shall not display more than one message per eight seconds.
- b. Animation between messages shall not be allowed.

- c. ERBS are allowed only on wall signs in lieu of a wall sign allowed in subsection (C)(2) of this section. An ERBS shall not exceed 75 percent of the allowed sign square footage, or 125 square feet, whichever is less. Freestanding ERBS are not allowed.
- d. Only one ERBS is allowed per site and parcel.
- e. The difference between the off and solid-message measurement using the ERBS measurement criteria shall not exceed 0.3 foot-candles over ambient lighting conditions when measured at the recommended distance, based on the ERBS size. The measurement distance shall be calculated by using the following formula: measurement distance = the square root of the (area of the sign square feet x 100).
- f. ERBS shall be programmed to automatically adjust illumination for all times of day and night based on ambient light conditions using photocell technology.

D. Other Signs Allowed.

1. Sandwich board/sidewalk signs are allowed subject to the provisions SMC 18.44.120.
2. Rear Entrance Signs. Any building with a rear entrance from a public or private parking lot or alley may have a rear entrance sign which shall be either a wall sign or a marquee or awning sign. Said sign shall not exceed 10 percent of the facade to which it is attached.

E. General Standards. Signs as may be allowed per this section shall be subject to the following standards:

1. Signs may be attached flush to the building so long as they do not obscure historic building details.
2. All new signs, except for neon tube signs, are to be surface lit by external light sources rather than illuminated from inside.
3. Businesses are to create individual styled signage which distinguishes their establishment. The use of icons and symbols are ways to demonstrate the product or service provided.
4. Signs which relate to pedestrian eye level may be painted on the storefront glass.
5. Decorative motifs are allowed if they are consistent with the character, integrated with the building architecture, and are not used as advertising for the business.

NEIGHBORHOOD COMMERCIAL SIGN REGULATIONS

18.44.230 Signs permitted in neighborhood commercial district ~~and mixed-use developments in the central business district, general commercial district and in the mixed-use development district.~~

A. Aggregate Sign Area. The aggregate sign area for the premises shall not exceed one and one-half square feet for each foot of street frontage. The aggregate sign area for corner lots shall not exceed one square foot for each foot of street frontage. Signs permitted in accordance with this section are subject to the aggregate sign area.

B. Multi-Establishment Buildings. A single building that contains more than one establishment may erect the following signs up to the maximum aggregate sign area:

1. Building Identification Sign. Sign(s) identifying the name and/or address of the building are allowed as follows. Said sign(s) may contain the names of individual establishments in the building on up to 70 percent of the sign area.

a. Freestanding Signs.

~~i. Freestanding signs are prohibited in the central business district along Main Street between Wood Avenue and the Burlington Northern Railroad right-of-way and in the mixed-use development district.~~

~~ii.~~ One wall sign or freestanding sign is allowed for each street frontage not to exceed a total of two signs.

~~iii.~~ The maximum sign area permitted is 150 square feet. No one face shall exceed 75 square feet. The freestanding sign shall not exceed a height of 15 feet within 15 feet of any lot line abutting a public street right-of-way. For each additional one-foot setback beyond 15 feet the sign height may be increased by two feet to a maximum height of 35 feet.

~~iv.~~ Low, horizontal monument signs are preferred.

b. Wall Signs. One wall sign or freestanding sign is allowed for each street frontage not to exceed a total of two signs. The maximum sign area permitted for a building identification wall sign is equal to five percent of the facade to which it is attached, or 150 square feet, whichever is less.

c. Window Signs. Sign area shall not exceed 20 percent of the total window area of any facade. Window signs shall meet the standards in SMC 18.44.030(D).

d. Projecting Signs. Projecting signs are prohibited on ~~Main Street between Traffic Avenue and Wood Avenue and~~ the north side of Main Street between Lewis Avenue and Valley Avenue ~~and in the mixed-use development district~~. Projecting signs where allowed shall be erected in accordance with SMC 18.44.170.

e. Awning or Canopy Signs. Sign area shall be calculated as part of total allowed area for a wall sign. No canopy sign shall extend above the top of the canopy.

f. Roof signs are prohibited.

g. Suspended Signs. Suspended signs shall meet the standards in SMC 18.44.170.

2. Individual Establishment Identification Signs. Each individual establishment in a multi-establishment building is allowed a minimum of 30 square feet of signage as set forth below. Aggregate sign area shall not apply to signs for individual establishments.

a. Freestanding signs are prohibited.

b. Wall Signs. A maximum of two wall signs are allowed, except that an establishment on a building corner is allowed one additional wall sign on the ground floor, up to 10 square feet. The maximum sign area permitted is equal to five percent of the facade to which it is attached, or 150 square feet, whichever is less.

c. Window Signs. Sign area shall not exceed 20 percent of the total window area of any facade. Window signs shall meet the standards in SMC 18.44.030(D).

d. Projecting Signs. Projecting signs are prohibited on ~~Main Street between Traffic Avenue and Wood Avenue and~~ the north side of Main Street between Lewis Avenue and Valley Avenue. Projecting signs where allowed shall be erected in accordance with SMC 18.44.170.

e. Awning or Canopy Signs. Sign area shall be calculated as part of total allowed area for a wall sign. No canopy sign shall extend above the top of the canopy.

f. Roof signs are prohibited.

g. Suspended Signs. Suspended signs shall meet the standards in SMC 18.44.170.

C. Single Establishment Buildings. Any commercial building occupied by a single establishment may erect signs as follows up to the maximum aggregate sign area:

1. Freestanding Signs.

~~a. Freestanding signs are prohibited in the central business district along Main Street between Wood Avenue and the Burlington Northern Railroad right-of-way.~~

~~ba.~~ One freestanding sign is allowed per street frontage of the premises up to a maximum of two signs. The maximum sign area permitted is 150 square feet. No one face shall exceed 75 square feet.

~~eb.~~ The freestanding sign shall not exceed a height of 15 feet within 15 feet of any lot line abutting a public street right-of-way. For each additional one-foot setback beyond 15 feet, the sign height may be increased by two feet to a maximum height of 35 feet.

~~dc.~~ Low, monument signs are preferred.

2. Wall Signs. A maximum of two wall signs are allowed on the premises, except that an establishment on a corner is allowed one additional wall sign on the ground floor up to 10 square feet. Sign area shall not exceed five percent of the area of the building facade to which it is attached, or 150 square feet, whichever is less. A single establishment building is allowed a minimum of 30 square feet of total wall signage.

3. Window Signs. Sign area shall not exceed 20 percent of the total window area of any facade. Window signs shall meet the standards in SMC 18.44.030(D).

4. Projecting Signs. Projecting signs are prohibited on ~~Main Street between Traffic Avenue and Wood Avenue and~~ the north side of Main Street between Lewis Avenue and Valley Avenue. Projecting signs where allowed shall be erected in accordance with SMC 18.44.170.

5. Awning or Canopy Signs. Sign area shall be calculated as part of total allowed area for a wall sign. No canopy sign shall extend above the top of the canopy.

6. Roof signs are prohibited.

7. Suspended Signs. Suspended signs shall meet the standards in SMC 18.44.170.

8. Digital Message Signs. Digital message signs in the neighborhood commercial zone shall be allowed only for schools, or regional community centers subject to the following standards:

- a. The digital message sign shall be considered a freestanding sign as per subsection (C)(1)(b) of this section.
- b. The digital message sign shall not exceed a height of seven feet.
- c. The digital message sign shall not exceed 63 square feet in area. The electronic portion shall not exceed more than 60 percent of the total sign area.
- d. The digital message sign shall be a monument sign.

D. Other Signs Allowed. The following signs are allowed subject to the provisions of Article III of this chapter:

1. Neighborhood identification sign per SMC 18.44.150.
2. Sandwich board/sidewalk sign per SMC 18.44.120.
3. Rear Entrance Signs. Any building with a rear entrance from a public or private parking lot or alley may have a rear entrance sign which shall be either a wall sign or a marquee or awning sign. Said sign shall not exceed 10 percent of the facade to which it is attached.

E. General Standards. Signs allowed in this section shall be subject to the following:

1. Signs may be attached flush to the building so long as they do not obscure historic building details.
2. All new signs, except for neon tube signs and digital message signs allowed under subsection (C)(8) of this section, are to be surface-lit by external light sources rather than illuminated from inside.
3. Businesses are to create individual styled signage which distinguishes their establishment. The use of icons and symbols are ways to demonstrate the product or service provided.
4. Signs which relate to pedestrian eye level may be painted on the storefront glass.
5. Decorative motifs are allowed if they are consistent with the character, integrated with the building architecture, and are not used as advertising for the business.



STAFF REPORT

DATE: January 21, 2021
TO: Mayor Pugh and City Council
FROM: Ann Siegenthaler, Associate Planner
RE: 2020 Comprehensive Plan Update – **East Sumner Neighborhood Plan**

I. BACKGROUND / WHY AMENDMENTS ARE BEING PROPOSED

In January 2020, the City Council opened the application process to accept applications for amending the Comprehensive Land Use Plan. Both staff and the public have proposed amendments to the Comprehensive Plan, the Comprehensive Plan Map/Zoning Map and the Zoning Code regulations. The 2020 East Sumner Neighborhood Plan (ESNP) is proposed for a 2020 update.

- Docket Approval: The Sumner Planning Commission determined in May 2020 that the proposed changes were eligible for consideration during the 2020 amendment process.
- Planning Commission review:
 - o Study Sessions/Discussion on ESNP 8/20/20, 12/3/20, 12/17/20
 - o Public Hearing 12/3/20.
 - o Recommendation 1/7/21.

The Planning Commission was presented with 3 Alternatives for updating the ESNP zoning (see Staff Memo 8/20/20 in City Documents Center for additional details on Alternatives reviewed). The Commission recommended approval of the “preferred alternative” Alternative 3 which is summarized below.

II. DESCRIPTION OF PROPOSAL

East Sumner Neighborhood Plan - Adoption of Plan, Map Amendments and Text Amendments.

This is a staff-initiated proposal (docket item #MA-05 & TA-01) that involves an update to the East Sumner Neighborhood Plan (ESNP). The ESNP is a subarea plan that describes the future vision for the subarea regarding land uses, circulation, community design character, and environmental management. It contains recommendations for policy changes, regulations, and map changes. To implement the recommendations contained in the ESNP, the City would need to adopt various map changes to the Comprehensive Plan Map and Zoning Map, and policy and text revisions to the Comprehensive Land Use Plan and the Zoning Code. The proposed changes summarized in this memo reflect the recommendations and “implementation strategies” listed in the draft 2020 East Sumner Neighborhood Plan (ESNP) document.

A. Amend the Sumner Zoning Map.

The Comprehensive Plan Map shows the ESNP area with an Urban Village Overlay designation, which does

not establish specific land use designations for properties. No change is proposed to that; no change is needed. The Zoning Map establishes the specific zones and uses allowed for each property within the ESNP “Urban Village.” The Zoning Map would be updated to correspond to the new zones approved in the 2020 update. The parcels/areas listed in the table below are proposed for Zoning Map changes (SEE EXHIBIT A for map changes).

Figure 1 - Location of proposed map changes (ESNP boundary)



Approximate Location	Recommended Map Change	Parcel Numbers
Approximate Location	Recommended Map Change	Parcel Numbers
General Commercial at southeast corner of 60 th Street East and 162 nd Avenue East	Change to High Density Residential	Portions of parcels: 0520194051 0520194096 0520194095 0520194017 0520194048 0520194019
Low Density Residential at wetlands along both sides of Salmon Creek	Change wetlands/creek buffer to Resource Protection (regulated creek buffer is 100 feet)	Portions of parcels (50 feet) where buffer is developed: 9225000530 7002050100 7002050120 (south side) Portions of parcels (100 feet): 9225000563 (City) 7002050120 (north side) 9225000570 9225000602 (City) 9225000612
Approximate Location	Recommended Map Change	Parcel Numbers
		9225000590

Low Density Residential at 162 nd Ave East and 164 th Ave East	Change to Medium Density Residential	9225000580
General Commercial area bounded by 60 th Street East, 64 th Street East, 160 th Avenue East, and Sumner-Tapps Highway	Change wetland portions of parcels to Resource Protection.	Portions of parcels on 60 th St: 0520194051 0520194096 0520194017 0520194019 0520194074 0520194012 (City) 0520194071 (City) Portions of parcels on 64 th St: 0520194097 0520194008 0520194040 0520194031 0520194035 0520194050 0520194060 0520194091 (City) 0520194092 (City)

B. Update text/policies in the Comprehensive Plan.

The proposed updates to policies and text represent staff's recommendations for implementing the ESNP document. Policy and text updates are proposed in the following areas:

1. Introduction/Associated Plan Documents: This section lists the East Sumner Neighborhood Plan as part of the Comprehensive Plan. The ESNP description would be updated to reflect the 2020 Plan.
2. Land Use Element: Update this section of the Comprehensive Plan to add the Resource Protection District. While this district is in the existing Zoning Code, it is missing from the Comprehensive Plan. This is considered a "housekeeping" update.
3. Housing Element: Update Comprehensive Plan to clarify that multifamily housing in the East Sumner Urban Village (ESNP area overlay) is not required to be "ground related." This language restricts stand-alone apartment buildings, which are currently allowed in the ESUV area.
4. Transportation Element: Update this section to reflect changes to the planned neighborhood streets (removal of 62nd Street East extension, update maps to remove 62nd Street East), and to capture circulation policies in the ESNP. SEE EXHIBIT B for text amendments to the Comprehensive Plan and Zoning Code.

C. Update regulations in Title 16 Environment.

To implement the ESNP goals for a central wetlands preserve, several updates to the City's wetlands regulations in the "critical areas ordinance" (SMC Title 16) are recommended. These updates address buffer measurement, illegal fill, and nonconforming use issues that may arise during implementation of the ESNP. These code amendments are addressed under a separate "critical areas" report and ordinance.

D. Zoning Code text amendments.

1. Resource Protection District - Chapter 18.08: The ESNP will establish a "central wetlands preserve" with a Resource Protection District (RES zone). This is an existing zone in the Zoning Code. While most development will be limited by wetlands, the RES zone establishes allowed uses if wetlands can be avoided. Changes to allowable uses in the RES zone include:
 - Allow parks and trails; but more intense recreation such as sports fields, covered recreation, and artificial surfaces require a conditional use permit.
 - Remove allowance for kennels due to noise impacts. (Definition: 18.04.0535 "Kennel" means any premises wherein a person(s) engages in the business of boarding, breeding, letting for hire, training for a fee, selling of domesticated animals including, but not limited to, dogs, and/or cats, under 200 pounds.)

2. East Sumner Urban Village (ESUV) - Chapter 18.30: The ESUV regulations govern uses in the East Sumner Neighborhood Plan area. Section 18.30.020 is proposed to be revised to allow Resource Protection zoning in the ESUV area. Also, language in this section referring to “industrial base designations” is removed. This is in response to a public comment and to avoid confusion regarding an industrial use (mining operation) that is already allowed in the area.
3. ESUV Allowed uses - 18.30.030: This is primarily a code cleanup to the language for allowed uses. Language that requires pedestrian-oriented commercial uses in certain locations is removed, since the zoning district and use table already govern pedestrian-oriented locations.
4. ESUV Residential and mixed uses -18.30.040: This is a re-organization and cleanup. The language in this section relates to design characteristics, so is moved to “performance standards” section. Also, this section has redundant requirements that are removed.
5. ESUV Performance standards -18.30.090:
 - New text is added to implement ESNP recommendations for community gathering places, “pedestrian nodes,” and building height limits at key intersections.
 - Text is added to clarify what is allowed on ground floor in Neighborhood Commercial.
 - Revised text will allow multifamily residential south of 62nd Street East but will not allow multifamily in the GC zone south of 64th Street East to preserve commercial sites.
 - Requirement for “ground-related” dwellings is removed, since apartments have been allowed since 2019.
 - Redundant text covered elsewhere in the code is deleted.
 - New text is added to provide an incentive for developments to provide electric charging stations in lieu of a parking space.
6. ESUV Streets and alleys -18.30.100: New text is added to support the ESNP recommendations for completing mid-block connections and pedestrian/bike improvements.
7. ESUV Mid-block connections/neighborhood connectivity - 18.30.100: This is a new section, intended to implement the ESNP recommendations for mid-block connections and pedestrian/bike corridors (which may also become vehicular connections).
 - New text is added to describe more design features of the connections.
 - New text is added to require major redevelopment to provide the mid-block connections. These requirements are similar to existing “cross access corridor” requirements adopted in the existing East Main Street Design Strategy document.

E. Adopt the East Sumner Neighborhood Plan 2020 Update.

The 2020 East Sumner Neighborhood Plan document is proposed to be adopted (see separate document). This should occur at the same time as the proposed map changes and text revisions. However, specific text could be changed in the regulations without having to change the Plan document. Key provisions of the proposed 2020 ESNP are summarized in the Executive Summary section of the document and generally below.

The ESNP maintains the “urban village” designation, defining the area as a neighborhood that complements, but does not compete with the downtown. The ESNP focuses on:

- Protecting and enhancing the central wetlands area to provide a new natural preserve or future park amenity for the neighborhood.
- Maintaining opportunities for commercial and regional commercial development.
- Increasing opportunities for multifamily residential developments in the central neighborhood.

The main recommendations in the draft ESNP “preferred alternative” are:

- Remove the 2015 planned extension of 62nd Street East through the central neighborhood.
- Rezone the central wetlands area and stream buffers to Resource Protection zone.

- Encourage the City to explore the feasibility of a City-sponsored, neighborhood-wide approach to wetland mitigation, to support residential and commercial development in the central neighborhood.
- Maintain commercial zoning along street fronts at current densities (26 dwelling units/acre for Neighborhood Commercial, 40 dwelling units/acre for General Commercial).
- Rezone an area to High Density Residential (i.e. apartments) on 60th Street East at 162nd Avenue East, near the central wetlands area.
- Rezone two low density residential parcels on 162nd Avenue East (north of 60th Street) to Medium Density Residential, to provide a transition between existing high density residential areas and single family areas to the north.
- Allow multifamily residential development south of 62nd Avenue East and north of 64th Street East.
- Maintain the General Commercial zoning south of 64th Street East to encourage commercial uses that support, and are compatible with, residential uses in the neighborhood.
- Create an internal non-vehicular network to allow safe circulation for alternative modes of travel.

F. Adopt ESNP Planned Action Ordinance

Updates to the Planned Action Ordinance (PAO) are proposed. See separate PAO report for changes.

III. COMPREHENSIVE PLAN AMENDMENT CRITERIA ANALYSIS

Only those amendments which are found to be in substantial compliance with all criteria listed below shall be approved (SMC 18.56.147(N)):

1. An amendment is necessary to resolve inconsistencies between the Sumner comprehensive plan and other city plans or ordinances; or, to resolve inconsistencies between the Sumner comprehensive plan and other jurisdictions' plans or ordinances.

The 2020 ESNP update is necessary to address the community's new goals and vision for the area. The 2015 ESNP focused on building internal street connections at 62nd Street East and 162nd Avenue East that would require filling in extensive wetlands near Sumner-Tapps Highway East. Since then, preliminary analyses have shown this earlier concept to be an expensive option and determined that off-site wetlands mitigation was longer feasible. The City has not, therefore, pursued further development of plans and programs to implement the 2015 vision. An update to the ESNP is necessary to address these inconsistencies.

2. Conditions have so changed since the adoption of the Sumner comprehensive plan that the existing goals, policies, objectives, and/or map classifications are inappropriate.

Very little new development or redevelopment has occurred in the ESNP area since the last Plan adoption. While there has been some small commercial infill and development of the YMCA, significant redevelopment envisioned in 2015 has not occurred. Also, the internal street connections at 62nd Street East and 162nd Avenue East envisioned in 2015 are now considered to be infeasible. The roadway system would have required filling in extensive wetlands and off-site mitigation, which is now deemed to be too expensive an option for the City and property owners.

Since the adoption of the Town Center Plan in 2018, the community vision for the ESNP has evolved to see East Sumner as an opportunity to provide a different type of neighborhood, with different types of housing (e.g. apartments on the ground floor, medium-density townhomes), than the downtown area. There have also been changes in the housing market, leading to an increased demand for housing in Sumner. The current land use designations of General Commercial either do not support sufficient housing or the right type of housing for the current market. The General Commercial designation currently applied to extensive wetland areas does not reflect the reality of development potential on these sites. The proposed shift from General Commercial zoning to increased housing allowances, while maintaining large areas for commercial development is responsive to, and appropriate for changed conditions.

3. The proposed amendment is consistent with the overall intent of the goals of the Sumner comprehensive plan.

Land Use: The proposal is consistent with Comprehensive Plan policies and goals for establishing land uses in appropriate areas and supporting a mix of uses in the community. The amendments specifically support Land Use Element Policy 1.3: “Through the Land Use Plan and Community Character Element, strive to balance residential, commercial, industrial and public land uses.” The proposal to provide a Medium Density Residential adjacent to High Density Residential, and a High Density Residential designation adjacent to Commercial is consistent with Land Use Subelement Policy 1.1: “Ensure that appropriate transitions so that more intensive uses do not adversely impact adjacent uses.”

Economic Development: The proposal is consistent with the overall intent of the Economic Development Element as it would help maintain viable land for a range of commercial uses. Proposed General Commercial designations allow local and more regional-type commercial uses that might benefit from freeway visibility. Maintaining the Neighborhood Commercial designations in the ESNP encourage “restaurants, cafés, microbreweries, public facilities and other similar uses, which serve as gathering spots within the community and encourage evening activity in commercial area” (Economic Development Policy 1.10). The proposed commercial designations that allow mixed use development “Promote businesses that meet the daily needs of residents – markets, dry cleaners, laundromats, eateries, pharmacies, banks, pet stores, beauty salons/barbershops, etc.” (Economic Development Element Policy 5.14) Overall, the proposal supports “a strong diverse economy with a variety of different types and sizes of business, industry, and employment” (Goal 1, Economic Sub-element) , and helps “provide adequate land for different kinds of businesses and development” (Policy 1.1, Economic Development Subelement).

Community Character: The ESNP is consistent with goals and policies related to community character. As a sub-area plan, it is intended to lay out the vision for creating a neighborhood. Specifically, it implements Community Character Element - Policy 1.2: “Endeavor to maintain a complete community, consistent and compatible in character and design, containing housing, shops, work places, schools, parks, civic facilities, and community services essential to the daily life of residents.” Proposed measures to create mid-block connections and pedestrian-friendly streets are consistent with goals for enhanced streetscapes, and with Community Character Element Policy 1.1: “Encourage development which enhances the human, pedestrian scale, creating a sense of community and place.” The proposed amendment is consistent with other Community Character Element policies:

- Policy 2.6: In recognition of the need for a variety of housing, allow through the Comprehensive Plan and Zoning Code a mix of residential uses as appropriate to the neighborhood character.
- Policy 2.8: Create unique and safe walking and pedestrian crossings at major intersections through street and crosswalk design and incorporation of art.
- Policy 3.6: Work with stakeholders to visually and functionally link the Main Street Corridor from Highway 167 to the Urban Village.

Environment Element: Through proposed measures to protect the central wetlands area and Salmon Creek corridor, the proposal is consistent with the overall goals and policies of the Environment Element. The proposed change to a Resource Protection designation for wetlands on several parcels supports the Comprehensive Plan goals to “protect and enhance unique, valuable, and critical plant and wildlife habitat and promote bio-diversity” (Environment Element Goal 3). Wetlands and stream corridor protection also furthers goals for protecting groundwater and surface water quality. The proposal is consistent with other Comprehensive Plan policies:

- Policy 3.1: Implement regulations and programs to protect unique, valuable and critical plant and wildlife areas, including flexible design standards.
- Policy 3.2: Protect shorelines and wetlands through appropriate regulations, acquisition, and non-regulatory policies related to education, stewardship, density credits, restoration, etc.

Housing Element: The proposal is consistent with goals and policies in the Housing Element aimed at providing a range of housing types in Sumner, for all economic segments of the community (Goal 2 and Policies 2.1, 2.2, 2.3, 2.4). Proposed amendments to allow stand alone (“ground-related”) multifamily

development in select areas are consistent with this broader goal. To achieve this broader goal, one policy would be amended: Policy 1.6 would be amended to allow “ground related” multifamily housing (i.e. apartments) in the East Sumner Neighborhood area (SEE Exhibit B for proposed text amendments). The amendment would create more internal consistency in the Housing Element policies.

Transportation: Many of the goals and policies in the Transportation Element emphasize coordination of local transportation plans with State and regional plans, and coordination with other agencies. The proposed ESNP is consistent with these goals, by identifying the need for improvements, but deferring to existing agencies to continue the ongoing, necessary transportation improvement projects. In addition, the proposal is consistent with specific transportation policies, such as:

- Policy 2.4: Continue to work with Sound Transit to support and enhance a multimodal transportation system by ensuring that the City's transportation plans and facilities are consistent with public transit plans and programs.
- Policy 3.6: Provide a highly interconnected network of streets, sidewalks, bicycle lanes, and trails for ease and variety of travel.
- Goal 4.0: Promote use of alternative transportation modes by providing an interconnected system of pedestrian and bicycle facilities.

The City's adopted Six-year Transportation Improvement Plan (TIP) will be updated to remove the 62nd Street East extension, consistent with the proposed 2020 ENSP.

4. The proposed amendment is consistent with chapter 36.70A RCW (Growth Management Act), the countywide planning policies (CPP) for Pierce County, and the applicable Multi-county planning policies (VISION 2040).

The consistency of this and other proposals with the State and regional policy framework is analyzed in the DSEIS for the 2020 Comprehensive Plan Amendments, and all proposals are found to be consistent.

5. Where an amendment to the comprehensive plan map is proposed, the proposed designation is adjacent to property having a similar and compatible designation, or the subject property is of sufficient size, or other conditions are present.

The proposed Comprehensive Plan Map amendments generally meet this criterion, as follows:

- Re-designation of the central wetlands area and stream buffers to Resource Protection district is compatible with existing resource uses. These areas are already restricted from development.
- Proposed High Density Residential (HDR) district (i.e. apartments) on 60th Street East at 162nd Avenue East is adjacent to commercial zoning, and across the street from other HDR sites.
- There are two low density residential parcels on 162nd Avenue East (north of 60th Street) that would be changed to Medium Density Residential district. This would be compatible with the HDR district to the south and single family areas to the north.

6. Environmental impacts have been disclosed, and measures have been included to reduce possible adverse impacts.

The environmental impacts of all proposals have been disclosed and analyzed in the Draft Supplemental Environmental Impact Statement (DSEIS) prepared for the 2020 Comprehensive Plan Update, issued on November 10, 2020. No significant adverse environmental impacts are anticipated.

7. Potential ramifications of the proposed amendments to other comprehensive elements and supporting plans have been considered and satisfactorily addressed.

The proposed amendments would comply with all other elements of the Comprehensive Plan. The ESNP is generally a self-contained sub-area plan, so is compatible with other Sumner area plans. The proposed central wetlands preserve supports the goal for a neighborhood park as anticipated in the 2018 Parks and Trails Plan. As mentioned above, The City's adopted Six-year Transportation Improvement Plan (TIP) will

need to be updated to remove the 62nd Street East extension.

IV. SEPA ENVIRONMENTAL REVIEW

The process for amending the City Comprehensive Plan is specified in the Sumner Municipal Code section 18.56.147, the State Growth Management Act (GMA) (RCW 36.70A) and the State Environmental Policy Act (SEPA). SEPA analysis of the amendments and various alternatives is contained in the *City of Sumner 2020 Draft Supplemental Environmental Impact Statement* that was issued on November 10, 2020.

V. PUBLIC & AGENCY COMMENT

A. Neighborhood Outreach.

- Public workshops were held in 2019 presenting the option for rezoning central wetlands.
- Letters sent to ESNP wetland property owners describing project and requesting property access, in Spring 2020.
- Postcard mailed to all ESNP property owners July 2020 inviting comments on the on-line survey.
- Postcard mailed to all ESNP property owners November 2020 regarding available documents.
- Postcard mailed to all ESNP property owners November 2020 with notice of rezones and public hearing.
- Notification will be mailed to all ESNP property owners of the City Council public hearing.

B. Public comments from 5 property owners were received regarding the ESNP. Comments expressed in one case support for the proposal and, in other cases concern about the potential impact of establishing a Resource Protection zone across the back of their properties and potential limits on development (see Public Comments attachment to the packet).

C. Agency comments were received from Department of Commerce and Washington Department of Fish and Wildlife. Comments related to: a) Whether the proposed Resource Protection zone accommodates urban densities; and b) How the Resource Protection zone will protect wetlands in the area.

Staff has had some discussion with property owners and agencies to answer questions. Formal responses from staff to all comments received will be included in the Final Environmental Impact Statement.

VI. STAFF RECOMMENDATION

Staff recommends approval of the proposal.

VII. PLANNING COMMISSION RECOMMENDATION

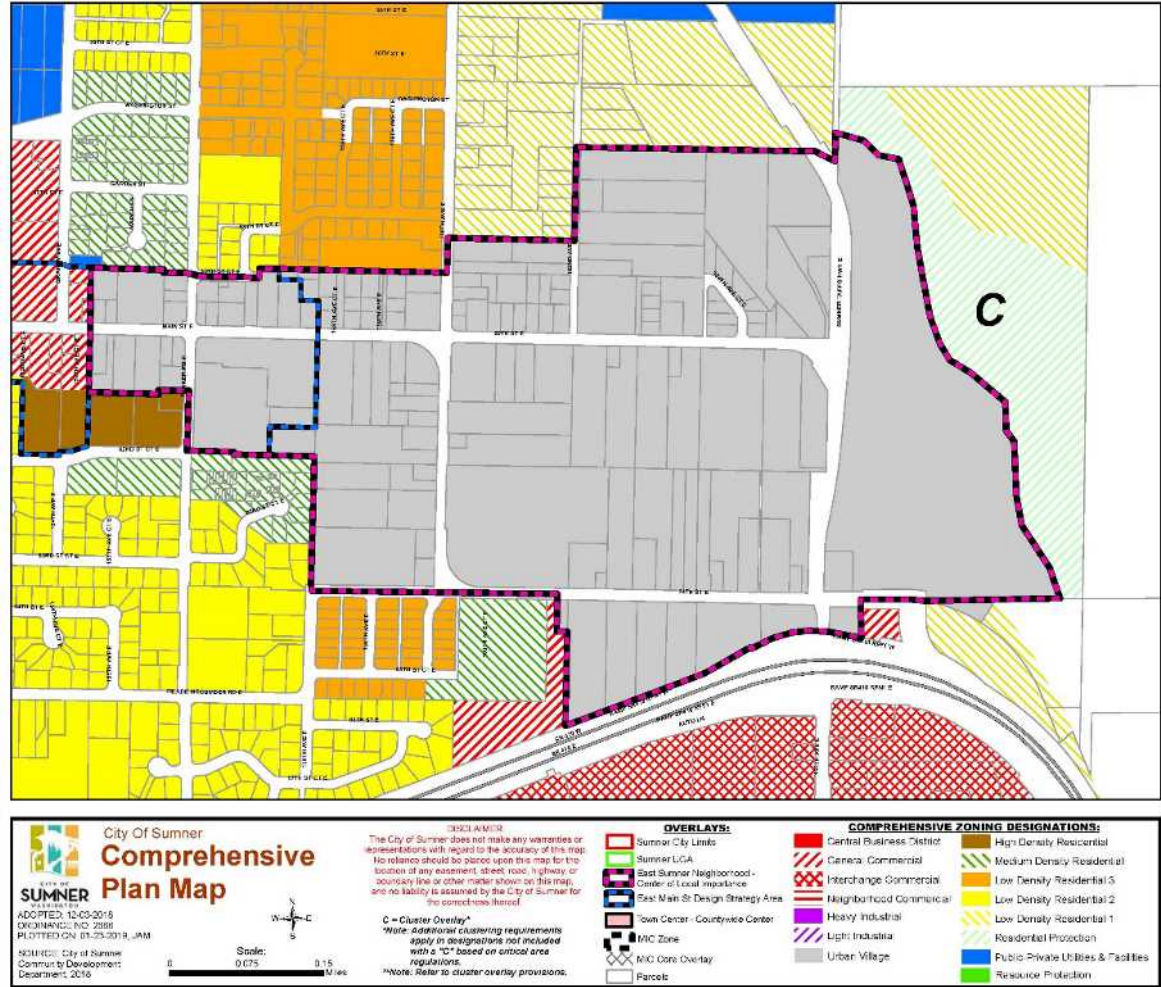
Planning Commission recommended approval of the proposal as proposed, January 7, 2021.

VIII. EXHIBITS and ASSOCIATED DOCUMENTS

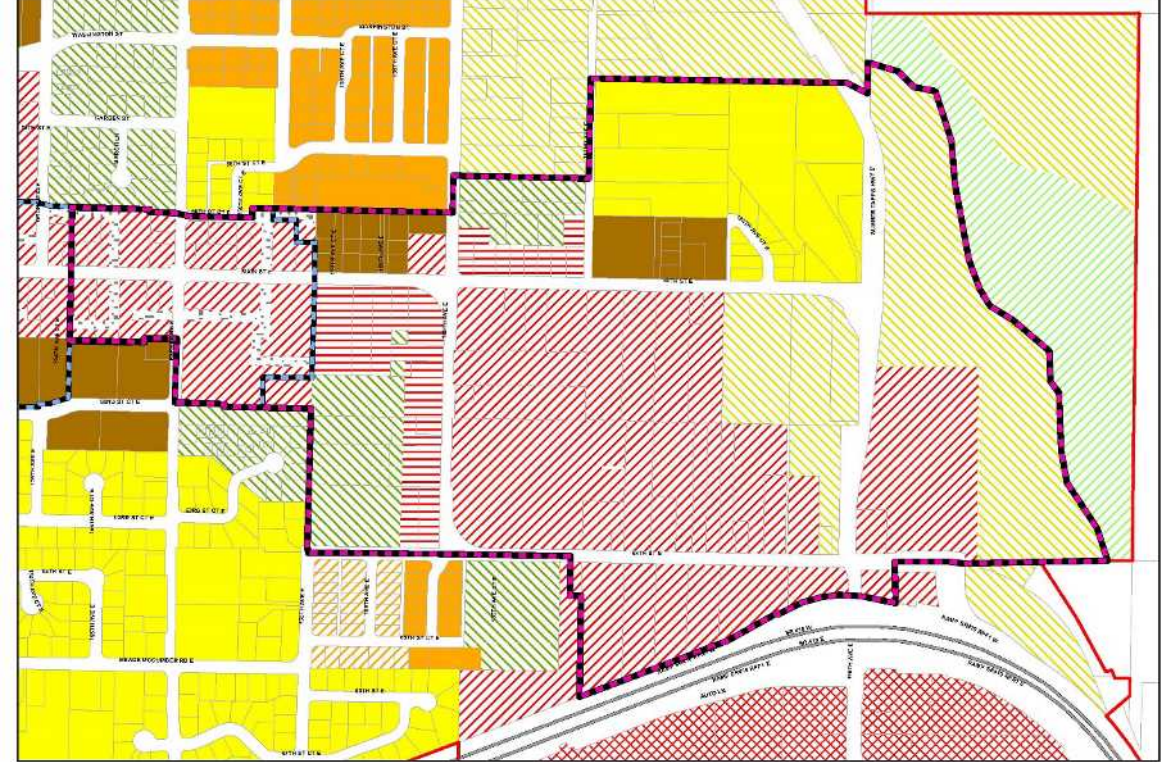
- A. Comprehensive Plan Map changes/Zoning Map changes
- B. East Sumner Wetlands Buffer Map (excerpt from East Sumner Neighborhood Plan Wetland Investigation Report, July 2020)
- C. Proposed Text Amendments to Comprehensive Plan and Zoning Code
- D. East Sumner Neighborhood Plan Wetland Investigation Report, July 2020:
<https://sumner.civicweb.net/filepro/documents/5609?notices=True&preview=22018>
- E. East Sumner Alternative Concepts 8/20/20 Planning Commission discussion:
<https://sumner.civicweb.net/filepro/documents/21595?preview=21837>
- F. Planning Commission study sessions and discussions 8/20/20, 12/3/20, 12/17/20:
 - a. <https://sumner.civicweb.net/filepro/documents/21595>

EXHIBIT A - PROPOSED MAP CHANGES

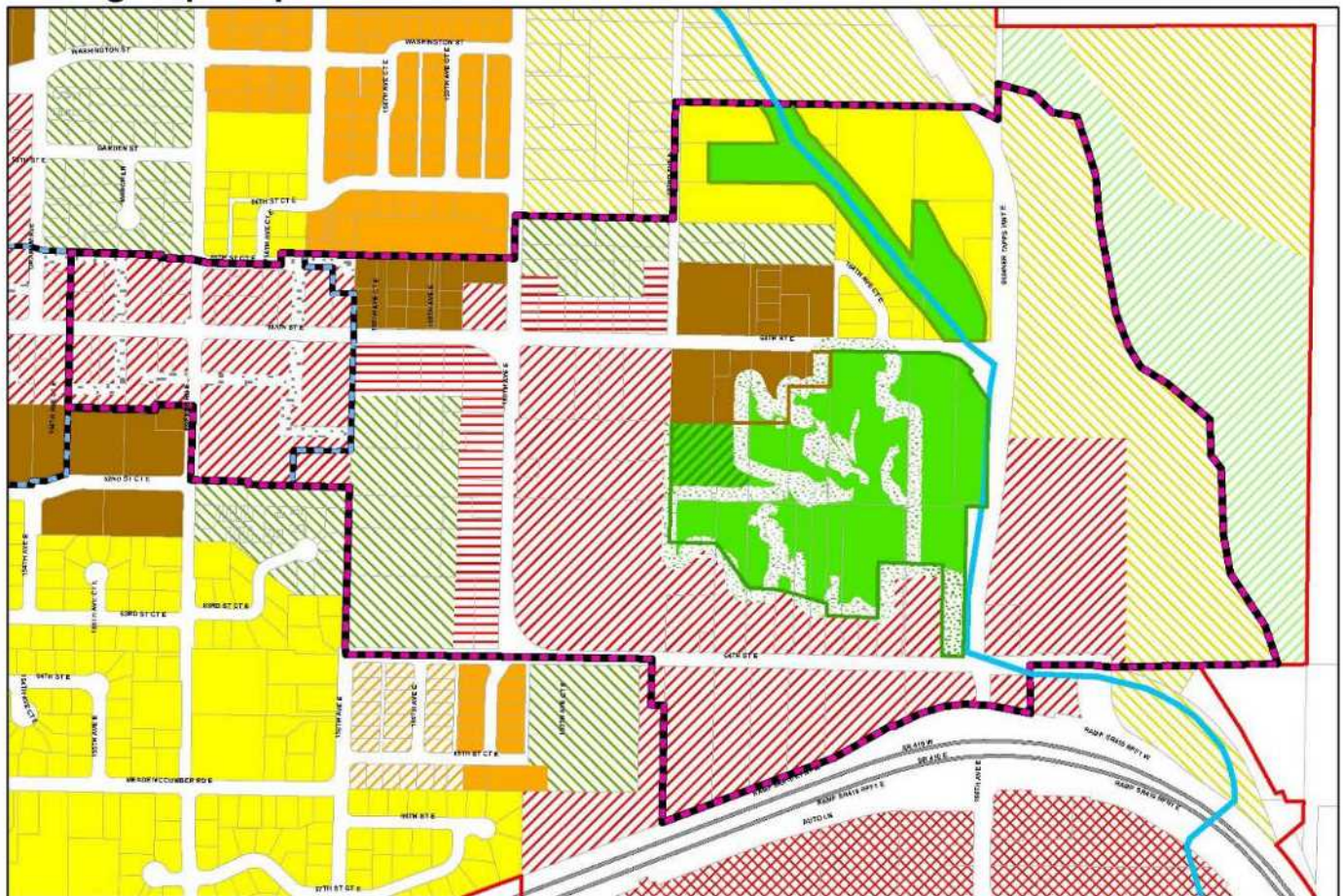
Comprehensive Plan - Existing and Proposed (same)



Zoning Map Existing



Zoning Map Proposed





City of Sumner
Zoning Map

ADOPTED:
ORDINANCE
PLOTTED.

SOURCE: City of Sumner
Community Development
Department, 2020

DISCLAIMER:
The City of Sumner does not make any warranties or representations with regard to the accuracy of this map. No reliance should be placed upon this map for the location of any easement, street, road, highway, or boundary line or other matter shown on this map, and no liability is assumed by the City of Sumner for the correctness thereof.

Scale:
0 0.05 0.1 Miles

SUMNER ZONING AMENDMENTS/OVERLAYS:

- East Main St Design Strategy Area
- East Sumner Neighborhood
- MIC Zone
- MIC Core Overlay
- Town Center Area
- Truck Parking Overlay
- Cross-Access Corridor/ Combined Driveways (dedicated)
- Cross-Access Corridor/ Combined Driveways (not dedicated)

Town Center Zoning

- 3 Stories, Single Family/Multi-Family
- 4 Stories, Multi-Family/Commercial
- 5 Stories, Multi-Family/Commercial
- 6 Stories, Multi-Family/Commercial

SUMNER ZONING DESIGNATIONS:

- General Commercial
- Interchange Commercial
- Neighborhood Commercial
- Heavy Industrial
- Light Industrial
- Resource Protection
- Residential Protection
- High Density Residential
- Medium Density Residential
- Low Density Residential 12000
- Low Density Residential 8500
- Low Density Residential 7200
- Low Density Residential 6000
- Low Density Residential 4000

This aerial map shows the proposed location for the 60th Street Transit Station in Seattle. The station site is highlighted with a yellow outline and green diagonal hatching. The map includes the following labels:

- 160th Ave E
- 60th St E
- 64th St E
- Salmon Creek
- Sunner Tapps Hwy E

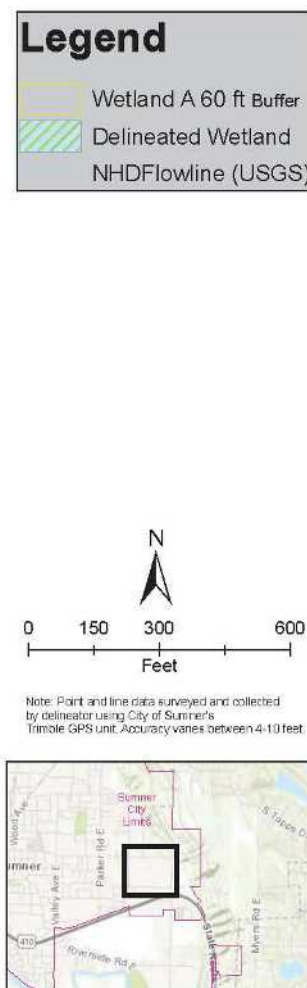


EXHIBIT C - TEXT AMENDMENTS

A. COMPREHENSIVE PLAN POLICIES & TEXT

INTRODUCTION - PLAN DOCUMENTS

East Sumner Neighborhood Plan, 2015 [and 2020](#).

[The East Sumner sub-area is approximately 174 acres of lowland located in the eastern portion of the City of Sumner.](#) The plan was adopted as part of the overall 2015 Update and amends the 2001 Plan and addresses major changes to the area including the construction of a YMCA recreation center that will serve the region. ~~The Plan includes building 62nd St. E from 160th Ave E to Sumner Tapps Hwy; off-site wetland mitigation bank; addressing stormwater needs; rezoning to encourage more intense commercial or mixed-use development and improving pedestrians and bicycling connections.~~ [In 2020, the plan was amended to focus on conservation of the central wetland and Salmon Creek corridor, and creating a variety of housing and employment opportunities on less constrained property.](#) The plan also included adoption of a planned action ordinance to further expedite environmental review and encourage development.

LAND USE ELEMENT

1. **Table 1 - Land Use Designations:** Add Resource Protection District missing from the list in Table 1 (This Table 1 correction proposed under separate document "Miscellaneous Comp Plan & Zoning updates-ZCTA06").
2. **Land Use Designations:** Add Resource Protection District missing from the descriptions (language below is proposed under separate document "Miscellaneous Comp Plan & Zoning updates-ZCTA06")

[The Resource Protection District applies to areas that have significant natural resources or potential for small- to -moderate-scale agricultural uses. The district's purpose is to: Protect natural resources such as agricultural, mineral resource, fish and wildlife habitat areas from the intrusion of non-resource based development; to promote the conservation of natural resource lands and related activities or operations; and to maintain large areas free of impervious surfaces in order to increase the potential for natural infiltration of rainfall and the retention of natural drainage water patterns, minimizing the need for storm water facilities and increasing the protection of ground water resources.](#)

HOUSING ELEMENT

- 1.6 Multi-Family: Revise language to support apartments in East Sumner Urban Village Overlay (ESUV):

Multi-family housing outside the Town Center area, [and outside the ESUV](#) should be "ground related" ~~where the~~ (individual housing unit entries are [close to the ground on the first floor](#) and allows direct access to private ground-level usable open space). Examples of ground-related dwellings include single-family detached, single family semi-attached, cottages, tandem houses, and townhouses. This does not include mixed use commercial/residential buildings or "housing for the aged" such as assisted living facilities, continued care communities, board and care homes, hospices or nursing homes.

TRANSPORTATION ELEMENT

1. Map update - Figure 13 pg. 104, Transportation Improvement Projects: Remove 3-lane 62nd Street East; keep north-south 162nd Avenue East.
2. Map update - Figure 14, Major Pedestrian System Plan: Remove 62nd Street East extension.
3. Policy 4.0 *Promote use of alternative transportation modes by providing an interconnected system of pedestrian and bicycle facilities.*

- 4.5 A system of separated, multi-purpose trails should be constructed to serve transportation and recreation needs of the community. It should also connect with adjacent communities to facilitate regional connectivity. The trail system and connections to the arterial, collector, and other pedestrian and bicycle facilities should be made per the Sumner/Pacific Master Trail Plan.

4.6 Develop street cross-section designs that promote street trees, separated sidewalks, and wide sidewalks along commercial uses; and develop cross-section designs for mid-block pedestrian and bike corridors that encourage non-auto circulation.

4. Policy 5.0 *Develop and expand an integrated system of public transportation alternatives and demand management programs*

- 5.1 Continue working with ~~Sound Transit~~ transit providers to expand and enhance bus transit service to regional destinations and to serve growing areas of Sumner. Key connections that should be considered for new or expanded service include:

- Between Sumner and Auburn/Kent/Green Valley employment centers;
- To connect Lakeland Hills residential area to Sumner and regional transit service;
- To serve travel between Sumner, Bonney Lake, and Cascadia-Tehaleh development area;
- To serve travel within Sumner and connections to the commuter rail station;
- Connections between East Sumner Neighborhood and Downtown Sumner, including the commuter rail station.

- 5.2 Continue working with Sound Transit, WSDOT, and local agencies to enhance access to the regional commuter rail system and Sumner's commuter rail station, including connections to various Sumner neighborhoods and the Manufacturing Industrial Center.

5. Policy 6.1 *Design transportation facilities within the Sumner UGA minimizing adverse environmental impacts resulting from both their construction and operation. The City of Sumner will fulfill this need by:*

- Considering environmental costs of development and operation of the transportation system;
- Aligning and locating transportation facilities away from environmentally sensitive areas;
- Working with the State to incorporate appropriate structural and vegetative sound abatement as part of highway widening projects;
- Mitigating unavoidable environmental impacts wherever possible; and
- Soliciting and incorporating the concerns and comments of interested parties.
- Considering the social equity and environmental justice impacts of street projects.

B. ZONING CODE - Title 18 SMC

RESOURCE PROTECTION DISTRICT (RES) - CHAPTER 18.08

18.08.020 Principal uses.

Permitted principal uses in the RES district are as follows:

- A. Agriculture, floriculture, horticulture, general farming, dairying, poultry raising, stock raising, and other agricultural land uses;
- B. The cultivation, harvest and production of forest products or any forest crop, including, but not limited to, timber, ferns, moss, boughs, bark, berries, nuts, tree fruits, nursery stock and Christmas trees;
- C. Minor utility facilities;
- ~~D. Parks and playgrounds;~~ Public nature trails and interpretive facilities;
- E. Streets;
- F. Wetland mitigation banks, and wildlife habitat mitigation and conservation projects;
- G. Wireless communication facilities subject to the standards of chapter 18.37 SMC.

18.08.030 Accessory uses.

Permitted accessory uses in the RES district are as follows:

- A. ~~Accessory kennels to principal agricultural uses~~[Parking and utilities required for the primary use](#);
- B. Detached buildings accessory to the permitted uses; provided, they shall not exceed one story in height with the exception of barns and silos; and provided, that any structure housing animals or fowl shall maintain a minimum setback of 50 feet from adjoining properties.

18.08.040 Conditional uses.

The following uses are permitted on any parcel of land within the resource protection district subject to the issuance of a conditional use permit:

- A. Wireless communication facilities subject to the standards of chapter 18.37 SMC;
- B. Cemeteries;
- C. Commercial recreational fields and/or clubs, such as athletic clubs, baseball fields, golf driving ranges;
- D. Community clubs;
- E. Golf courses;
- F. ~~Kennels as a principal use of property~~[Parks and playgrounds, excluding artificially-surfaced sports fields](#);
- G. Major utility facilities;
- H. Mineral extraction uses (see performance standards per SMC 18.08.080(A));
- I. ~~Outdoor, uncovered p~~[Private recreational facilities, excluding artificially-surfaced sports fields](#);
- J. Public facilities;
- K. Riding stables;
- L. Utility yard;
- M. Water towers and water supply plants.

EAST SUMNER URBAN VILLAGE OVERLAY DISTRICT (ESUV) - CHAPTER 18.30

18.30.030 Principal and conditional uses

A. Permitted principal, accessory, and conditional uses in the ESUV shall be the same as those specified in the underlying zoning districts for the MDR, HDR and LDR districts, except that apartments may be allowed as a permitted principal use in the MDR and HDR districts; and professional offices and services shall not be allowed in the MDR or HDR district as a conditional use.

B. [ESUV Allowed Use Table] Those uses below shall govern the uses permitted and conditionally permitted...

~~C. Buildings and developments fronting on Main Street west of 162nd Avenue E and buildings and developments located adjacent to the intersection of the proposed 62nd Street E and 162nd Avenue E shall feature pedestrian-oriented commercial uses or transitional residential to commercial space along the ground floors of the street fronts. The ground floors of these developments must conform to city of Sumner design and development guidelines as required in chapter 18.40 SMC for commercial structures. For the purposes of this provision, pedestrian-oriented commercial uses include retail businesses, eating and drinking establishments, commercial services such as accountants, banks and beauty parlors, health clubs, professional offices, and other similar uses that are frequented by the general public. They do not include uses that provide services oriented to automobiles such as gas stations, auto repair, car washes, etc. Uses existing as of the date of the adoption of this provision that are not pedestrian-oriented commercial uses shall be considered conforming uses.~~

18.30.040 Residential and mixed uses.

[The development standards for the LDR/ESUV zones are the same as the base zone districts. Multifamily residential uses are allowed in the MDR, HDR, NC and GC districts within the ESUV, subject to performance standards in SMC 18.30.090.](#)

~~A. In the NC/ESUV districts multifamily residential uses are allowed up to 26 dwelling units per net acre. Residential dwellings may be part of a mixed-use structure or detached single-use structure located to~~

~~the side or rear of the mixed-use structure or commercial building(s); provided, that the ground floor fronting Main Street East, 60th Street East or the portion of 160th Avenue East south of Main Street East be occupied by a commercial use or is transitional residential to commercial space. Such multifamily, commercial, and mixed-use development shall conform to the city of Sumner design and development guidelines as required in chapter 18.40 SMC and requirements in SMC 18.30.030(C). Any multifamily development shall be provided with sufficient off-street parking at ratios required in chapter 18.42 SMC.~~

~~B. Multifamily residential developments are permitted in the GC/ESUV district as part of a mixed-use development with commercial uses, except in the area south of 62nd Street East where no multifamily residential uses are allowed. A mixed-use development shall have mixed-use structures and may have a combination of mixed-use and single-use residential structures; provided, that the mixed-use structures shall be completed prior to occupancy of the single-use residential structures.~~

- ~~1. Mixed-use structures shall have direct pedestrian access to the primary street and shall have ground floor commercial uses along the entire length of the building facing the primary street.~~
- ~~2. Single-use residential structures shall contain only ground-related dwelling units and shall be located to the side or rear of mixed-use structures and not adjacent to the primary street.~~
- ~~3. The maximum number of dwelling units shall not exceed 40 dwelling units per net acre.~~
- ~~4. All development must be designed in accordance with the city of Sumner design and development guidelines as required in chapter 18.40 SMC.~~

18.30.090 Performance standards.

- A. Required landscaping.
- B. Expansion of specified existing uses. Existing residential dwellings lawfully constructed as of the effective date of this title may be maintained as follows...
- C. As applicable, the provisions of the city of Sumner design and development guidelines shall be met for new development, except that the following performance standards shall apply, and the design and development guidelines shall not supersede the standards of this section:
 1. Community gathering places provided for public use in private development may count toward the common open space requirement in design guidelines.
 2. New development at "pedestrian activity nodes" shown in the East Sumner Neighborhood Plan shall feature pedestrian amenities and shall have building setbacks deep enough to accommodate gathering areas such as plazas.
 3. Building height shall be limited to 4 stories at following locations: The blocks adjacent to the corners of Main Street East/60th Street East and 160th Avenue East, Main Street East/60th Street East and Parker Road, Main Street East/60th Street East and 162nd Avenue East; and along 160th Avenue East; and around the central wetlands preserve. The blocks where this applies are generally a depth of 300 feet from the street right of way, as determined by the Director. Building height in these locations shall not be superseded by height exceptions in the design guidelines.
- D. Banks, vehicle repair, drive-in businesses, car washes, gas stations, automotive sales, and other auto-oriented uses are not permitted in the ESUV/NC zone...

E. Multifamily residential and mixed uses.

1. NC/ESUV district.

~~A. In the NC/ESUV districts multifamily residential uses are allowed up to 26 dwelling units per net acre. Residential dwellings may be as~~ part of a mixed-use structure or detached single-use structure located to the side or rear of the mixed-use structure or commercial building(s); provided, that the ground floor fronting Main Street East, 60th Street East or the portion of 160th Avenue East south of Main Street East be occupied by a commercial use or is transitional residential to commercial space. Transitional residential to commercial space means a space designed with architectural and structural features that facilitate future conversion to commercial space, such as: building setbacks suitable for commercial, first floor ceiling height suitable for retail, modules of doors and windows in a pattern similar to a retail storefront, structural features and materials that allow wall sections to be demolished to accommodate windows and doors. ~~Such multifamily, commercial, and mixed-use development shall conform to the city of Sumner design and development guidelines as required in chapter 18.40 SMC~~

~~and requirements in SMC 18.30.030(C). Any multifamily development shall be provided with sufficient off-street parking at ratios required in chapter 18.42 SMC.~~

2. GC/ESUV district.

~~B. in the GC/ESUV districts m~~ Multifamily residential developments are permitted ~~in the GC/ESUV district~~ as part of a mixed-use development with commercial uses, except in the area south of ~~62nd Street East~~ 64th Street East where no multifamily residential uses are allowed. A mixed-use development shall have mixed-use structures and may have a combination of mixed-use and single-use residential structures; provided, that the mixed-use structures shall be completed prior to occupancy of the single-use residential structures.

- ~~1a.~~ Mixed-use structures shall have direct pedestrian access to the primary street and shall have ground floor commercial uses along the entire length of the building facing the primary street.
- ~~2b.~~ Single-use residential structures shall ~~contain only ground-related dwelling units and shall be~~ located to the side or rear of mixed-use structures and not adjacent to the primary street.
- ~~3. The maximum number of dwelling units shall not exceed 40 dwelling units per net acre.~~
- ~~4. All development must be designed in accordance with the city of Sumner design and development guidelines as required in chapter 18.40 SMC.~~

3. Multifamily development in the ESUV shall comply with the off-street parking ratios required in 18.42 SMC, except that the number of visitor stalls may be reduced at a 1:1 ratio for each charging station provided for electric bikes and scooters.

18.30.100 Streets and alleys.

A. Walkable street grid. The East Sumner Neighborhood Plan Area is intended to contain a gridded street pattern including streets and alleys to increase connectivity and promote walkability; therefore, through streets generally following the established alignment with existing streets shall be required ~~and curvilinear side streets shall be encouraged.~~ These street/alley alignments along with pedestrian and bike corridor connections are shown generally on the circulation improvements map in the East Sumner Neighborhood Plan. The public works director may make alterations to the alignments when:

- ~~A1.~~ The affected street or alley sections are contained within one parcel or group of parcels subject to a land use permit; and
- ~~B2.~~ The modified alignment does not affect street or alley locations on other parcels; ~~and~~
- ~~C. At least one north-south collector street between 60th Street East and 64th Street East and one east-west collector street between 160th Avenue East and Sumner Tapps Highway is retained in a straight line or nearly a straight line.~~

B. Street improvements should include separated sidewalks at least 6 feet wide; street trees; and bicycle lanes on Main Street, 60th Street East, 160th Avenue East, and 64th Street East, where safe and practicable to do so. Midblock connections should include accessible surfacing, landscaping, and pedestrian amenities.

C. Street improvements and multimodal corridors shall comply with city's adopted cross sections for the ESUV.

D. Pedestrian activity nodes identified in the East Sumner Neighborhood Plan shall feature landscaping, traffic calming, crosswalks and other pedestrian-friendly features, as deemed appropriate by the Public Works Director.

E. Mid-block connections.

The East Sumner Neighborhood Plan Area promotes a pedestrian-friendly environment that encourages multimodal connections throughout the neighborhood. These connections promote a complete street

grid, bicycle and pedestrian connections, and a walkable neighborhood. Mid-block connections and multimodal corridors shall be implemented as follows:

1. Multimodal or mid-block connection means a corridor that provides pedestrian/bike and/or vehicular access. These locations are designated generally as "Mid-block connections" in the ESNP circulation improvements map.
2. These mid-block connections shall be provided where feasible when major new construction and minor new construction occurs as defined in 18.43.020 SMC.
3. To provide a mid-block connection, the property owner shall grant an easement, running with the land, allowing public ingress and egress along the corridor. Prior to issuance of a building permit for minor new construction, such easement shall be recorded in the public records of Pierce County and constitute a covenant running with the land.
4. Buildings shall not be located in such a way as to block designated mid-block connections.
5. When major new construction occurs on properties that have designated mid-block connections, such connections shall be constructed as a part of the development.



STAFF REPORT

DATE: January 21, 2021
TO: Mayor Pugh and City Council
FROM: Ann Siegenthaler, Associate Planner
RE: 2020 Comprehensive Update – **Updates to Critical Areas Ordinance Title 16**

I. BACKGROUND / WHY THE AMENDMENTS ARE BEING PROPOSED

In January 2020, the City Council opened the application process to accept applications for amending the Comprehensive Land Use Plan. Both staff and the public have proposed amendments to the Comprehensive Plan, the Comprehensive Plan Map/Zoning Map and the Zoning Code regulations.

- Docket Approval: The Sumner Planning Commission determined in May 2020 that the proposed changes were eligible for consideration during the 2020 amendment process.
- Planning Commission review:
 - o Study Sessions/Discussion on Critical Areas regulations: 8/20/20, 12/3/20, 12/17/20
 - o Public Hearing 12/3/20.
 - o Recommendation 1/7/21.

II. DESCRIPTION

Critical Areas Ordinance (Wetlands, RWHA) Title 16 Text Amendments. This is a staff-initiated proposal prompted by the **East Sumner Neighborhood Plan update** (MA-05 & TA-01) that involves text amendments to the Municipal Code. The draft 2020 East Sumner Neighborhood Plan (ESNP) includes an updated wetlands map and rezoning the central wetlands area to Resource Protection. There is existing development in the area that may be affected by the wetlands/buffer and proposed zoning. To address potential issues with existing uses, the text amendments below are proposed, concurrent with the ESNP adoption.

A. Update regulations related to Wetlands, Streams and Resource / Wildlife / Hazard Areas.

The proposed updates to policies and code represent staff's recommendations for implementing the ESNP document. To implement the ESNP goals for a central wetlands preserve, several updates to the City's "wetlands regulations" (SMC Title 16) are recommended. These updates are considered minor, but important to address buffer measurement, illegal fill, and nonconforming uses. The current chapter "Resource, Wildlife and Hazard Area Regulation Framework" (RWHA) establishes standards that apply to all critical areas, not just wetlands. Updates are proposed to RWHA also.

1. Wetland buffer definitions: Clarify that a buffer is regulated, even if not currently planted as a buffer; but that buffers do not extend past large structures like streets.
2. Wetlands exemptions/regulated activities: Clarify when certain work and normal maintenance is exempt from getting permits; but clarify that exemptions apply to only to legally pre-existing uses.

3. Wetland buffer uses: For clarity, some text is moved to Exemptions and some to Nonconforming Uses.
4. Wetlands nonconforming uses: This is a proposed cleanup of code. Structures and activities that are nonconforming to environmental regulations of Title 16, should be regulated by the nonconforming provisions of Title 16, not the zoning code which has different standards. A separate section (below) provides nonconforming regulations.
5. RWHA exemptions: Clarify that certain activities in critical areas are exempt only if legally pre-existing, and only then could be expanded.
 - Section 16.40.100 "Exemptions" maintains the current exemption for single family dwellings (up to 25% expansion).
6. RWHA nonconforming uses: This is a new section, proposed in order to address a gap in the City's environmental regulations.
 - The Planning Commission indicated a desire to ensure that existing uses in the proposed Resource Protection Zone could continue. There are several regulations that already apply:
 - o The Zoning Code's nonconforming provisions (Chapter 18.46) are applicable city-wide and currently address this.
 - o The East Sumner regulations (Chapter 18.30) currently allow single family dwellings to expand (up to 25%).
 - While the Zoning Code addresses nonconforming uses/structures relative to zoning standards (e.g. building height) it does not address critical areas standards (e.g. paving in a buffer).
 - The proposal is to add a new Section 16.40.125 "Nonconforming uses" to critical areas/buffers. This does not change the current exemption for single family dwellings but clarifies that uses cannot expand further into buffers. Proposed language would also clarify exemptions for all critical areas exemptions and consolidate into one section.

B. No policy changes or map changes or map changes are proposed as part of this ordinance update.

III. ANALYSIS

The proposed amendments to the Zoning Code are consistent with the intent and policies of the Comprehensive Plan.

Proposed amendments support policies in the Environment Element, such as:

- Policy 3.1 Implement regulations and programs to protect unique, valuable and critical plant and wildlife areas, including flexible design standards.
- Policy 3.2 Protect shorelines and wetlands through appropriate regulations, acquisition, and non-regulatory policies related to education, stewardship, density credits, restoration, etc.
- The Environment Element also stresses protecting surface water quality and groundwater quality, and recognizes the importance of wetland protection in water quality: 1.4.5Continue to implement wetland protection regulations as an essential part of water quality protection.

The amendments are also consistent with Plan policies for maintaining housing and businesses:

- Housing Element Goal 1: Encourage the maintenance and preservation of existing housing stock and residential neighborhoods.
- Economic Element Goal 1: Seek and maintain a strong and diverse economy with a variety of different types and sizes of business, industry and employment.
- Also, the Economic Element encourages having adequate land to support a variety of uses, such as Policy 2.4: "Plan for adequate residential and commercial land to support a substantial work force and reduce worker commute times."

Based on the above, staff finds the proposed text amendments are consistent with the Comprehensive Plan in promoting critical areas protection while accommodating existing businesses and dwellings.

IV. SEPA ENVIRONMENTAL REVIEW

The process for amending the City Comprehensive Plan is specified in the Sumner Municipal Code section 18.56.147 and in the state Growth Management Act (GMA) (RCW 36.70A) and the State Environmental

Policy Act (SEPA). SEPA analysis of the proposed amendments and various alternatives is contained in the *City of Sumner 2020 Draft Supplemental Environmental Impact Statement* that was issued on November 10, 2020.

V. PUBLIC & AGENCY COMMENT

As noted in the staff report for the East Sumner Neighborhood Plan (ESNP), comments from 5 property owners were received regarding the East Sumner Neighborhood Plan proposed rezoning to Resource Protection District and how wetland regulations would be applied (see Public Comments exhibit). Staff has had some discussion with property owners and agencies to answer questions. Formal responses from staff to all comments received will be included in the Final Environmental Impact Statement.

VI. STAFF RECOMMENDATION

Staff recommends approval of the proposal.

VII. PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of the proposal as proposed, January 7, 2021.

VIII. EXHIBITS

A. Proposed Text Amendments

EXHIBIT A - TEXT AMENDMENTS

A. ENVIRONMENT - Title 16 SMC

1. Wetland buffer definitions

- a) **16.46.030** #29: "Wetland buffer" or "wetland buffer zone" is an area that surrounds and ~~protects~~ and is established to protect a regulated wetland from adverse impacts to the wetland's functions and values."
- b) **16.46.150 Buffer requirements.**
16.46.150 intro paragraph:
"...All wetland buffer zones are measured perpendicular from the wetland boundary as surveyed in the field. Except as otherwise permitted by this chapter, wetland buffers shall consist of a relatively intact native vegetation community adequate to protect the wetland functions and values at the time of proposed activity. If the vegetation is inadequate then the buffer width shall be planted to maintain the buffer width; subject to the following:-
1. A buffer shall be required when:
 - a. Major new construction of the structure or use occurs, as defined under 18.43.020 "New Construction, Major;" or
 - b. New construction results in the conversion of a single-family use to another use.
 2. A buffer shall not be required:
 - a. In the area contained within the perimeter of a legally pre-existing structure or use that is authorized to continue under Title 16; or
 - b. Within the footprint of an existing residential dwelling allowed to continue or expand under 18.30.090(B) subject to SMC 16.40.125(2); or
 - c. To extend landward beyond a legally pre-existing structure, including but not limited to, a building, parking lot, stormwater detention facility, or public right-of-way that contains an improved street.

2. Wetlands exemptions/regulated activities

- A. 16.46.080 Regulated activities.** A resource, wildlife, and hazard area (RWHA) approval shall be obtained prior to undertaking the following in a regulated wetland or its buffer unless authorized by SMC 16.46.090:
- A. The removal, excavation, grading, or dredging of soil, sand, gravel, minerals, organic matter, or material of any kind;
 - B. The dumping, discharging, or filling with any material;
 - C. The draining, flooding, or disturbing of the water level or water table;
 - D. The driving of pilings;
 - E. The placing of obstructions;
 - F. The construction, reconstruction, demolition, or expansion of any structure, unless specifically exempted under SMC 16.46.090(B).

B. 16.46.090 Exemptions and allowed uses in wetlands.

(B)(4) In addition to those activities listed in SMC ~~16.40.080~~ 16.40.100 Exemptions, the following activities shall be allowed in wetland/wetland buffer without having to obtain a RWHA permit:

- a. Normal maintenance, repair, or operation of existing legally pre-existing serviceable structures, facilities, storage, parking areas or other improved areas. Maintenance and repair does not include any modification that changes the character, scope, or size of the original structure, facility, or improved area and does not include the construction of a maintenance road;

b. Minor modification of existing legally pre-existing serviceable structures within a buffer zone where modification does not adversely impact wetland functions or increase the size-floor area of the structure's footprint.

c. Utility line activities listed under SMC 16.40.100(G); provided, that BMPs are used and impacts are mitigated;

d. Normal and routine maintenance and repair of any legally pre-existing public or private facility within an existing improved right-of-way; provided, that the maintenance or repair does not increase the footprint or use of the facility or right-of-way.

3. Wetland buffer uses - Note: These provisions moved to Exemptions and Nonconforming sections.

16.46.150(H) Allowed buffer uses:

The following uses may be allowed within a wetland buffer in accordance with the review procedures of this chapter....

~~(H)(4) Normal and routine maintenance and repair of any existing public or private facilities within an existing right of way; provided, that the maintenance or repair does not increase the footprint or use of the facility or right-of-way.~~

~~(H)(8) Repair and maintenance of non-conforming uses or structures, where legally established within the buffer, provided they do not increase the degree of nonconformity.~~

4. Wetlands Nonconforming uses

16.46.200 Nonconforming structures, uses and activities: A regulated structure, use or activity that was approved prior to the passage of this chapter but which is not in conformity with the provisions of this chapter may be continued subject to the provisions of SMC 16.40.125 ~~the Sumner zoning code.~~

5. RWHA Chapter 16.40 Exemptions from permits

16.40.100 Exemptions. The following activities shall be exempt from the ~~provisions of this division application and permit requirements at 16.40.135~~ unless specifically modified in other sections of this division. All activities in critical areas must comply with SMC 16.40.110, Best management practices, regardless of exemption status. These exemptions apply specifically to activities regulated by the city of Sumner. Other state and federal permits and approvals may still apply.

H. Reconstruction, remodeling, or maintenance of existing single-family residential structures ~~and~~ accessory structures, where legally pre-existing; provided, that a cumulative expansion of the building footprint, developed area and impervious surface area does not increase by more than 25 percent; and provided further, that the new construction or related activity does not further intrude into the critical area;

I. Reconstruction, remodeling, or maintenance of structures, where legally pre-existing, other than single-family structures and accessory structures; provided, that such reconstruction, remodeling, or maintenance does not increase the building footprint or height, ~~or extend beyond the existing ground coverage or increase developed or impervious surface area.~~

L. Any change of use entirely within an existing structure, provided no grading or paving will occur which increases the amount of impervious surface on the site;

6. **RWHA Chapter 16.40 Nonconforming provisions**

A. 16.40 Sections (Table of Contents)

CHAPTER 16.40 RESOURCE, WILDLIFE AND HAZARD AREA REGULATION FRAMEWORK

16.40.110 Best management practices.

16.40.120 Variances.

16.40.125 Nonconforming uses, structures, activities

16.40.130 *Repealed.*

B. 16.40.125 Nonconforming uses, structures, activities.

1. A structure, use or activity legally pre-existing on the effective date of this title or at the time of any amendments thereto that does not conform to this title is considered nonconforming with the provisions of this title.
2. Expansion, reconstruction, or modification of a nonconforming structure, use or activity located in a critical area or its associated buffer may be allowed, provided that the structure, use or activity does not
 - i. further expand or intensify the building floor area or footprint of activity; or
 - ii. increase impervious surface area; or
 - iii. remove vegetation;within the critical area or its associated buffer area.
3. Routine repair and maintenance of nonconforming uses or structures, where legally pre-existing within a critical area or buffer, may be allowed, provided it does not further impact the critical area or increase the degree of nonconformity.



MEMORANDUM

DATE: January 21, 2021
TO: Mayor Pugh and City Council
FROM: Ann Siegenthaler, Associate Planner
RE: 2020 Comprehensive Plan Update - **East Sumner Neighborhood -- Planned Action Ordinance**

I. BACKGROUND / WHY THE AMENDMENT IS BEING PROPOSED

In January 2020, the City Council opened the application process to accept applications for amending the Comprehensive Land Use Plan. Both staff and the public have proposed amendments to the Comprehensive Plan, the Comprehensive Plan Map/Zoning Map and the Zoning Code regulations.

- Docket Approval: The Sumner Planning Commission determined in May 2020 that the proposed changes were eligible for consideration during the 2020 amendment process.
- Planning Commission review:
 - o Study Sessions/Discussion on ESNP 8/20/20, 12/3/20, 12/17/20
 - o Public Hearing 12/3/20.
 - o Recommendation 1/7/21.

II. DESCRIPTION

The proposed update to the East Sumner Neighborhood Plan includes an updated “Planned Action Ordinance” (PAO). A “planned action” is a tool in the State Environmental Policy Act (SEPA) that allows for environmental impacts of development in a subarea to be analyzed at the planning stage rather than at the time of development. The Draft Supplemental Environmental Impact Statement (SEIS) prepared during the 2020 Comprehensive Plan update analyzed potential impacts and proposed mitigation in sufficient detail to apply to future individual development projects in the East Sumner Neighborhood Plan area. Therefore, if a future project falls within the parameters analyzed in the SEIS, extensive SEPA review of that project would not be required and could speed up the permitting and development process. Faster permit review times adds certainty and predictability to the process, and this can be a major incentive for facilitating public and private investment in the area. Key aspects of the PAO are summarized below.

A. Planned Action Area

The Planned Action would only apply to the East Sumner Neighborhood plan area. (Note that the City has adopted a similar Planned Action Ordinance for the Town Center Plan area.)

B. Qualifying Projects—Criteria

A “Planned Action Project” can only qualify for this special SEPA review if it is consistent with the land use categories, activities and thresholds studied in the Draft SEIS. If the proposed project is deemed inconsistent then it would require normal SEPA review and noticing. Certain public infrastructure

improvements can also qualify as Planned Action Projects, saving time and expenses for the City when doing infrastructure improvements.

C. Development Thresholds

There are certain development thresholds that the Planned Action Project must meet or it would not be allowed the streamlined planned action approval. These thresholds are being updated slightly in the 2021 PAO. For example, if a development produced more than 438 dwelling units (439 in 2015) or more than 432 jobs (529 in 2015) it would have to be individually reviewed for environmental impacts. Likewise, the ordinance establishes "PM Peak Hour limits" for vehicle trips generated that, if exceeded, would require individual review. The number of allowable vehicle trips established in the 2021 ordinance will be similar to the number of trips in the "No Action" Alternative (and similar to 2015). This is because there are only slight differences in anticipated housing and employment amounts in the 2021 plan.

D. Planned Action Permit Process

The Planned Action Ordinance sets forth a permit review process for applying, reviewing, and issuing a determination that the project does or does not qualify as a Planned Action.

The project is evaluated for consistency with the criteria in the Planned Action Ordinance. If it is consistent the City's SEPA Official would issue a "Determination of Consistency" and no further SEPA review would be required. No special notice is required outside normal noticing. However, most large projects would, at a minimum, have a Notice of Application issued and the public would have opportunity to comment. If the project is not consistent then a "Determination of Inconsistency" is provided to the applicant. The applicant will then have to address any areas of the project that are inconsistent with the Draft SEIS. The SEPA Official must identify areas of inconsistency and specify the SEPA process required moving forward.

E. Monitoring and Review

The Community Development Department would be responsible for monitoring and reviewing development associated with the Planned Action Ordinance to determine whether development has exceeded parameters and criteria in the Planned Action Ordinance. This review and report are required no later than five (5) years from its effective date.

III. PUBLIC & AGENCY COMMENT

No comments were received regarding the Planned Action Ordinance.

IV. STAFF RECOMMENDATION

Staff recommends approval of the proposal.

V. PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of the proposal as proposed, January 7, 2021.

VI. EXHIBITS

None. At a future Council meeting, staff will present Draft Planned Action Ordinance, repealing 2015 Ordinance No. 2535 and replacing with new ordinance.

Ann Siegenthaler

From: theprintshopsharon@earthlink.net
Sent: Tuesday, December 1, 2020 12:13 PM
To: Ann Siegenthaler
Subject: Rezoning on Main st

EXTERNAL EMAIL
EXTERNAL EMAIL

Hello Ann,

Ref: Planned rezoning.

I live at 1812 Main Street. I am concerned about the planned rezoning of the 1907-1915 Main Street. I have lived in me home for more than 40 years and have seen the city change. Needless to say I feel that the possible resale of my property is not the best. Was not happy when McDonald became my view from my back door and the two story structure right next door with two business and two apartments plus the parking lot view. Not the best selling feature for someone to be interested in purchasing a home. So my question to you is what type of commercial building and business is being planned for the 1907-1915 lots. I already endure the addition traffic that passes my front door every day, there is no stop to the continuous traffic and noise it produces. I will hope that the city council takes my concern to heart.

Respectfully yours,

Sharon L. Bartkowski

Ann Siegenthaler

From: Whitney Bort <wbort13@yahoo.com>
Sent: Tuesday, December 1, 2020 3:34 PM
To: Ann Siegenthaler
Subject: East Neighborhood Plan

EXTERNAL EMAIL
EXTERNAL EMAIL

Hi Ann,

I just wanted to reach out and submit a few comments about the East Neighborhood Plan. I own the business at 16401 64th St E and am planning on expanding in the future. Currently my business is ran out of the building in the front of the parcel and I would like to use the backside of my parcel to expand. The options shown on the cities website shows that #2 or #3 seems as though the city would want the back half of my parcel.

I also have questions on how the cities plan will be paid for, traffic impacts and how they are planning to acquire the land. I will be attending the meeting on Thursday so I will ask them then, but I wanted to let it be known for my plans for my parcel. I look forward to the meeting.

Thanks
Whitney Bort
425-786-6877

Corliss Resources comment on the 2020 East Sumner Neighborhood Plan (ESNP) Update Draft to the Planning Commission.

We understand from page 4 of this document that this ESNP update will guide growth over the next 20 years. Further, we see a description of the existing Corliss site in The Planning Area description below.

Excerpt from the Draft ESNP Introduction

The Planning Area

The East Sumner planning area is approximately 174 acres of lowland located in the eastern portion of the City of Sumner. The area is bordered by five roadways—160th Avenue East, 64th Street East, Main/60th Street East, Sumner-Tapps Highway East, and State Route 410, and Salmon Creek cuts through the eastern portion of the neighborhood.

A gravel quarry and cement plant occupy most of the ESNP area east of Salmon Creek, and though isolated from the rest of the project area, the plan boundary includes the site because of its long-term potential for commercial and residential development along Sumner-Tapps Highway when the mining site is reclaimed. The 2020 ESNP planning analysis and recommendations focus on the central portions of the project area west of Sumner-Tapps Highway East because a) the main goal of the Plan update is to address conditions in the central neighborhood, and b) the quarry and plant property owners have not expressed interest in converting the site to commercial or residential uses in the near future.

Corliss would like to reiterate that the existing facility is not expected to reclaim in the next 20 years. In fact, it is likely that the facility will remain in operation for at least the next 40 years. Page 35 of the draft ESNP update does show the Alternative Plan I plan from Community Outreach in 2019. In this alternative the majority of the Corliss site was removed from the ESNP. While removal is preferred by Corliss Resources based on longevity of the use, the ESNP does describe that there is no intended change which would affect or hinder the existing industrial use of the Corliss site.

Corliss would like to see language added to this description which makes it clear that continued operation, expansion and modernizing facilities over time is expected and does comply with the East Sumner Neighborhood Plan.

Corliss also acknowledges that this ESNP update will result in zoning text amendments to implement the new policies. Corliss is requesting that the clarity requested in the ESNP update is also carried forward to a text amendment. In an effort to have a clear request, a change is proposed below to SMC section

18.30.020 in redline format. This is a suggestion and we defer to staff expertise on exact wording and code location. As an industrial base zoning designation is M-1 or M-2 and as an overlay for those zones is not listed above, it is clearer to omit the sentence to avoid a misinterpretation of not allowing industrial uses.

18.30.020 Districts where permitted.

The East Sumner urban village overlay may be applied with LDR, MDR, HDR, NC and GC base designations. ~~It shall not be applied with any industrial base designations.~~ The extent of the urban village overlay district shall be consistent with comprehensive plan land use map. (Ord. 2534 § 1 (part), 2015; Ord. 1694 § 1, 1995)

We thank you for your review of our comment on the East Sumner Neighborhood Plan update. Please feel free to reach out with any questions.



Cheryl Ebsworth

Senior Planner



2601 S. 35th St. Ste. 200 | Tacoma, WA 98409 | O 253.473.4494 x1328 | F 253.473.0599

ebsworth@apexengineering.net

www.apexengineering.net

Apex Engineering has retained a copy of this work. In forwarding this data we are authorizing its subsequent use by you. We are not authorizing any changes to any portion of the work. Any modifications made to the data without our consent will result in an immediate invalidation of the work and assumption of full liability by you. If you discover any required changes, please contact the project manager at 253-473-4494. We will then oversee any and all revisions.

Dear Ann, City Council and Planning Commission,

My name is Al Esquerra and my wife and I own the property at 16313 64th St., Sumner. Thank you for holding the public hearing to discuss the environmental impact statement draft SEIS and updated plan of action ordinance. I attended the December 3rd meeting and was very surprised to find out that there were no plans to remediate the wetlands. Many of us had planned on selling to developers or developing the property ourselves. I am very much in favor of the decisions that were made in 2015. I feel that the decisions being made now need to be re-thought for the benefit of those that are going to be the most affected. When I first heard of the plans I thought the city probably wants the land for a park and they are going to purchase the property and develop the park. That doesn't seem to be the new plan which is to restrict the wetlands from being developed and no compensation will be given to those around the property or allow for future development. Please reconsider and put yourself in our situation. Traffic on 64th St. is terrible and we need a 62nd St. I was told that the reason 62nd St. was not going to be built was there is no interest and that is not true.

From looking at your map wetland regulations update and attending the meeting on Dec 3rd it appears that the YMCA building was part of a remediation that the city partnered with. As a property owner I would like to have the same consideration for a partnership for remediation. Or in all fairness to keep the plan that was created in 2015 that would allow us to develop and remediate our own properties. Let the market determine if remediation is a viable plan. The re-zoning of our land as a wetland buffer results in an economic hardship. If the city is interested in purchasing the property to protect or develop please make a fair market offer.

Respectfully,

Al & Darlene Esquerra

Ann Siegenthaler

From: George Josten <georgejosten@gmail.com>
Sent: Sunday, November 29, 2020 7:40 PM
To: Ann Siegenthaler
Subject: East Sumner Neighborhood Zoning

EXTERNAL EMAIL
EXTERNAL EMAIL

Hi Ann,

I like the current plan where the Josten parcel is zoned general commercial with a wetlands delineation. Thanks for all of your hard work on this project. We will tune into the upcoming open house to show our support.

Thanks,

George J Josten



Cell: 253-948-6272

Email: georgejosten@gmail.com

City of Sumner - Response
1104 Maple Street
Sumner, WA 98390

Notice of Public Hearing on Rezones and new regulations; virtual Hearing 12/3/2020 and

Notice of Public Hearing on Map changes and Rezones; Virtual Hearing 12/3/2020 6:00 pm

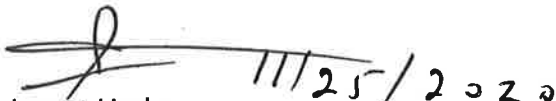
Dear Sirs,

I am James Lindsey, the property owner of 1616 Main Street in Sumner and I and my property will be the most effected by the proposed changes of land use.

I object to the expansion plans as the originally developmental process was to maintain the residential nature of the neighbor up to Main street. I understand needs and concepts change over time but my residential property is losing its flavor; if the City desires to change directions I would like to vacate my residential property for a less commercial and more residential site.

I would be open to selling my property to the City or school district, at its current market value, if the City moves forward with it's planned changes. I have to object to the City of Sumner expansion plans as my property will change in nature.

Thank you for your time and consideration.


James Lindsey

Property Owner and lifetime residence

1616 Main Street Sumner, WA. 98390-1814

CITY OF SUMNER
RECEIVED

DEC 01 2020

DEVELOPMENT SERVICES



EAST SUMNER

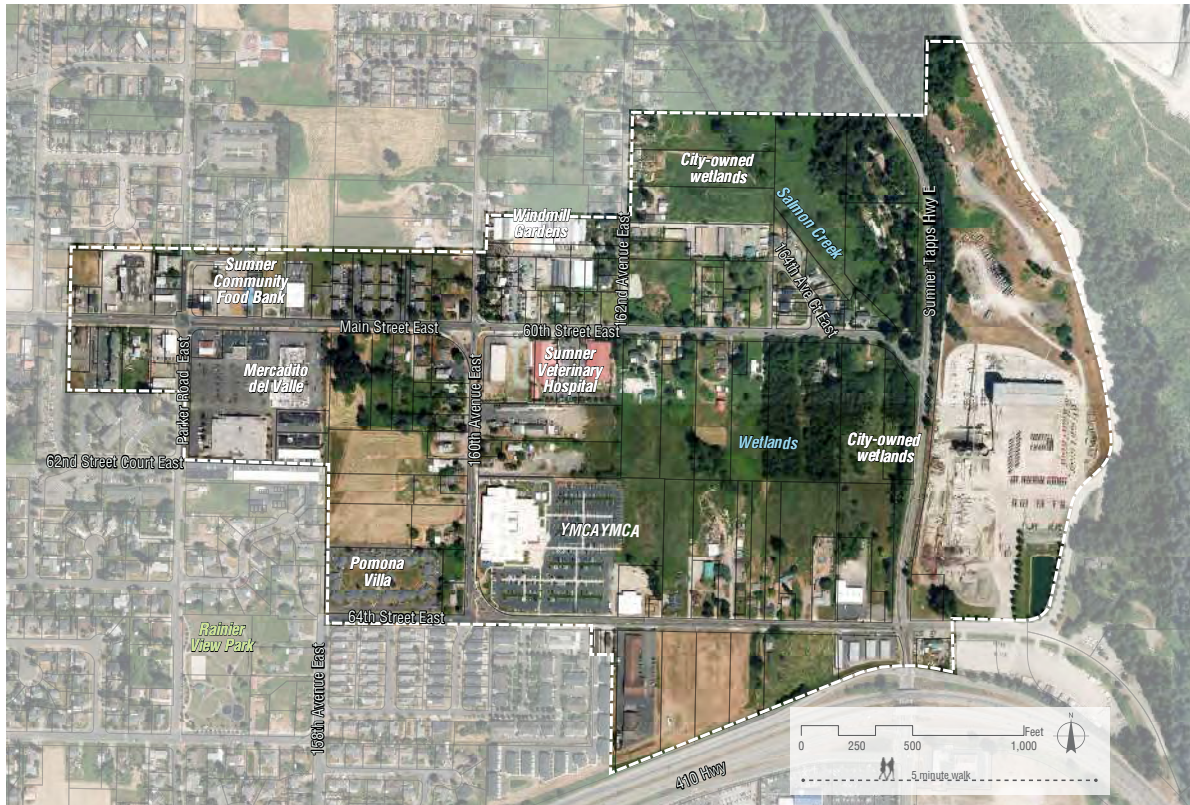
NEIGHBORHOOD PLAN UPDATE

2020 Plan DRAFT



Executive Summary

The East Sumner planning area is approximately 174 acres of lowland located in the eastern portion of the City of Sumner. Several roadways border the core of the area, including 160th Avenue East, 64th Street East, Main/60th Street East, Sumner-Tapps Highway East, and State Route 410. Salmon Creek cuts through the eastern portion of the site. The 2020 East Sumner Neighborhood Plan update focuses on the neighborhood core.



East Sumner Neighborhood

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The City of Sumner first adopted a plan for East Sumner in 2001. This plan envisioned a mixed-use “urban village” that complemented and supported downtown Sumner. While some new development has occurred since then, further development in the neighborhood must consider:

- The roadway system, with poorly functioning intersections along Sumner-Tapps Highway, impedes access to potential regional commercial businesses.
- Inadequate internal (mid-block) circulation network that discourages non-vehicular transportation for pedestrians and cyclists.
- Extensive wetlands and other environmental features.
- A high water table, periodic flooding, and stormwater management practices that make the development of new single family subdivisions difficult, if not infeasible.

In 2015, the community helped develop the East Sumner Neighborhood Plan. The 2015 Plan proposed increasing commercial and residential development intensities in the neighborhood. The City updated zoning for the area and adopted a new overlay that encouraged the development of an urban center with ground-floor retail in either mixed-use buildings or neighborhood commercial centers. This plan centered around building a new street (extension of 62nd Street East) that would require filling in wetlands near Sumner-Tapps Highway East. Preliminary analyses found this to be an expensive option and determined that the amount of off-site wetlands mitigation required was no longer feasible.

Spurred by the opportunities provided by a new regional YMCA, new interest in the development of vacant or underutilized parcels in the neighborhood, new information on wetlands and road construction costs, and the requirement to update the Comprehensive Plan, the City initiated this 2020 update to the East Sumner Neighborhood Plan (ESNP), which will guide growth over the next 20 years. The ESNP update will be folded into the 2020 Comprehensive Plan update and will be integrated into the Comprehensive Plan’s Supplemental Environmental Impact Statement (EIS).

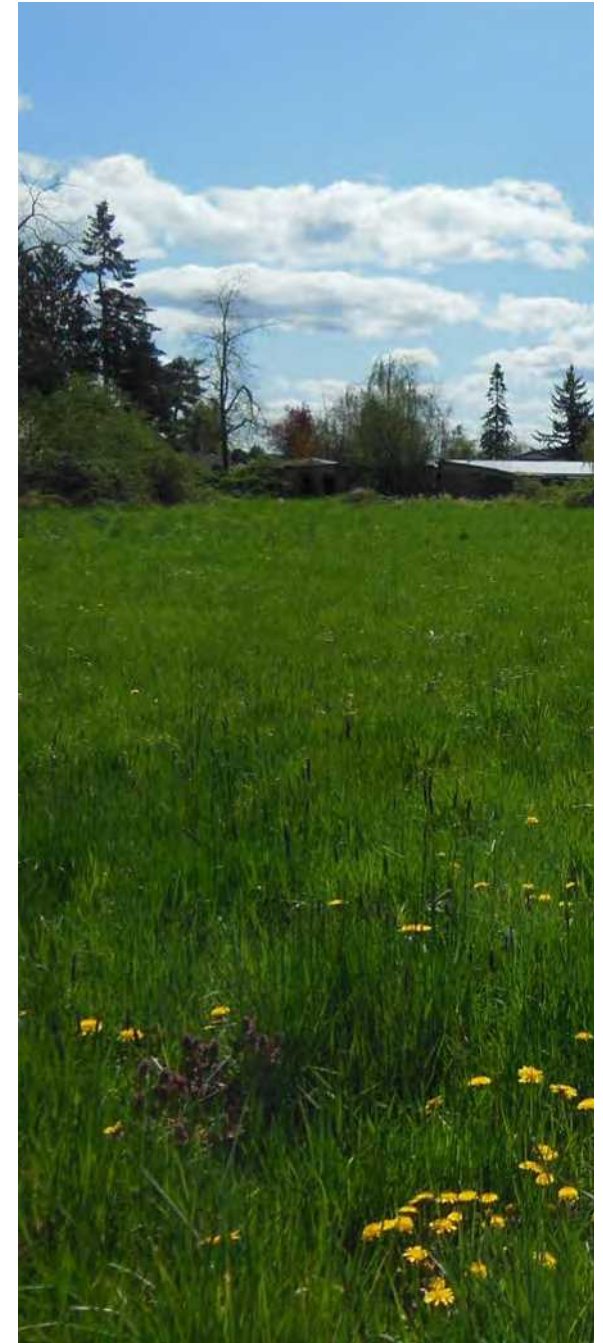
2020 Vision for the East Sumner Neighborhood

The 2020 ESNP frames a mixed-use urban village that will complement, but not compete with, downtown-area businesses and focuses on:

- Creating a central neighborhood natural amenity.
- Maintaining opportunities for local and regional commercial development.
- Increasing opportunities for multifamily residential developments in the central neighborhood.
- Protecting and enhancing the wetlands area to provide a new natural preserve in the neighborhood, becoming a central park. New residential and commercial development could overlook this new amenity.

The Overlay Zone that resulted from the 2015 Plan encourages upper-level residential development over commercial (mixed-use) in the Neighborhood Commercial and General Commercial zones. The 2020 Plan supports allowing ground-floor residential on 60th Street East at 162nd Avenue East, near the central park area.

The General Commercial zone found in most of the neighborhood allows for fairly intense commercial development. Commercial development in the subarea's southeast quadrant could take advantage of highway access and visibility and provide larger commercial opportunities that would not be compatible in the downtown area. At the same time, Neighborhood Commercial development along 160th Street and Main Street/60th Street will provide more pedestrian-oriented uses, supporting a walkable neighborhood. Mixed-use redevelopment of the former QFC site on Parker Road East and properties along Main/60th Street East can provide services and neighborhood-oriented retail that can supplement the commercial establishments in downtown. This plan proposes a more modest pedestrian and bicycle network, rather than a new mid-block road (62nd Avenue East), to provide safer, non-vehicular connections in the neighborhood.



Key Recommendations

The 2020 Plan makes the following key recommendations:

1. Create a central wetlands natural area that can become a park amenity for the neighborhood.
2. Encourage a coordinated, neighborhood-wide approach to wetland mitigation to support residential and commercial development in the central neighborhood.
3. Allow for “stand-alone”—i.e., single purpose, not mixed use—multifamily residential development in select areas.
4. Allow commercial and multifamily development at densities high enough to offset the cost of wetland mitigation and stormwater management.
5. Allow multifamily residential development south of 62nd Avenue East and north of 64th Street East.
6. Reserve the area south of 64th Street East for General Commercial uses and prohibit multifamily development there.
7. Pursue traffic improvements at key intersections in the neighborhood to improve traffic flow and safety.
8. Create an internal non-vehicular network to allow safe circulation for alternative modes of travel.

Summary

The 2015 Subarea Plan’s basic concept was similar to that of the 2001 Plan. The 2020 Plan, in turn, is similar in scope to that of the 2015 Subarea Plan, but it focuses more on enhancing the natural features of East Sumner and providing a range of housing types to encourage residential density that will support commercial development in the neighborhood.

Introduction

Purpose

The City of Sumner first adopted a plan for East Sumner in 2001, which the City amended with the 2015 East Sumner Neighborhood Plan (ESNP) as part of the overall 2015 Comprehensive Plan Update. Since then the area has changed significantly, including the construction of a regional YMCA recreation center, zoning of new Medium Density Residential areas, and new development nearby. Further, the community has little support for the 2015 plan for a new east-west vehicular connection at 62nd Street East, which is now determined to be infeasible. For these reasons, the City is revisiting the 2015 Plan and is developing a new vision in 2020.

The Planning Area

The East Sumner planning area is approximately 174 acres of lowland located in the eastern portion of the City of Sumner. The area is bordered by five roadways—160th Avenue East, 64th Street East, Main/60th Street East, Sumner-Tapps Highway East, and State Route 410, and Salmon Creek cuts through the eastern portion of the neighborhood.

A gravel quarry and cement plant occupy most of the ESNP area east of Salmon Creek, and though isolated from the rest of the project area, the plan boundary includes the site because of its long-term potential for commercial and residential development along Sumner-Tapps Highway when the mining site is reclaimed. The 2020 ESNP planning analysis and recommendations focus on the central portions of the project area west of Sumner-Tapps Highway East because a) the main goal of the Plan update is to address conditions in the central neighborhood, and b) the quarry and plant property owners have not expressed interest in converting the site to commercial or residential uses in the near future.





The East Sumner Neighborhood Subarea

Process

After the development of the 2001 Plan, the ESNP planning process has included three phases of outreach and community input that involved public officials, local business owners, and residents. This section reviews the phases of engagement.

2015 Plan Development

In 2015, extensive community input during workshops and other outreach confirmed the direction established in the 2001 Plan for the neighborhood. The community expressed interest in an east-west extension of 62nd Street East, and for a north-south extension of 162nd Avenue East. The 2015 Plan proposed increased commercial and residential development intensities in the neighborhood. The City updated zoning for the area and adopted a new overlay that encouraged the development of an urban center with ground-floor retail in either mixed-use buildings or neighborhood commercial centers. The plan centered around building an internal multimodal connection, 62nd Street East, that would have supported commercial development but would have required extensive street improvements and off-site wetland mitigation. This solution has proved to be cost prohibitive and is no longer feasible.

City Outreach 2019

In 2019, City of Sumner planners revisited the 2015 Plan with the community. Sumner residents and neighbors participated in community open houses and provided input

on alternative solutions. The community gave little support to building 62nd Street East and 162nd Avenue East through the central neighborhood, though input indicated a continued desire for development in the neighborhood. The community supported a “central wetlands preserve” or park instead of a road corridor. The Planning Commission and City Council also supported eliminating the road and exploring a central wetlands preserve.

Sumner Connects Survey

In July 2020, the City’s online portal, Sumner Connects, hosted a community survey to measure interest in a central wetlands preserve and in new commercial and multifamily development in the area. The survey collected valuable feedback on the community’s preferences for a central wetlands preserve, non-vehicular connections, and commercial development and resistance to additional apartments and density. Survey questions and results are included in the ESNP Appendix.

Future Opportunities for Public Input

The 2020 Plan will be integrated into the Sumner Comprehensive Plan’s Supplemental Environmental Impact Statement (SEIS), which is underway for the 2020 Comprehensive Plan update. The public can provide input during the Draft SEIS comment period. The public will have additional opportunities to comment on

the proposed plan at a virtual open house in fall 2020 and at public hearings held by the Planning Commission and the City Council in the fall of 2020.



2015 Plan Update workshops

Options Evaluated

During the ESNP planning process, the City developed three alternatives to help identify public preferences regarding the neighborhood's future (see Appendix: Plan Alternatives). The basis for the 2020 ESNP update is Alternative 3, the Preferred Alternative. The three alternatives included:

1. **Alternative 1 – No Action.** This alternative maintains the current zoning for the area, which was adopted in 2015 and updated in 2019. It also maintains the concept of an east-west road extension (62nd Street East). This option had little community support following deeper understanding of the wetland extents and the street extension costs and impacts.
2. **Alternative 2 – Central Preserve Neighborhood.** Alternative 2 removes the formerly proposed east-west street extension (62nd Street East) and adds a central wetlands preserve. It focuses higher density residential zoning adjacent to the wetlands preserve and adds potential for residential uses in commercial zones.
3. **Alternative 3 – 60th Street East Neighborhood.** The preferred alternative also creates a central wetlands preserve, but focuses the highest residential densities and opportunity for residential uses around 60th Street East. More General Commercial zoning is retained

than in Alternative 2. Alternative 3 is the preferred approach for several reasons: a) the community has determined that building roadways through the central wetlands is no longer feasible; b) the concept supports the community's interest in a central wetlands preserve; c) it provides more flexibility to provide different housing types; and d) it maintains most of the core area for commercial uses, needed to support further development in the area.

Background

Population + Employment

In 2020 the population of Sumner was 10,360, the result of an average annual growth rate of 0.76% between 2010 and 2019.¹ Using a projected growth rate of 1.36% (2020-2035), the City's target population for 2035 is 12,570.² The population of the East Sumner neighborhood is approximately 343 people.³ Residents tend to be older (due to the Pomona Villa Apartments) with fewer children in East Sumner than in the city and county.⁴ Sumner's median household income (\$59,846) is lower than the county's (\$67,868), though per

capita income is nearly the same.⁵ Residents are more racially diverse now than in 2010, though less diverse than the county.⁶

Sumner maintains its role as an important employment center and has high employment levels relative to the population size. The city has a higher concentration of manufacturing, construction, and retail trade employment, and fewer service and healthcare/social assistance jobs compared to Pierce County.⁷ Approximately 650-700 jobs are located in East Sumner.⁸

Potential Housing Demand

Sumner has a large range of housing options and a strong market for multifamily units. Much of the multifamily inventory was built prior to the 2008 recession. Median home values are slightly higher in Sumner than Pierce County, while monthly rents are lower. Sumner is a relatively affordable community in the region.

Several recent developments in East Sumner indicate a continued need and opportunity for additional housing. The Main Apartments is a 108-unit complex on Main Street completed in 2020. The existing Cavalla Apartments on 64th

¹ ESRI Business Analyst (household size, households); OFM; BERK 2020.

² BERK 2020

³ ESRI Business Analyst (household size, households); OFM; BERK 2020.

⁴ ESRI Business Analyst (household size, households); ACS 2014-2018; OFM; BERK 2020.

⁵ Median household income (in 2018 dollars), 2014-2018, U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates.

⁶ U.S. Census Bureau, Population Estimates Program (PEP); ESRI Business Analyst; ACS 2014-2018; BERK 2020.

⁷ NAICS Industry Sector, U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2017).

⁸ 2014 Buildable Lands Report, Pierce County Estimate for Sumner: Estimate by Parcel and TAZ; Census on the Map for East Sumner Neighborhood Overlay, 2017 Total Jobs

Street added 9 units in 2019 to the 72 units on the site. A one-acre site on Parker Road had 14 townhomes under development in 2019. The 64th Street Apartments added more than 50 townhomes in 2016. Stafford Suites and Franklin House are assisted living facilities located just outside of the ESNP boundary. New mixed-use developments near 160th Avenue East and 60th Street East are currently in the permitting process. The completion of the YMCA should increase interest in multifamily development in the East Sumner neighborhood.

The Puget Sound Regional Council estimates an additional 1,247 housing units in Sumner between 2020 and 2040. East Sumner could expect to capture 150-200 of these units by 2035.⁹

Households 2020

	EAST SUMNER NEIGHBORHOOD: 2020	CITY: 2019/2020
HOUSEHOLD SIZE	2.13	2.41
HOUSING UNITS	175	4,450
OWNER	55%	48.8%
RENTER	38%	46.8%
VACANT	8%	4.4%
ESTIMATED HOUSEHOLDS	161	4,104

Source: ESRI Business Analyst (household size, households); ACS 2014-2018; OFM; BERK 2020.

⁹ BERK 2020.

¹⁰ Total retail sales per capita, 2012, U.S. Census Bureau, Economic Census, 2012.

Potential Retail/Commercial Demand

The East Sumner neighborhood is located close to State Route 410 access and between a commercial center on the south side of the highway (with auto dealers and grocery store) and a commercial strip on Main Street East (with Fred Meyer and miscellaneous retail shops). The neighborhood currently offers destination retailers like Windmill Gardens and Winco Foods and convenience shopping at the 410 Plaza. The Main Street East commercial strip is located within a half-mile from the center of the neighborhood. The high-visibility location along State Route 410 has not attracted retail uses to date. With completion of the YMCA, the neighborhood should be able to expand its regional draw and increase its retail presence. While wetlands in the central neighborhood have limited potential redevelopment, some new commercial development has occurred along 64th Street East. Other property owners have undertaken significant renovations in recent years to upgrade small commercial businesses along 64th Street East.

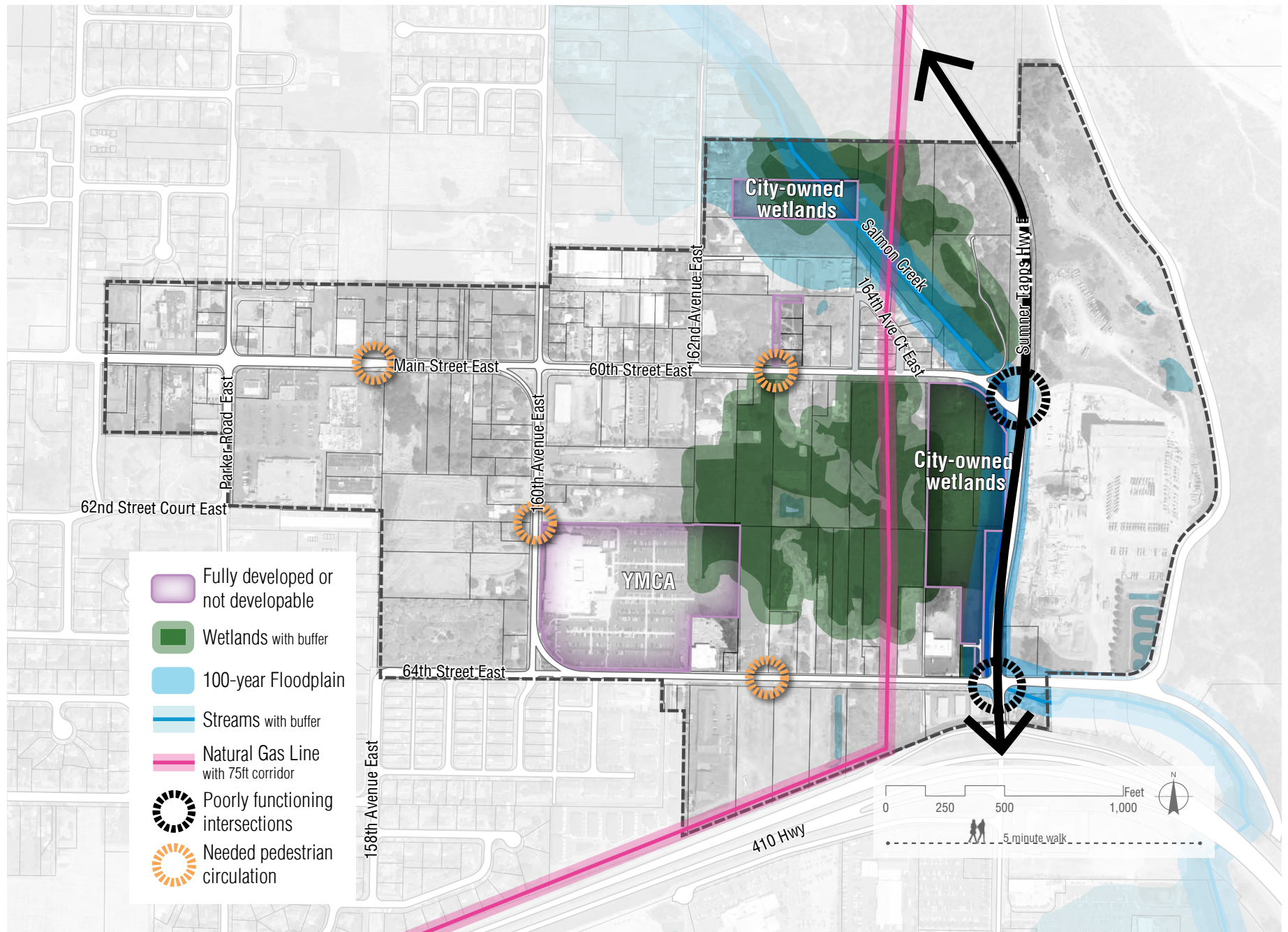
Sumner's per capita retail sales are nearly eight times greater than Pierce County's.¹⁰ With expected regional growth, Sumner could capture additional retail sales, especially those that benefit from freeway exposure or proximity.

Environmental Constraints

Salmon Creek, on the neighborhood's eastern edge, and the area's river valley location, create a relatively high water table in the area that can challenge the development of required stormwater treatment facilities. Current regulations require construction of land-consuming on-site stormwater ponds or costly underground storage vaults. Extensive wetlands in the central neighborhood, classified as Category III with a 60-foot buffer, render many central parcels difficult to develop. Land within a 75-foot wide regional gas pipeline corridor on the west side of Salmon Creek is undevelopable for permanent structures (See the Conditions and Constraints map on page 13).

Transportation Issues in the Area

Residents and business owners have expressed concerns over traffic congestion. Though the 2020 update reduces overall density from 2015 zoning, any development, even under existing zoning, has the potential to add vehicle trips to the area. While the plan update focuses on land use and zoning, the ESNP includes general recommendations for more multimodal transportation to help reduce congestion. The City's engineering staff is pursuing transportation improvements at various intersections in the neighborhood through separate transportation planning processes.



Conditions and constraints

East Sumner Neighborhood Plan Update - Planning Commission Recommendation DRAFT

Goals + Objectives

The Preferred Alternative for the East Sumner Neighborhood responds to several goals and objectives that build on the community goals established in 2015 and community input from 2019 and 2020. The goals described here reflect community intent regarding a given topic, while the objectives are more specifically action-oriented statements.

Mobility + Circulation

Goals

- Incorporate a multimodal transportation strategy.
- Enhance automobile circulation within and through the neighborhood and reduce traffic congestion.
- Provide a robust pedestrian and bicycle network.
- Reduce impacts of vehicle traffic on non-vehicular circulation and residential ambience.

What is multimodal transportation?

Before private automobiles became popular, cities were designed for people walking, bicycling, and riding transit. In the 1940s-50s, transportation planners focused on automobiles, so newer cities and towns tend to have road systems that work well for cars. They often work less well for other modes of transportation, such as foot, bicycle, and bus. Shifting the focus back to alternate modes allows for people at all stages and walks of life to move around the way they need and want.

Objectives

- Provide vehicular routes through the neighborhood to diffuse traffic and complete the street/sidewalk grid, including alleys and/or pedestrian corridors.
- Use traffic-calming techniques, such as traffic circles, landscaping, street trees, and narrower lanes.
- Improve flow of vehicle traffic and reduce congestion through intersection improvements in the neighborhood.
- Plan for local and regional bus service to key sites and elsewhere in the city and region to reduce single-occupancy vehicle traffic and commuting costs for residents.
- Integrate a non-vehicular network of sidewalks and pathways throughout the neighborhood that connects key amenities, such as the central wetlands preserve and the YMCA, to residences and businesses.
- Reduce truck traffic through the neighborhood.

Ecological Viability

Goals

- Preserve and enhance wetlands and natural habitat areas.
- Restore Salmon Creek.
- Maintain healthy tree cover in the neighborhood.
- Explore opportunities to use districtwide stormwater solutions to reduce infrastructure and development costs.

Objectives

- Create a central public open space that incorporates wetlands and creek.
- Design new paths and trails to avoid impacting wetlands.
- Develop strategies to assist property owners with wetland mitigation, preferably strategies that take a neighborhood-wide, versus parcel by parcel, approach.
- Increase tree canopy throughout the neighborhood.

Economic Growth

Goals

- Allow a variety of residential and commercial development that can accommodate market demand.
- Allow for moderate- to high-density residential-only development and mixed-use development to provide a range of housing types.

Concept

The ESNP concept translates project goals and objectives into a consistent and strategic plan that integrates land use, transportation, design, and environmental actions and takes advantage of market opportunities expected over the next 20 years, including demand for well-situated commercial land and a mix of new housing types in an attractive setting. Taken individually, the actions recommended in this plan will have a positive but limited benefit. When actions are taken as part of the integrated strategy indicated in the concept plan, they will help guide the East Sumner neighborhood into a more attractive, safe, and vibrant future, maintain a small town feel, and realize the community's vision.

The planning concept for East Sumner should be viewed in the context of the larger City. The 2020 ESNP envisions a secondary mixed-use urban village that complements, not competes with, Sumner's Downtown. New commercial development in the neighborhood will take advantage of highway access and visibility that provides opportunities not available in Downtown. Similarly, new multifamily residential development will offer housing types that are not available downtown and that are close to a major natural preserve.

As an urban village, the concept plan includes a multimodal transportation network throughout the neighborhood as the backbone of a walkable neighborhood that supports its

businesses. Improved transit will help connect East Sumner to the downtown core and other areas within and beyond the city.

The 2020 concept for the development of East Sumner recommends the following:

- Create a major open space amenity for the neighborhood at the "central wetlands" preserve between 60th Street, 64th Street, and 160th Avenue East.
- Encourage a range of commercial development rather than mixed use in the southeast quadrant of the neighborhood.
- Focus pedestrian-oriented commercial development along 160th Avenue East and 60th Street East.
- Encourage a range of mid-rise, medium to high density multifamily housing to provide diversity in housing types and to support commercial development.
- Allow medium- to high-density development in the central neighborhood to maintain development potential while minimizing wetland impacts.
- Create a strong residential neighborhood core at the street level along 60th Street East.
- Provide improved multimodal circulation throughout the neighborhood, including completing the street grid where appropriate and improving sidewalks, mid-block connections, and bicycle facilities.
- Develop a cooperative, area-wide approach to wetland mitigation; explore the feasibility

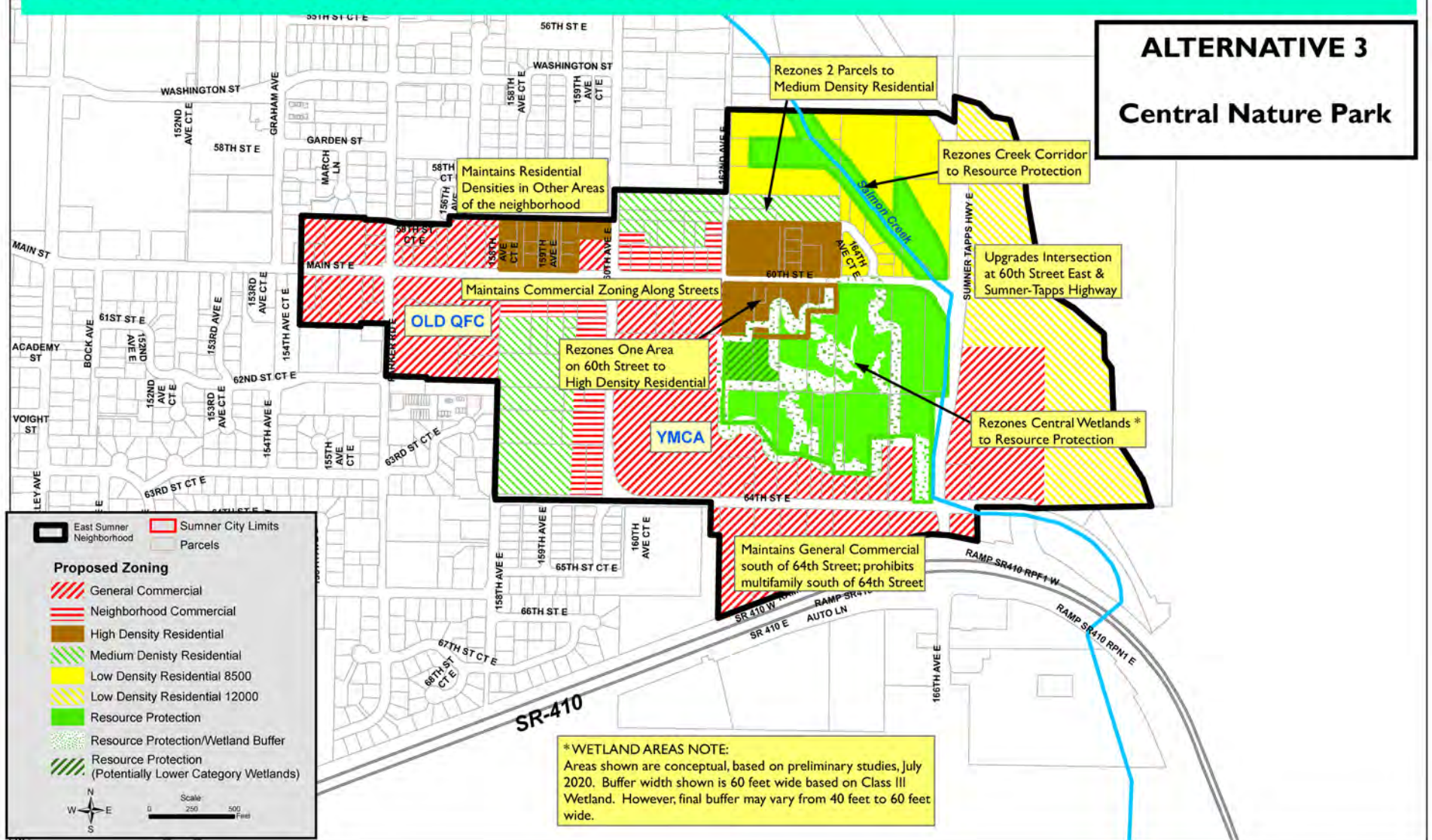
of City-sponsored approaches, such as a mitigation bank or in-lieu fee program.

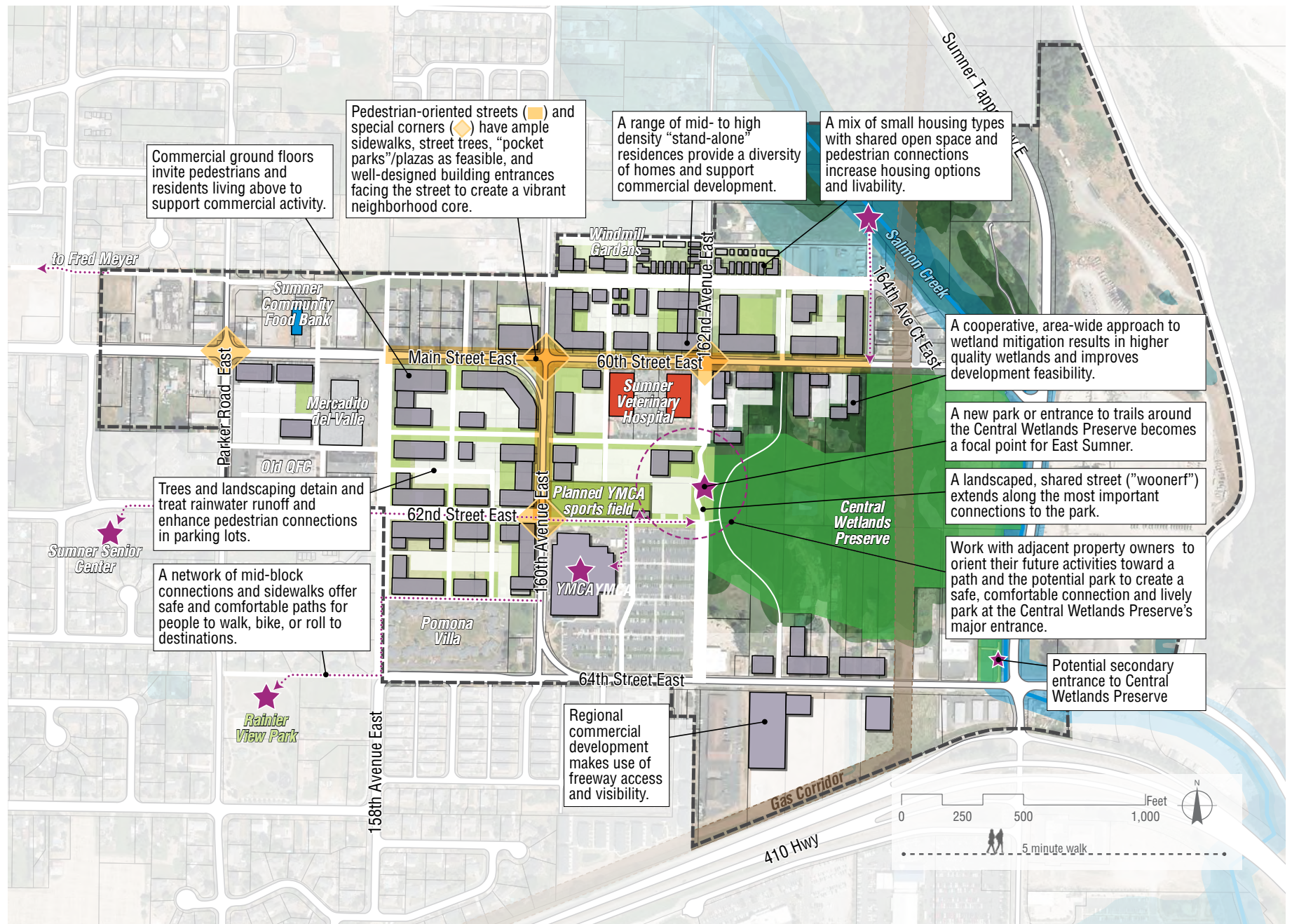
- Protect the neighborhood's small town feel by retaining considerable open space around new development, enhancing natural areas, and applying the City's design guidelines to high-density development.

Summary

The Plan Elements discussed above support the vision for the East Sumner Neighborhood as a secondary mixed-use urban village that complements, but does not compete with, the downtown. Commercial uses that are pedestrian-oriented will be provided at key areas of the neighborhood, to encourage residents to visit local businesses and reduce reliance on auto trips. New commercial development in the neighborhood's southeast quadrant will take advantage of highway access and visibility that provides opportunities not available in Downtown. Future redevelopment of the former QFC site and other properties along Main/60th Street East will help link and support other commercial and service activities in both East Sumner and Downtown. A range of multifamily housing types will be allowed, to promote redevelopment of the core area and offer alternatives to downtown housing. Intersection improvements and traffic calming projects, along with pedestrian and bicycle improvements, especially along Main/60th Street East will better connect East Sumner to the downtown core and other areas.

EAST SUMNER NEIGHBORHOOD





Visualization of the East Sumner Village around year 2040

Plan Elements

The 2015 Subarea Plan's basic concept is similar to that of the 2001 Plan. The 2020 update maintains much of the earlier plan elements but increases opportunities for different multifamily housing types and commercial uses and proposes actions to preserve the central wetlands. This section presents details for land use, circulation, community design character, and environmental management.



Salmon Creek

Land Use

Residential

The community's vision for the East Sumner Urban Village (ESUV) anticipates that over time much of the single-family land uses in the central neighborhood will convert to a more diverse mix of uses and intensities. The 2015 plan actions included raising the area's residential density to 30-40 dwelling units per acre (du/ac). In 2019, zoning updates for the ESUV allowed multifamily residential uses at

26 du/ac in Neighborhood Commercial (NC) and 40 du/ac in General Commercial (GC) zones. Zoning code changes in 2019 also opened Medium Density Residential (MDR) and High Density Residential (HDR) zones to "stand-alone" multifamily development types (i.e., apartments with no commercial ground floor).

The 2020 ESNP maintains a multifamily allowance in commercial zones for mixed-use developments and supports "stand-alone" apartments in an HDR zone at 60th Street



Townhouse-style developments can be used to increase densities while retaining neighborhood character.



Existing retail clusters will remain.



New development is intended to enhance the existing residential neighborhoods.



The envisioned regional commercial will include some pedestrian oriented local retail.

East near other high-density areas. Allowing stand-alone apartments will encourage a wider range of housing and affordable housing types in East Sumner. This may encourage a new injection of residential units that can support commercial uses in the area and take advantage of services like those provided at the YMCA.

The 2020 Plan calls for rezoning two parcels on 162nd Avenue East to MDR to create a transitional buffer between commercial/high density and low density residential areas. Overall, the 2020 Plan maintains single family land uses around the perimeter of the East Sumner neighborhood. Areas currently zoned for commercial and/or multifamily development outside of the wetlands will remain available for development. The neighborhood benefits from the tax base and services that commercial development generates, and higher density residential will support businesses and help meet growth targets and housing demands.

Commercial

In 2015, the City expanded the Urban Village designation to include the commercial centers at the Main/60th Street East and Parker Road East intersection. The expansion created more opportunities for commercial development.

The 2020 ESNP creates a pedestrian-oriented commercial center near 160th Avenue East and 60th Street East to provide commercial services within walking distance from residences. This area includes Neighborhood Commercial zoning, with requirements for pedestrian-oriented commercial uses on the ground floor. Outside of this core area, such as Main Street west of 160th Avenue East, the plan allows a range of commercial uses that do not need to be pedestrian oriented.

The southeast portion of the neighborhood is intended to remain available for commercial uses that can take advantage of highway access and the regional attraction of the YMCA. For example, maintaining a General Commercial zone in this area would allow “big-box” retail that could help economically anchor the area and provide retail services to the neighborhood. Future redevelopment of the former QFC site and other properties along Main/60th Street East will help link and support other commercial and service activities in both East Sumner and Downtown. Commercial development will increase revenue to the City through business and property tax increases and, when located near residences, may reduce auto trips on neighborhood streets.

Parks and Open Space

A major component of the land use pattern in East Sumner will be a “central wetlands” preserve. Wetland studies completed by the City in 2020 show that most of the area between 60th Street, 64th Street, and Sumner-Tapps Highway contains extensive wetlands and wetland buffers. Development that would extend beyond the narrow strip of land along each street front will require costly wetland mitigation. It is not realistic to expect intense commercial development in the central wetlands, where General Commercial zoning currently exists. Instead, the 2020 ESNP proposes to rezone the central wetlands to Resource Protection, where the area can be protected and enhanced to complement surrounding uses.

As a natural resource, the central wetlands preserve will provide both environmental benefits and a community amenity that adds

value to adjacent residential and commercial development. It could become a central park that provides opportunities for public recreation and a unique focus and organizing element for the surrounding land uses as properties develop. Such an amenity would enhance the environment, livability, and economic vitality of the neighborhood.

To implement the vision for a central wetlands preserve, the Plan balances wetland preservation with maintaining the development potential of adjacent properties. Developing a specific, detailed wetland mitigation strategy is beyond the scope of the 2020 ESNP update. However, the Plan recommends that the City and property owners pursue a coordinated, neighborhood-wide approach to the mitigation that will be needed to achieve commercial and residential development envisioned for the area.

Mobility + Circulation

The community’s vision includes a more extensive multimodal network in the neighborhood. The 2020 ESNP concept includes the improvement of roads, intersections, bicycle lanes, sidewalks, and pathways throughout the neighborhood.

Streets as Neighborhood Connectors

The 2020 ESNP supports a neighborhood-wide connection of streets consistent with the City’s adopted street grid (i.e., blocks no longer than 500 feet). Completing the neighborhood street grid helps diffuse traffic, creates blocks of walkable distances, provides sidewalks and street trees throughout the neighborhood, allows pedestrians to easily walk between neighbors and businesses, and supports future transit service and shuttle service for seniors. As development comes into the area, it should provide these street connections, mid-block connections, and pedestrian corridors where feasible.

In 2015, the Subarea Plan for East Sumner proposed a north-south extension of 162nd Avenue East and an east-west extension of 62nd Street East. The extension of 62nd Street East was found to be financially infeasible. However, as the area redevelops, a north-south extension of 162nd Avenue East is possible between 60th Street and 64th Street (possibly south to the YMCA). The 2020 Plan recommends exploring the future potential for a partial north-south connection that could improve access to businesses (especially those on deep parcels), residential development, and the central wetlands preserve area.

The 2020 ESNP supports community interest in improving traffic flows and reducing congestion by identifying key intersections for upgrades. While specific transportation projects are outside the scope of the ESNP, the Plan recommends completing transportation improvements throughout the neighborhood consistent with the City's Complete Streets Policy in an effort to improve mobility, reduce congestion, and increase safety. Near-term projects may be addressed in the City's 6-Year Transportation Improvement Program, updated annually.

The ESNP identifies the following key projects that would have direct benefits within the focus area:

- Roadway widening and intersection improvements at 166th Avenue East/Sumner-Tapps Highway and 64th Street East, Westbound SR 410 ramp terminal.

- Intersection improvements at 166th Avenue East/Sumner-Tapps Highway and 60th Street East.
- Intersection improvements at 160th Avenue East and Main/60th Street East.
- Sidewalk improvements to 160th Avenue East between 64th Street East and 60th Street East.
- Extension of 162nd Avenue East south of 60th Street East.

In addition, the ESNP supports the use of multimodal elements such as bicycle lanes and shared use paths as well as traffic-calming techniques on primary streets, such as installation of traffic circles, increased landscaping, additional street trees, and narrowing lanes.

Non-vehicular Neighborhood Connectors

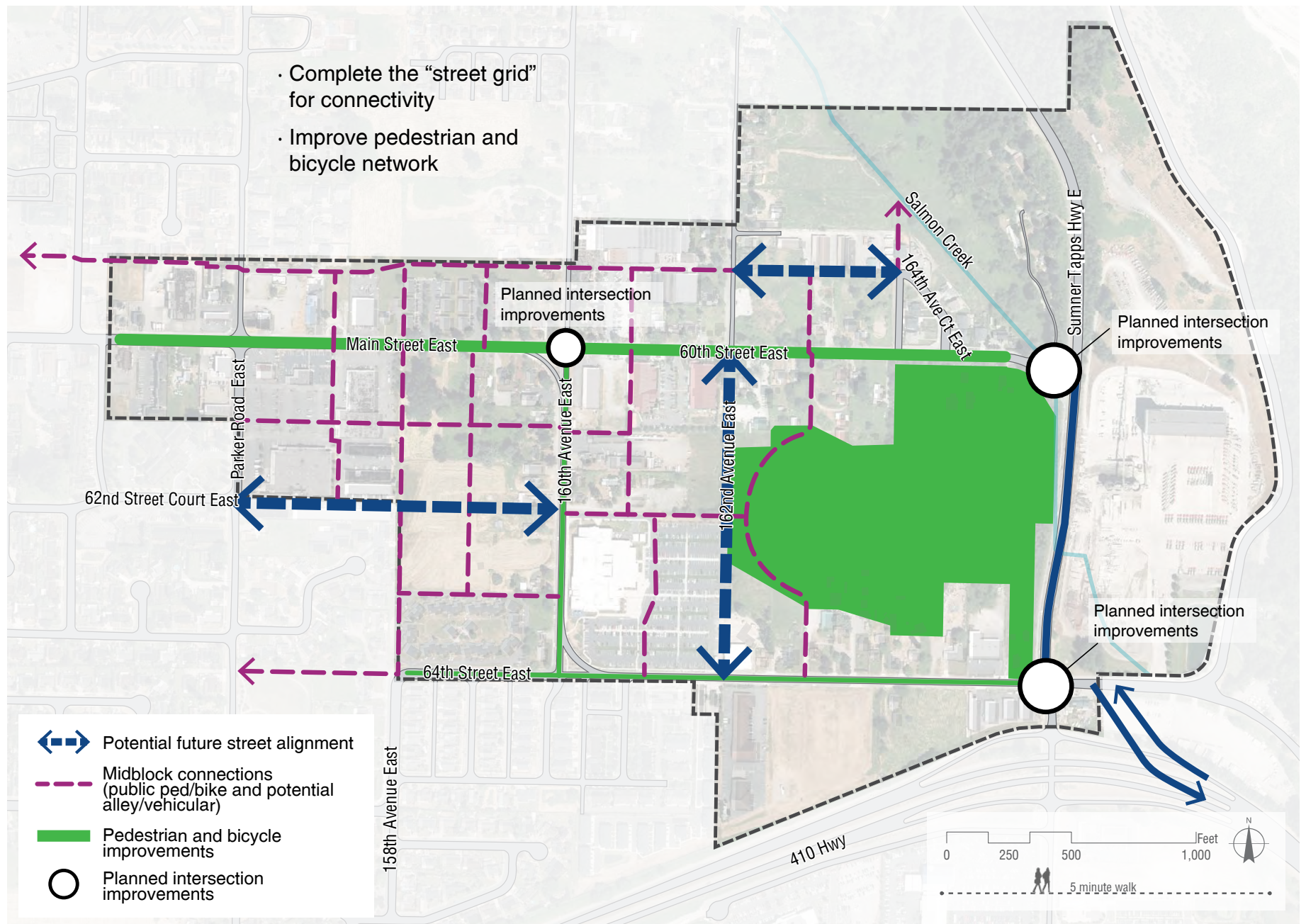
A new non-vehicular network through the neighborhood will reduce the need for auto trips, reduce traffic congestion, and provide enhanced pedestrian access to all development. The 2020 ESNP recommends:

- Provide wide sidewalks (e.g., 10 feet wide) with the potential for outdoor seating and other pedestrian-friendly spaces along major commercial streets. Wide sidewalks enhance the pedestrian experience and promote walking.
- Provide designated bicycle lanes along all major streets.

- Provide pedestrian connections to the central wetlands preserve to provide access to neighborhood open space and encourage residents to spend time outdoors and walk the neighborhood.
- Incorporate the existing undevelopable north-south gas pipeline corridor (75 feet wide) as a pedestrian corridor in this network.
- Encourage public and private developments to provide charging stations for electric bikes and scooters.

These recommended circulation features will:

- Make the neighborhood's amenities more accessible to local residents and visitors.
- Help reduce congestion and improve safety.
- Create a non-vehicular network of paths, giving residents safe alternate modes of travel within the neighborhood and to surrounding businesses.
- Encourage walking and help activate commercial street fronts.
- Support the use of transit.
- Improve the character of the neighborhood by creating a more walkable, pedestrian-friendly community environment.



Primary recommended circulation improvements

Community Design Character

The 2001 Subarea Plan envisioned East Sumner taking on an “urban village” character to maintain the neighborhood’s quality of life and walkability. This was carried through in the 2015 update. In 2019, through a Zoning Code amendment, the community supported opening the neighborhood to stand-alone apartments in MDR and HDR locations. The 2020 Plan carries these ideas forward.

The physical appearance and function of the neighborhood setting is important in achieving economic and community livability goals. This is particularly true if the neighborhood sees additional multifamily development and taller buildings as a result of the 2020 Plan. The overarching challenges related to community design is to ensure that new development 1) enhances the small scale and “open feel” valued by local residents, and 2) creates a more connected and attractive pedestrian environment.

The 2020 ESNP includes several concepts and recommendations that support quality design and the pedestrian environment. This section presents details for four key recommendations:

- Multifamily design and open space requirements: Require new multifamily and mixed-use developments to adhere to Sumner’s design guidelines, maintain a modest scale in key areas, and include ample open space and landscaping.

- Streetscape design and non-vehicular connections: Encourage streetscapes that include street trees, landscaping, sidewalks and bicycle lanes on key streets, and a neighborhood-wide system of non-vehicular paths and trails.
- Pedestrian-oriented commercial requirements: Encourage new mixed-use and neighborhood commercial development along Main/60th Street East and 160th Avenue East; require pedestrian-friendly features in commercial development to promote a walkable neighborhood with less reliance on auto trips.
- Central wetlands preserve/open space: Create a central open space as a neighborhood amenity that improves the quality of life in the neighborhood.



Design guidelines help to achieve high quality multifamily design with open space

Multifamily Design and Open Space Requirements

The City of Sumner applies strong design guidelines to multifamily development. Sumner Design Guidelines address building modulation, window transparency, materials, and other aspects of building design. The guidelines require commercial development to provide a minimum amount of pedestrian-oriented space and require multifamily development to provide a minimum amount of common open space.

Allowing the development of 3- to 4-story buildings, consistent with the design guidelines, supports retention of open space while achieving the desired densities. To maintain a more pedestrian, small town character and scale, buildings should be limited to 3 to 4 stories at key corners. These include: the blocks adjacent to the corners of Main/60th Street East and 160th Avenue East, Main/60th Street East and Parker Road, Main/60th Street East and 162nd Avenue East; and along 160th Avenue East; and around the central wetlands preserve.

The design of both commercial and residential development should follow a neighborhood friendly scale, use high quality materials, and provide pedestrian amenities along street fronts. Multifamily residences, with the application of design guidelines and open space standards, can be attractive and ecologically sensitive. The photos on page 23 illustrate the types of development this plan envisions.

Streetscape Design and Non-Vehicular Connections

All new streets should include at least 6-foot wide sidewalks with planting strips and street trees adjacent to the curb. In commercial areas with pedestrian-oriented retail, sidewalks should be at least 10 feet wide to accommodate multiple uses. On-street parking is generally recommended in neighborhood commercial or mixed-use developments. More intense and auto-oriented commercial uses should place parking behind buildings.

The 2020 ESNP recommends:

- Retrofit Main/60th Street East (60th Street East) with bicycle lanes, sidewalks, and planting strips with street trees.
- Design streetscapes with on-street parking where possible. Use pedestrian-scale street lighting along Main/60th Street East towards the downtown and on 160th Avenue East near neighborhood commercial areas.
- New streets and multimodal connections should be designed to address environmental justice and social equity issues.
- The City requires property owners to install sidewalk improvements and planting strips and to orient buildings to the street. This requirement should apply to all new development throughout the neighborhood.
- The community envisions a neighborhood-wide system of non-vehicular paths that includes sidewalks, mid-block connections, and walking paths at the central wetlands.



Recent developments in East Sumner have included excellent streetscapes.



Pedestrian oriented streetscapes can greatly enhance the viability of commercial businesses.

As new development occurs, the City should require projects to complete their portion of the mid-block pedestrian corridors.

- The City should work with property owners to find design and financing strategies to implement the internal non-vehicular circulation network.
- The City should develop cross sections for streets and multimodal corridors.

Pedestrian-Oriented Commercial Requirements

To help create a walkable community, development occurring in key locations should feature pedestrian-oriented retail that encourages customers to walk to local businesses and reduces reliance on autos. The 2020 ESNP eliminates the 2015 concept of a crossroads at 62nd Street East/162nd Avenue and shifts the pedestrian-oriented commercial core to 160th Avenue East and 60th Street. This area should be maintained as a Neighborhood Commercial (NC) zone along the street. Guidelines should require commercial development to incorporate attractive streetscape elements to encourage pedestrian activity that could include pedestrian plazas, street furniture, pedestrian-scale lighting, and wide sidewalks. Pedestrian-oriented streetscape requirements should be applied along Main/60th Street East from Parker Avenue to 162nd Avenue East and along 160th Street East.

Central Wetlands Preserve

The 2020 ESNP creates a central wetlands preserve where the 2015 plan proposed the 62nd Street East/162nd Avenue East intersection. Centralized open space should provide a major amenity for the neighborhood and attract commercial and residential development. Designs for new buildings adjacent to the central wetlands preserve should incorporate and orient toward this landscape feature.

Environmental Management

Since 2001, the neighborhood has indicated that ecological viability is a strong community objective and important City policy. The City has faced challenges in balancing ecological viability with development goals. The 2020 Plan proposes general actions to address these challenges and meet the community's ecological objectives:

- Place the Salmon Creek corridor and its 100-foot buffer into a Resource Protection zone to help ensure their protection in perpetuity.
- Place the central wetlands into a Resource Protection zone to preserve their environmental and aesthetic values
- Encourage redevelopment in the central neighborhood area while protecting most of the wetlands.
- Develop an area-wide approach to wetland mitigation, and explore the feasibility of City-sponsored options such as a wetland mitigation bank or fee-in-lieu program
- Adopt stormwater approaches that encourage development with smaller footprints, maximize on-site area for stormwater treatment, and preserve existing

soil and wetland features that provide natural stormwater treatment.

Wetlands

In 2020 the City conducted a study of the central area wetlands between 60th Street East, 64th Street East, and Sumner-Tapps Highway that provides property owners with more certainty about which areas of their parcels might be open to development. The study concluded that, due to the extent of wetlands and buffers, further development in the area will be difficult without impacting the wetlands. Property owners with narrow and deep properties can develop only the outer edges close to public road access and visibility. Other viable redevelopment envisioned by the community may require encroachment into mapped wetlands and/or wetland buffers, resulting in the need for mitigation.

Traditional wetland mitigation relies on each property owner to individually pursue wetland fill and mitigation permits. That can be costly and time-consuming, especially for small or narrow lot development. This piece-meal approach typically results in more land-consumption; smaller, lower-quality mitigation sites; and lower success rates over the 10-year wetland monitoring period. Continuing to rely on the parcel-by-parcel approach to wetland mitigation may result in the same pattern of

undeveloped and underdeveloped sites in East Sumner.

Alternatively, a coordinated approach to wetlands mitigation is more likely to result in successful development and wetland

mitigation. To support redevelopment of the central neighborhood while protecting wetlands, the ESNP recommends pursuing neighborhood-wide coordination on wetland mitigation. Further, the City should explore the feasibility of establishing a City-sponsored



A residential stormwater retention pond.



The City and its partners are engaged in a process to enhance natural systems in the Salmon Creek corridor.

	WETLAND MITIGATION "BANK"	NEIGHBORHOOD WETLAND MITIGATION SITE	FEE IN-LIEU PROGRAM
PROGRAM DESCRIPTION AND CITY RESPONSIBILITIES	Sumner would establish, manage, and enhance a large-scale wetland mitigation site. Over time, the City would recover the costs of constructing the bank as developers purchase credits. This approach requires the City to have land available and staff resources to manage the program. Note, private wetland mitigation banks do exist, but they may not be available to the East Sumner Neighborhood parcels.	This option is similar to the wetland mitigation bank but would limit the service area to the East Sumner Neighborhood central properties. The City would lead the permitting process, obtaining the wetland fill and mitigation permits/ approvals. The City would charge a fee to participate in this program. This approach assures quality wetland mitigation.	This approach requires a sponsor, like the City, to manage the program funds in a trust. The City would use the funds to create and enhance wetlands elsewhere. Like a mitigation bank, the in-lieu fee program requires the City to have land available and resources to manage the program.
DEVELOPMENT RESPONSIBILITIES AND INCENTIVES	As property owners develop nearby parcels and fill wetlands on their properties, they would purchase "credits" from the mitigation bank to compensate for their wetland impacts. Enhanced wetlands would be in place by the time wetland fill is proposed, which streamlines permitting for development projects.	Developers would pay a fee to participate in the program. By consolidating complex permitting into one permittee (the City), the City incentivizes development by streamlining permitting and potentially reducing costs for private developers.	As property owners develop their parcels and fill their wetlands, they may pay a fee in lieu of enhancing the wetland themselves.

City-sponsored mitigation approach options

mitigation approach. City sponsorship could include the creation of one or more of the following options:

Whether mitigation is accomplished by private developers, shared between development sites, or sponsored by the City, wetland mitigation is likely to be time-consuming and costly. A coordinated, City-sponsored approach could provide incentives for redevelopment while providing for quality wetland mitigation.

While specific, detailed strategies for wetland mitigation are beyond the scope of the 2020 ESNP, the Plan recommends that the City explore the feasibility of a City-sponsored program such as one of those listed above. The first step in this effort should be to conduct a study by a qualified wetlands biologist to explore the details of a City-sponsored wetland mitigation program and how to establish, manage, and fund it.

In the meantime, the 2020 wetlands study will provide more certainty to property owners in the area to know which areas of their parcels might be open to development. The wetland boundaries determined in the 2020 study will provide the basis for the proposed Resource Protection zone in the central neighborhood. This new zoning will reflect more realistic development potential, will help distinguish undevelopable land from adjacent zones, assist

property owners in obtaining tax credits for resource protection, and support the potential for a future central wetlands preserve.

Stormwater Management

The high water table and periodic flooding in parts of East Sumner challenge some development in meeting the new National Pollutant Discharge Elimination System (NPDES) permit requirements, which emphasizes on-site stormwater infiltration. More extensive impervious areas, such as buildings and pavement, require more stormwater treatment. This makes single-family construction, with its extensive access roads and driveways, less feasible. Multi-story, multifamily residential buildings can accommodate a greater number of units on a relatively smaller building footprint, leaving more of the site for stormwater infiltration.

Individual property owners can choose to address stormwater requirements on their own site. However, the 2020 ESNP recommends developing a combined system that also addresses stormwater requirements for street and path construction. The 2020 Plan encourages:

- Development types that allow greater proportions of sites to be conserved for stormwater treatment and Low Impact Development approaches.

- A district-wide or shared approach to stormwater management that conserves land and reduces costs, rather than numerous individual facilities.
- Conservation of the existing wetlands and creek buffer, which provide natural flood storage and treatment.
- Continuation of City efforts to upgrade the capacity of stormwater culverts and facilities at strategic locations.

Salmon Creek Corridor Enhancements

Salmon Creek is an important ecological and visual asset. The City is currently working to restore the stream corridor by removing reed canary grass, planting riparian trees to create pockets of forested wetland, and installing a new fish-friendly culvert at 60th Street/Sumner-Tapps Highway. The creek's habitat and ability to reduce flood damage are valuable environmental resources. The 2020 ESNP proposes placing Salmon Creek and its 100-foot buffer into a Resource Protection zone.

Implementation + Phasing

To encourage the growth needed to support the local economy, the City may update Comprehensive Plan designations and zoning classifications for many portions of the East Sumner neighborhood. Zoning and regulations should allow more flexibility to respond to market demands for various residential types and commercial uses. The 2020 ESNP recommends future development that creates an economically vital walkable urban village with enhanced natural community amenities. This section discusses the steps needed to implement and phase-in the community's plan.

Commercial/Residential Development

- Allow multifamily or mixed-use development of up to 40 dwelling units per acre in the High Density Residential and General Commercial zones, to increase development feasibility of environmentally-constrained sites.
- Update regulations for the ESNP area to allow multifamily residential south of 62nd Street East and north of 64th Street East (instead of current prohibition).

- Rezone several properties along 60th Street East up to the wetlands boundary for high-density residential to allow ground floor/stand-alone apartments as a permitted principal use (at 40 dwelling units per net acre, the same as General Commercial zone).
- Rezone two parcels on 162nd Avenue East north of 60th Street and 164th Avenue Court East to Medium Density Residential, to create a buffer between existing High Density and Low Density Residential.
- Maintain existing residential densities in remaining areas in the neighborhood.
- Density increases are not recommended at this time. By simply allowing stand-alone apartments in MDR and HDR, and adding those zones in key areas, it is anticipated that residential development will become more feasible. This will likely result in overall residential densities similar to or reduced from the 2015 Plan.
- To maintain a pedestrian-friendly, neighborhood scale, limit the height of multifamily residential to 3 or 4 stories at the blocks adjacent to the corners of Main/60th Street East and 160th Avenue East, Main/60th Street East and Parker Road, Main/60th Street East and 162nd Avenue East; along 160th Avenue East; and around the central wetlands preserve.
- Revise City regulations as needed to ensure that Sumner Design Guidelines do not supersede the building heights recommended in the ESNP.
- Maintain the General Commercial properties south of 64th Street East as General Commercial and prohibit residential development there to reserve the area for commercial development.
- Maintain pedestrian-oriented Neighborhood Commercial zoning in the 160th Avenue East and Main/60th Street East area to encourage a pedestrian-focused core, with requirements for pedestrian-oriented commercial uses on the ground floor. Outside of this core area, allow a range of commercial uses that do not need to be pedestrian oriented.
- Apply Sumner Design Guidelines to all new development.
- Require development along primary streets to provide pedestrian-oriented street fronts.
- Create "pedestrian activity nodes" at key intersections that feature pedestrian amenities and gathering areas such as plazas.
- Create areas in public and private development that can be used for community events.

Parks/Open Space and Environment

- Rezone the central wetlands, Salmon Creek and buffers to Resource Protection zone. This includes City- and non-City-owned parcels.
- Create a linear natural park along Salmon Creek.
- Develop a financing strategy to create the Central Park and associated enhancements to Salmon Creek.
- Continue restoration of Salmon Creek.
- Pursue an area-wide approach to wetland mitigation, such as a City-sponsored mitigation site or in-lieu fee program, to support creation of a central wetlands preserve and allow development of properties adjacent to wetlands.
- Initiate a cost-benefit analysis of City-sponsored wetland mitigation site.
- Require new development to install street trees and parking lot landscaping.
- Explore the potential for creating area-wide stormwater facilities that development could use.

Transportation/Circulation

- Require development to provide mid-block connections when major redevelopment or new development occurs.
- Improve intersections at Main/60th Street East, 64th Street East and 166th Avenue East intersections with Sumner-Tapps Highway to improve traffic flow and reduce congestion.
- Improve 60th Street, 64th Street and 160th Avenue East with bike paths and sidewalks.
- Develop a regulatory and financing strategy for building the mid-block non-vehicular network and trails.
- Require pedestrian and bicycle corridors at key mid-block locations as properties redevelop.
- Incorporate the existing north-south gas pipeline corridor (75 feet wide) as a pedestrian corridor in this network.
- Retrofit streets with sidewalks at least 6 feet wide, street trees, and bike lanes on primary streets.
- Pursue partnerships with transit agencies to provide bus service to/from East Sumner.

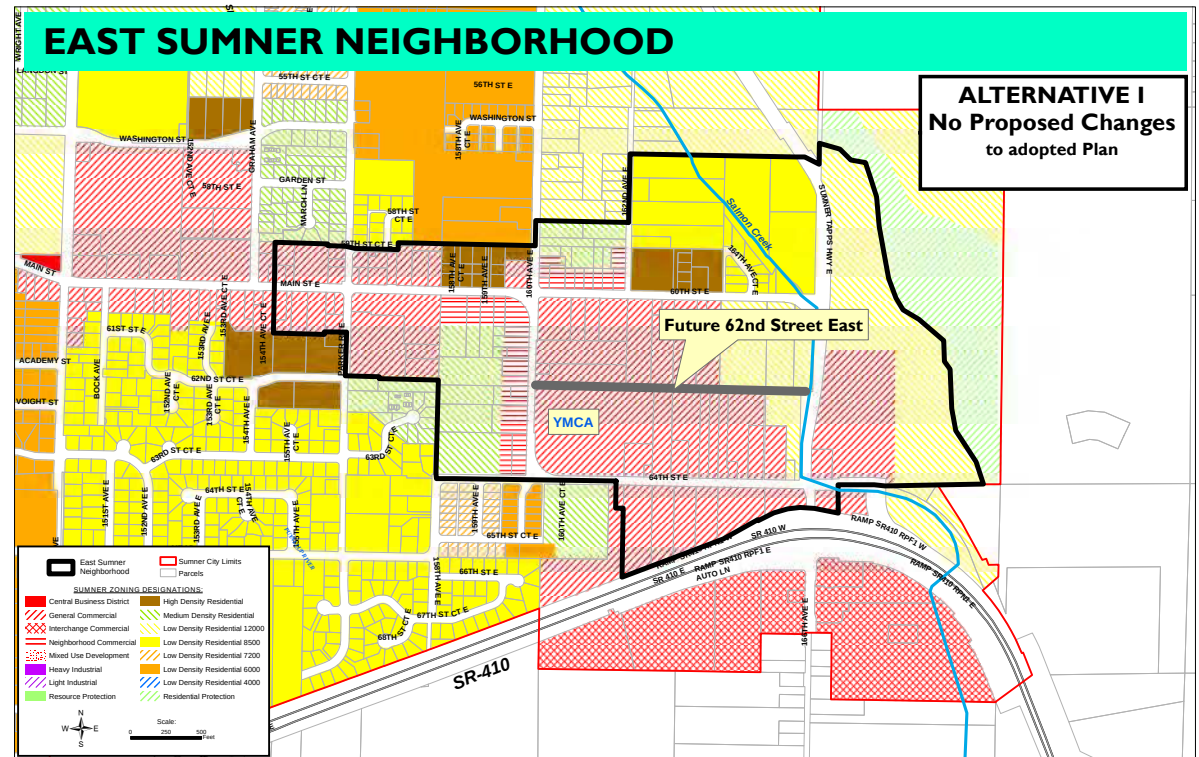
Appendices

Appendix A: Plan Alternatives

Through the ESNP planning process, the City developed three concepts to help identify public preferences. Alternative 3 is the preferred course of future action and the basis for the 2020 ESNP. This appendix presents the alternatives evaluated during the 2020 planning process.

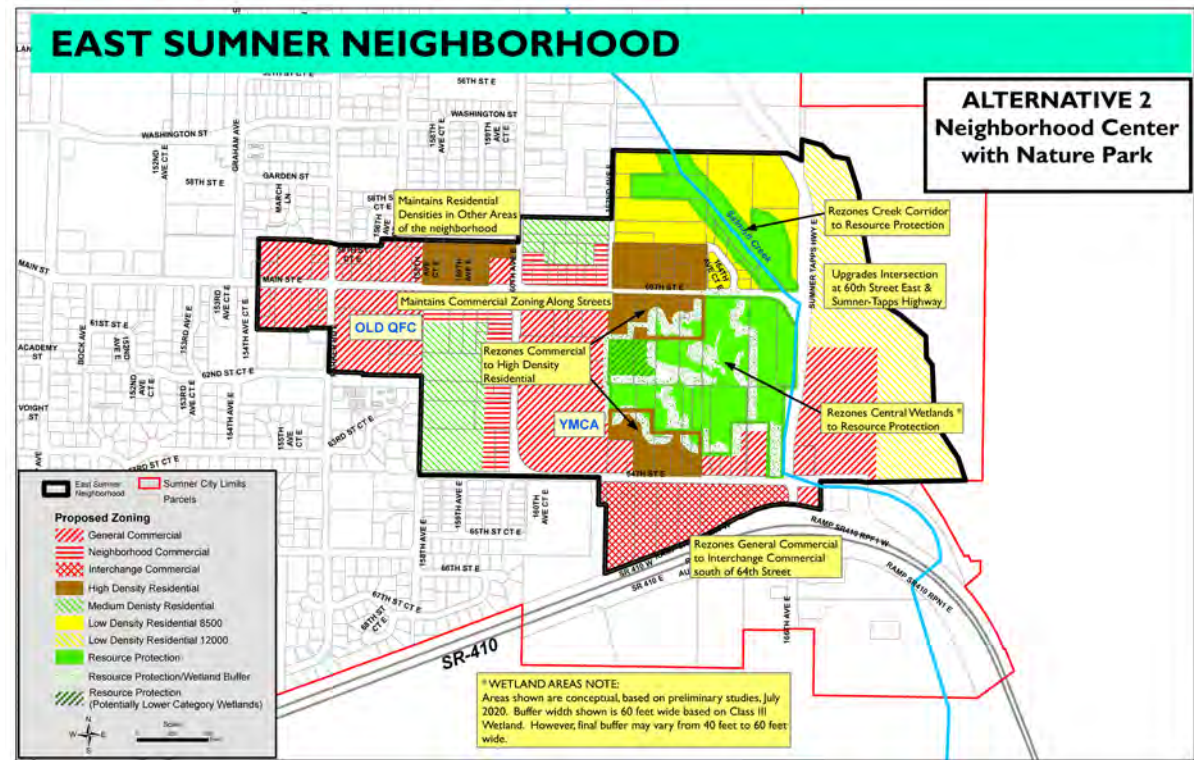
Alternative 1

Alternative 1 represents the “no action” alternative. This alternative maintains the current zoning for the area, which was adopted in 2015 and updated in 2019. This alternative also maintains the concept of an east-west road extension (62nd Avenue East).



Alternative 2

Alternative 2 would remove the east-west road corridor and create a Resource Protection zone in the central wetlands. It creates two (2) areas of High Density Residential (HDR) zoning at 60th Street and 64th Street around the central wetlands preserve. South of 64th Street East, Alternative 2 proposes an Interchange Commercial zone to allow a broader range of commercial uses. While Interchange Commercial zoning may invite land uses that do not generally provide local neighborhood services, and uses that may have greater traffic impacts, the zone allows for a wider range of commercial uses than the General Commercial zone. This alternative reduces land available for commercial uses, but allows for more residential-only development to support existing and future commercial uses in the area. With close access to the freeway and the east-west "spine" along Main Street, this area could be convenient for medium- to high-density residential development. Allowing stand-alone apartments (ground floor entry with no commercial) in the central neighborhood would take advantage of a new wetlands central park as an amenity for residents. The central neighborhood could become a key neighborhood in Sumner that

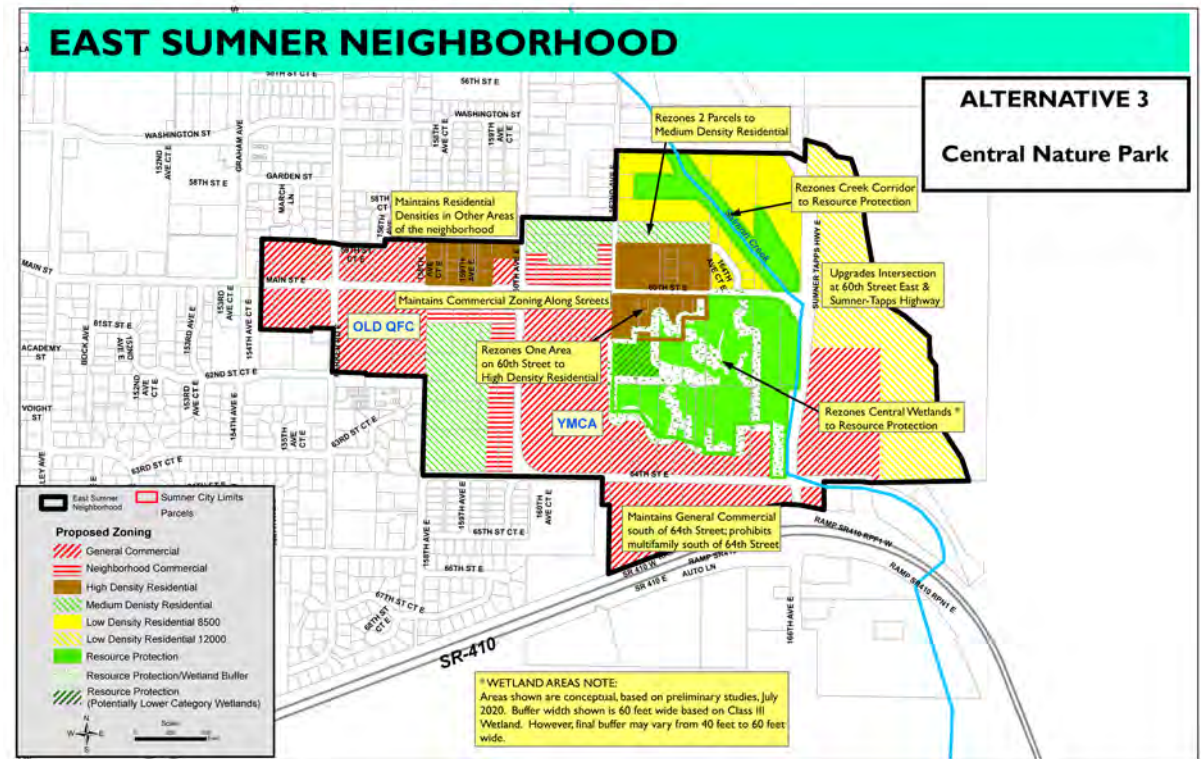


is connected to downtown and west Sumner along the spine of Main Street. This proposal suggests medium- or high-density residential located to fully frame the central park and would extend to both 60th Street East and 64th Street East. Traffic calming treatments would make 60th Street East safe for pedestrians.

Traffic improvements planned for 60th Street and Sumner-Tapps intersection would improve traffic flow. Mid-block non-vehicular connections would provide an alternative and safer way to access different amenities and destinations in the neighborhood, such as the YMCA.

Alternative 3 – Preferred Alternative

The preferred alternative would remove the formerly proposed east-west road corridor (62nd Avenue East) and create a Resource Protection zone in the central wetlands. This alternative would designate a High Density Residential (HDR) zone at 60th Street, allowing for “stand-alone”—i.e., no commercial uses required on the ground floor—apartments in addition to mixed-use residential, increasing the range of housing types available in the neighborhood. The preferred alternative would allow for residential development to support existing and future commercial uses in the area but suggests that residential uses be focused on 60th Street East near existing higher-density residential. This approach would rezone two parcels to the north of 60th Street as Medium Density Residential (MDR) to provide a buffer between existing High Density Residential (HDR) and Low Density Residential (LDR) neighbors to the north. With close access to the freeway and nearby commercial services, the central neighborhood area can accommodate medium- to high-density residential that could take advantage of a location near the new central park. A focused residential area along 60th Street/Main Street would create a residential gateway into the



neighborhood that connects to the rest of the city along the Main Street spine.

The public realm along 60th Street East would be designed for gathering and mingling. Traffic-calming treatments would make 60th Street East safe for pedestrians of all ages. Traffic improvements planned for 60th Street and Sumner-Tapps intersection would improve traffic flow. Mid-block non-vehicular connections would provide an alternative and safe way to access different amenities and

destinations in the neighborhood, such as the YMCA.

64th Street East would be retained as a commercial gateway into Sumner. Properties south of 64th Street East would remain zoned as General Commercial, and new regulations would prohibit residential uses south of 64th Street East. This approach would preserve most of the commercially zoned acreage in the area. Properties along 160th Street and 60th/Main would retain their current Neighborhood Commercial (NC) zoning to generate more pedestrian-oriented commercial uses.

Appendix B: Public Participation Results

The following information reflects the public participation process.

City Outreach 2020

In July 2020, the City's online portal, Sumner Connects, hosted a community survey to measure interest in 1) a central wetlands preserve and 2) new commercial and multifamily development in the area. The survey collected valuable feedback on the community's preferences for a central nature park, non-vehicular connections, and commercial development and resistance to additional apartments and density. In April 2020 and in fall 2020, the City also posted information about the ESNP update on Sumner Connects, including a video highlighting the area, issues, and alternatives.

East Sumner Area Neighborhood Survey

Questions posted Sumner Connects 7/13/20; comments collected 8/11/20
45 total respondents

Please give us your feedback on possible zoning changes for East Sumner that could affect businesses and residents.

CIRCULATION AND CONNECTIONS

Q1: The 2015 East Sumner Neighborhood Plan had a new street, 62nd Avenue East, running east-west through the middle of the block. This new street is no longer feasible, because it would cost too much to construct through wetlands. Would you support a walking and bike path instead of the street?

Yes	77.8%
Maybe	11.1%
No	11.1%

Figure(s): Aerial photo streets in central ESNP

Q2: The 2015 Plan shows a new north-south street, 162nd Avenue East. A new street provides better access to businesses and other amenities in the middle of the neighborhood. Would you support any of the following?

Support a street or alley connection that stops at "62 nd Street"	20%
Support a north-south walking and biking path instead of a street	35.6%
Either a street or pedestrian path would be ok	28.9%
No street or walking and bike path in this location.	15.6%

Q3: There are several primary streets in the neighborhood. What features should these streets have?

On-street angle parking with buildings up to the street	11.1%
Buildings up to the street with wide sidewalk in front	17.8%
Buildings set back from sidewalks with tree planting strip	71.1%

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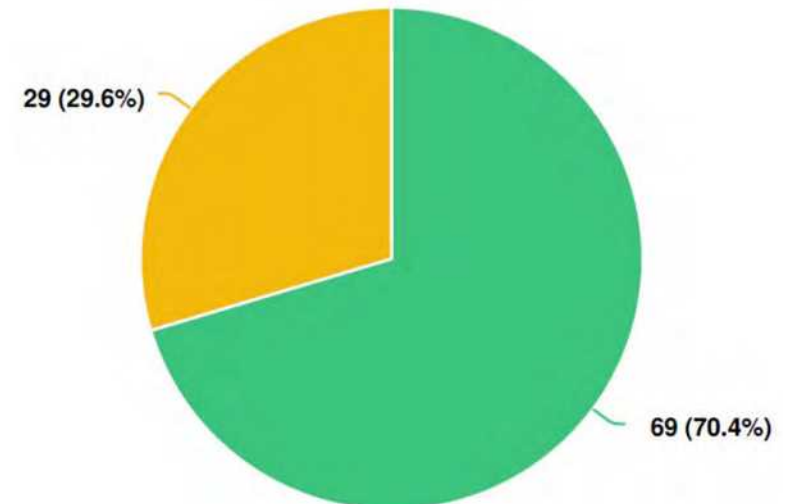
Sample results page from July 2020 Sumner Connects survey on ESNP

City Outreach 2019

In 2019, City of Sumner planners revisited the 2015 Plan with the community. At an Open House in June 2019, residents and neighbors provided input on alternative solutions. The community gave little support to building 62nd Avenue East and 162nd Avenue East through the central neighborhood, but strongly supported a “central wetlands preserve” or park instead of a road corridor. The City also posted an on-line survey on the Sumner Connects website, which showed similar results. The Planning Commission and City Council also supported eliminating the proposed road and exploring a central wetlands preserve.

2019 Sumner Connects

Q1 Which alternative do you prefer?



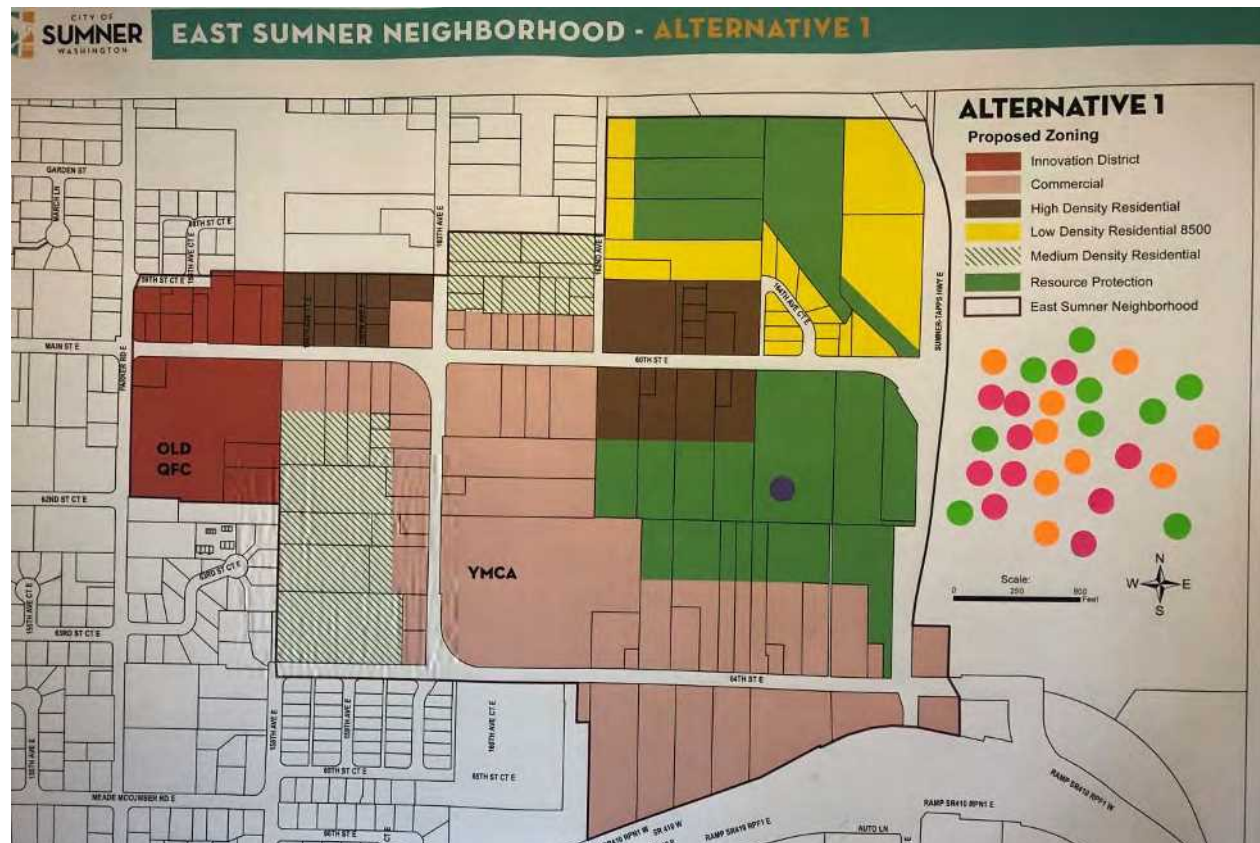
Question options

● Alternative 1 ● Alternative 2

Optional question (98 responses, 1 skipped)

2019

East Sumner – Potential Alternative I



Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action

Draft Supplemental Environmental Impact Statement
November 2020



CITY OF
SUMNER
WASHINGTON



November 10, 2020

Subject: City of Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action

Dear Reader:

The City of Sumner has issued a Draft Supplemental Environmental Impact Statement (Draft SEIS) for the City of Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action. The Draft SEIS addresses a series of docket requests by the City and private applicants that could result in changes to the City's Comprehensive Plan land use map, zoning map, and policies and code. The East Sumner Neighborhood Plan (ESNP) and Planned Action Ordinance are also proposed for Update in accordance with the provisions of the State Environmental Policy Act (SEPA). Alternatives evaluated in this Draft SEIS, include: No Action, retention of the current Comprehensive Plan and Zoning Code, and Proposed Action, consisting of the 2020 Docket Proposals.

The ESNP is a center for mixed uses in the Comprehensive Plan. The No Action Alternative represents the adopted 2015 plan, that proposed filling wetlands and mitigating them elsewhere in the neighborhood or along the White River to allow for more regular development patterns and a center spine road. In the 2020 ESNP update, the Proposed Action consists of proposals to retain the central wetlands and remove the proposed center spine road, while allowing for mixed use growth elsewhere on unconstrained land. Two Action Alternatives are considered in the ESNP: Alternative 2 Neighborhood Center with Nature Park and Alternative 3 Central Nature Park.

For each alternative, the Draft SEIS programmatically addresses: Natural Environment, Land Use Patterns and Policies, Socioeconomics, Transportation, and Public Services and Utilities.

Key environmental issues and options facing decision makers include: altering map designations in ESNP to recognize central wetlands, cluster housing opportunities, and reducing expected local road investments; focusing less growth in ESNP and more in Town Center; considering current and long-term industrial uses in the Houston Road Urban Growth Area; address School District long-term capital investments; create more business opportunities in Downtown; and make associated policy and code changes that implement the plan concepts as well as improve consistency.

This SEIS adopts and supplements prior relevant SEPA documents:

- The 2015 Final Environmental Impact Statement prepared for Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Development Regulations and Critical Areas Ordinance Update, and East Sumner Neighborhood Planned Action
- 2018 Final EIS prepared for the Sumner Town Center Subarea Plan Update and Planned Action Final Supplemental Environmental Impact Statement.

Affected agencies, tribes, and members of the public are invited to comment on this Draft SEIS for the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action.

Written comments are due no later than **5:00 p.m., December 10, 2020** and should be directed to:

Ann Siegenthaler, Associate Planner
City of Sumner Community Development Department
1104 Maple Street, Suite 250 | Sumner, WA 98390
Ph: 253.299.5520 | annsi@sumnerwa.gov

Consistent with SMC 18.56.110 a public meeting and hearing is planned **for December 3, 2020, 6:00 pm**, with the Planning Commission. Due to the COVID-19 pandemic, City Hall remains closed during Governor Inslee's "Stay Home, Stay Healthy" order. Therefore, this will be a VIRTUAL MEETING for Commissioners and the public only, where participants may join via computer or phone. See the City's web page <https://connects.sumnerwa.gov/comp-plan> for more information, including log-in information to access the virtual public hearing.

Sincerely,



Ryan Windish, Community Development Director and SEPA Responsible Official

Fact Sheet

Project Title

Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action

Proposed Action and Alternatives

The City of Sumner provides an annual amendment process to its Comprehensive Plan and development regulations such as the Zoning Code. The proposal includes the City of Sumner's anticipated adoption of Comprehensive Plan future land use map and text amendments, and zoning code map and text amendments affecting multiple areas of the city including:

- MA-01: Amend Comprehensive Plan Map at Houston Road Urban Growth Area (UGA), and update Light Industrial development standards.
- MA-02: Remove remnant Central Business District (CBD) zoning on Main Street.
- MA-03: Update Comprehensive Plan Map and Zoning Map for School District lands.
- MA-05: Amend Comprehensive Plan Map and Zoning Map for East Sumner Neighborhood Plan (ESNP).
- TA-01: Update ESNP and make associated text amendments, including updates to Resource Protection zone, East Sumner Urban Village (ESUV) Overlay, and Critical Areas Ordinance.
- ZCTA-04: Add allowance for small-batch coffee roasting in the TCP area.
- ZCTA-05: Add new "Innovation District" Overlay to the Zoning Code.
- ZCTA-06: Remove text related to remnant CBD and Mixed Use Development (MUD) Districts; update related Neighborhood Commercial text and Sign Code provisions.

Alternatives evaluated in this SEIS, include:

- No Action, retention of the current Comprehensive Plan and Zoning Code, and
- Proposed Action, consisting of the 2020 Docket Proposals.

The ESNP is a center for mixed uses in the Comprehensive Plan. The No Action Alternative represents the adopted 2015 plan, that proposed filling wetlands and mitigating them elsewhere in the neighborhood or along the White River to allow for more regular development patterns and a center spine road. In the 2020 ESNP update, the Proposed Action consists of proposals to retain the central wetlands and removing the proposed center spine road, while allowing for mixed use growth elsewhere on unconstrained land. Two Action Alternatives are considered in the ESNP: Alternative 2 Neighborhood Center with Nature Park and Alternative 3 Central Nature Park.

Proponent and Lead Agency

City of Sumner

Location

The proposal includes the City of Sumner's anticipated adoption of Comprehensive Plan future land use map and text amendments, and zoning code map and text amendments affecting multiple areas of the city.

Tentative Date of Implementation

Winter 2021

Responsible Official

Ryan Windish, AICP

Community Development Director

City of Sumner

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Sumner, WA 98390

(253) 299-5524 | ryanw@sumnerwa.gov

Contact Person

Ann Siegenthaler

Associate Planner

City of Sumner Community Development Department

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Sumner, WA 98390

(253) 299-5520 | annsi@sumnerwa.gov

Licenses or Permits Required

The proposals require a 60-day review by the State of Washington Department of Commerce and other state and regional agencies. Locally, the proposals will be considered by the Planning Commission and their recommendations forwarded to the City Council who will deliberate and determine approval.

Authors and Principal Contributors to the EIS

Under the direction of the Sumner Community Development Department, the consultant team prepared the SEIS as follows:

- [BERK Consulting](#): SEPA and Planned Action Lead, Land Use, Demographics, Densities, Public Services
- [MAKERS](#): Subarea Plan Update
- [Transpo](#): Transportation
- Widener & Associates, Everett, WA: Wetlands

Date of Draft SEIS Issuance

November 10, 2020

Draft SEIS Comments

Comment Period

The City of Sumner is requesting comments from citizens, agencies, tribes, and all interested parties on the Draft SEIS from November 10, 2020 to December 10, 2020. Comments are due by **5:00 PM, December 10, 2020**.

All written comments should be directed to:

Ann Siegenthaler

Associate Planner

City of Sumner Community Development Department

1104 Maple Street, Suite 250

Sumner, WA 98390

(253) 299-5520 | anssi@sumnerwa.gov

Submittal of comments by email is preferred.

Public Meeting

Consistent with SMC 18.56.110 a public meeting and hearing is planned for **December 3, 2020, 6:00 pm**, with the Planning Commission. Due to the COVID-19 pandemic, City Hall remains closed during Governor Inslee's

“Stay Home, Stay Healthy” order. Therefore, this will be a VIRTUAL MEETING for Commissioners and the public only, where participants may join via computer or phone. See the City’s web page <https://connects.sumnerwa.gov/comp-plan> for more information, including log-in information to access the virtual public hearing.

Date of Final Action

First Quarter 2021 (anticipated)

Documents Supplemented and Adopted

This SEIS adopts and supplements:

- The 2015 Final Environmental Impact Statement prepared for Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Development Regulations and Critical Areas Ordinance Update, and East Sumner Neighborhood Planned Action
- 2018 Final EIS prepared for the Sumner Town Center Subarea Plan Update and Planned Action Final Supplemental Environmental Impact Statement.

Location of Background Data

You may review the City of Sumner’s website for more information at <https://connects.sumnerwa.gov/comp-plan>. If you desire clarification or have questions please contact Ann Siegenthaler at (253) 299-5520 or annsi@sumnerwa.gov.

Availability of Draft EIS

The Draft Supplemental EIS is posted on the City of Sumner’s website at <https://connects.sumnerwa.gov/comp-plan>. Contact the staff person above if you are unable to access the documents on line; alternate formats may be available at cost. Notice of the Availability of the Draft SEIS was sent to agencies and reviewers listed in the Distribution List below, and to the general public via City emails, website, and property owner mailings.

Distribution List

Federal Agencies

Federal Emergency Management Agency
NOAA Fisheries
U.S. Army Corps of Engineers
U.S. Environmental Protection Agency
U.S. Fish and Wildlife

State of Washington Agencies

Archaeology & Historic Preservation
Commerce
Corrections
Ecology
Fish and Wildlife
Health
Natural Resources
Social and Health Services
Transportation
Parks and Recreation Commission
Puget Sound Partnership
Recreation and Conservation Office
Utilities & Transportation Commission

Tribes

Puyallup Tribe
Muckleshoot Tribe

Regional Agencies

Puget Sound Regional Council
Puget Sound Clean Air Agency

Counties and Cities

City of Auburn, Planning Department
City of Bonney Lake, Planning Department
City of Edgewood, Planning Department
City of Fife, Planning Department

City of Orting, Planning Department
City of Pacific, Planning Department
City of Puyallup, Planning Department
Pierce County, Planning and Public Works

Districts, Services & Utilities

Burlington North Santa Fe Railroad
Cascade Water Alliance
Conservation District
Dieringer School District
East Pierce Fire and Rescue
Pierce County Health Department
Pierce Transit
Puget Sound Energy
Century Link
Sumner-Bonney Lake School District
Union Pacific Railroad Company
Williams Pipeline

Boards and Associations

Economic Development Board for Tacoma -Pierce County
Puyallup/Sumner Chamber of Commerce
Sumner Main Street Association

Newspapers

Bonney Lake and Sumner Courier-Herald

Citizens

Planning and docket interested parties list.

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1 Summary

1.1 Purpose

This Draft Supplemental Environmental Impact Statement (SEIS) addresses the City of Sumner's 2020 Comprehensive Plan and Zoning Amendments and the Update to the East Sumner Neighborhood Plan and associated Planned Action Ordinance.

The Draft SEIS is organized as follows:

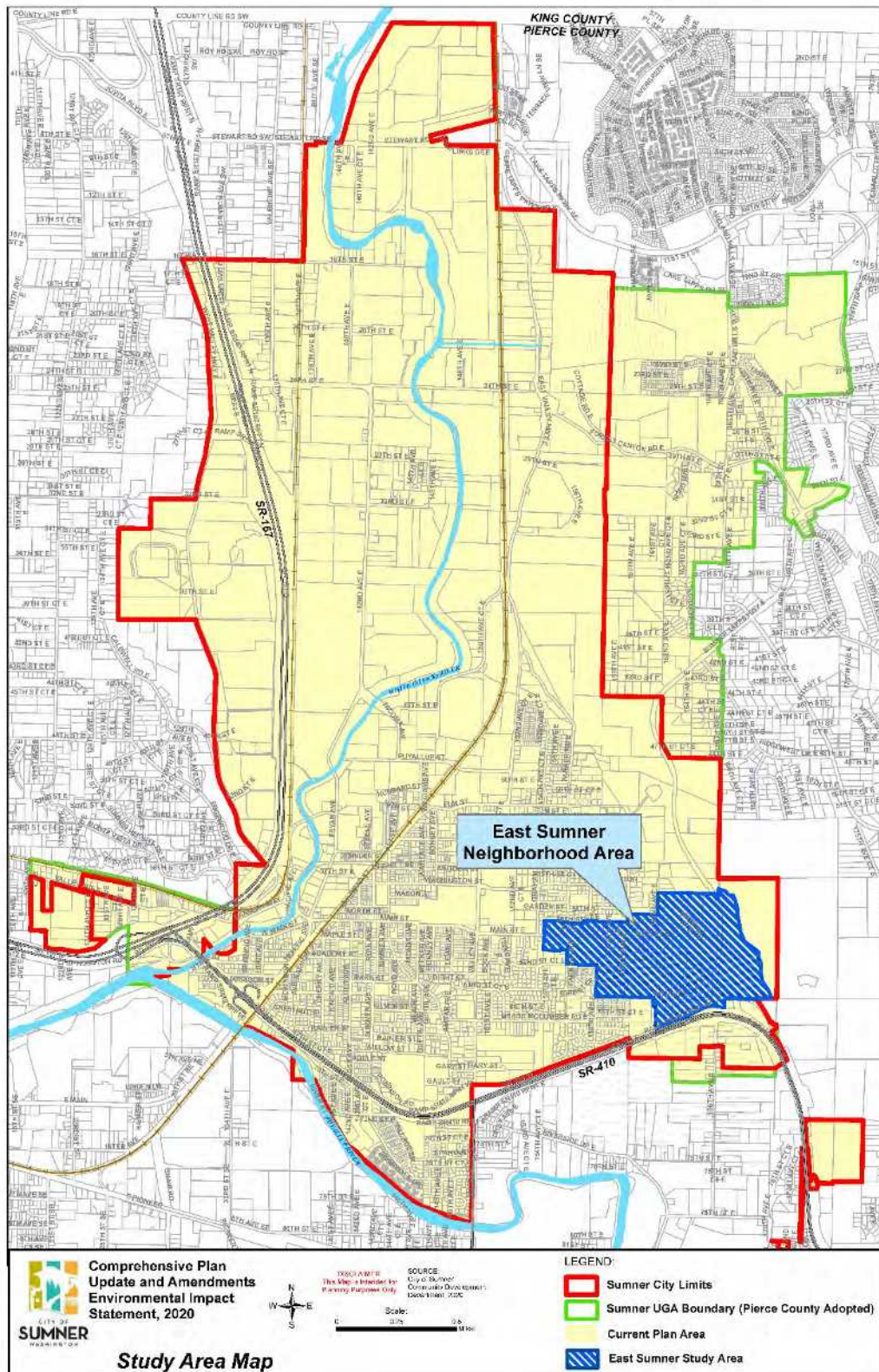
- Chapter 1 Summary
- Chapter 2 Alternatives
- Chapter 3 Environment, Impacts, and Mitigation
- Chapter 4 Acronyms and References
- Appendices

This Chapter provides a summary of the proposals and alternatives and environmental evaluation.

1.2 Study Area

The study area consists of the Sumner Planning Area that includes the city limits and UGA. Selected areas are proposed for amendment within the study area, particularly the ESNP. The focus of changes to growth and plans in the ESNP is on the central neighborhood between 160th Avenue East and Sumner-Tapps Highway. See Exhibit 1-1.

Exhibit 1-1 Sumner Planning Area



Source: City of Sumner, 2014.

1.3 Objectives, Proposals, and Alternatives

This section describes objectives of the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update Planned Action. It also summarizes the proposals and alternatives further described in Chapter 2 of this SEIS.

1.3.1 Objectives

Planning Area Objectives

SEPA requires a statement of objectives allowing alternatives to be compared by how they could attain or approximate them.

Consistency with the Comprehensive Plan Vision Statement is the primary objective for the 2020 Sumner Comprehensive Plan and Zoning Amendments. An excerpt of the Vision Statement is presented below:

In 2035 Sumner shows strongly its unique "small town" characteristics and appeal even in the face of a changing world. Through ongoing cooperation and communication between citizens, business, industry, schools, and local government, an environment exists which reflects the community's pride in itself. This environment embodies our agricultural heritage, our desire for open space, our promotion of quality education, our community interaction, and our readiness for the future.

In order to maintain this environment our community upholds responsible commitments in planning for sustainability with our physical layout, the character of our residential districts, our growth patterns, the maintenance of our parks and recreational commitments, our continued economic development, and responsible governance.

Other objectives include:

- Maintain consistency with Growth Management Act (GMA) goals, county-wide planning policies for Pierce County, and the applicable multicounty planning policies. These policies are discussed further below at Section 3.2 Land Use.
- Maintain consistency with growth allocations, provision of sufficient land capacity, and efficient use of land.¹
- Reinforce the City's land use plan to: provide a variety of employment opportunities and commercial services for the community; provide a range of housing types in the community; facilitate mixed-use development in the Town Center and East Sumner neighborhoods; and protect ecological conditions and functions and values of critical areas.

¹ Population projections for the state and each county are developed by the State Office of Financial Management (OFM). All counties planning under GMA, including Pierce County, are then required to determine in consultation with the cities within where that growth should be directed to occur. Counties and cities are required to use adopted growth allocations (also called growth targets) in their comprehensive planning processes and make sure that their plans can accommodate the projected level of growth ([RCW 36.70A.115](#)).

- Provide multimodal transportation improvements and sufficient public services and infrastructure to support the land use vision.
- Consider location-specific amendment requests consistent with the annual comprehensive plan and development regulation docket review cycle.

East Sumner Neighborhood Objectives: 2020 Vision

The 2020 ESNP frames a mixed-use urban village that will complement, but not compete with, downtown-area businesses and focuses on:

- Creating a central neighborhood natural amenity.
- Maintaining opportunities for local and regional commercial development.
- Increasing opportunities for multifamily residential developments in the central neighborhood.
- Protecting and enhancing the wetlands area to provide a new natural conservancy in the neighborhood, becoming a central park. New residential and commercial development could have views of this new amenity.

1.3.2 Proposals

Annual Amendments

The City of Sumner provides an annual amendment process to its Comprehensive Plan and development regulations such as the Zoning Code. The City approved several docket items for evaluation in 2020 including:

- MA-01: Amend Comprehensive Plan Map at Houston Road Urban Growth Area (UGA), and update Light Industrial development standards.
- MA-02: Remove remnant Central Business District (CBD) zoning on Main Street.
- MA-03: Update Comprehensive Plan Map and Zoning Map for School District lands.
- MA-05: Amend Comprehensive Plan Map and Zoning Map for East Sumner Neighborhood Plan (ESNP).
- TA-01: Update ESNP and make associated text amendments, including updates to the East Sumner Urban Village (ESUV) overlay, Resource Protection zone, and critical areas ordinance.
- ZCTA-04: Add allowance for small-batch coffee roasting in the TCP area.
- ZCTA-05: Add new “Innovation District” Overlay to the Zoning Code.
- ZCTA-06: Remove text related to remnant CBD and Mixed Use Development (MUD) Districts; update related Neighborhood Commercial text and Sign Code provisions.

One docket item was withdrawn by the applicant and is not evaluated in this SEIS: MA-04 Amend Comprehensive Plan Map at “Knutson Farms” property from Low Density Residential (LDR-85) to Medium Density Residential (MDR). A component of that docket item was an update to the City’s Planned

Proposed Comprehensive Plan amendments are presented below. See Exhibit 1-2.

City of Summer Zoning Map

Legend:

- General Commercial** (Yellow)
- Interchange Commercial** (Orange)
- Neighborhood Commercial** (Light Green)
- Heavy Industrial** (Dark Green)
- Resource Protection** (Light Blue)
- Residential Protection** (Light Purple)
- High Density Residential** (Dark Brown)
- Medium Density Residential** (Medium Brown)
- Low Density Residential 15000** (Light Yellow)
- Low Density Residential 8500** (Yellow)
- Low Density Residential 7200** (Orange)
- Low Density Residential 6000** (Light Green)
- Low Density Residential 4000** (Light Blue)

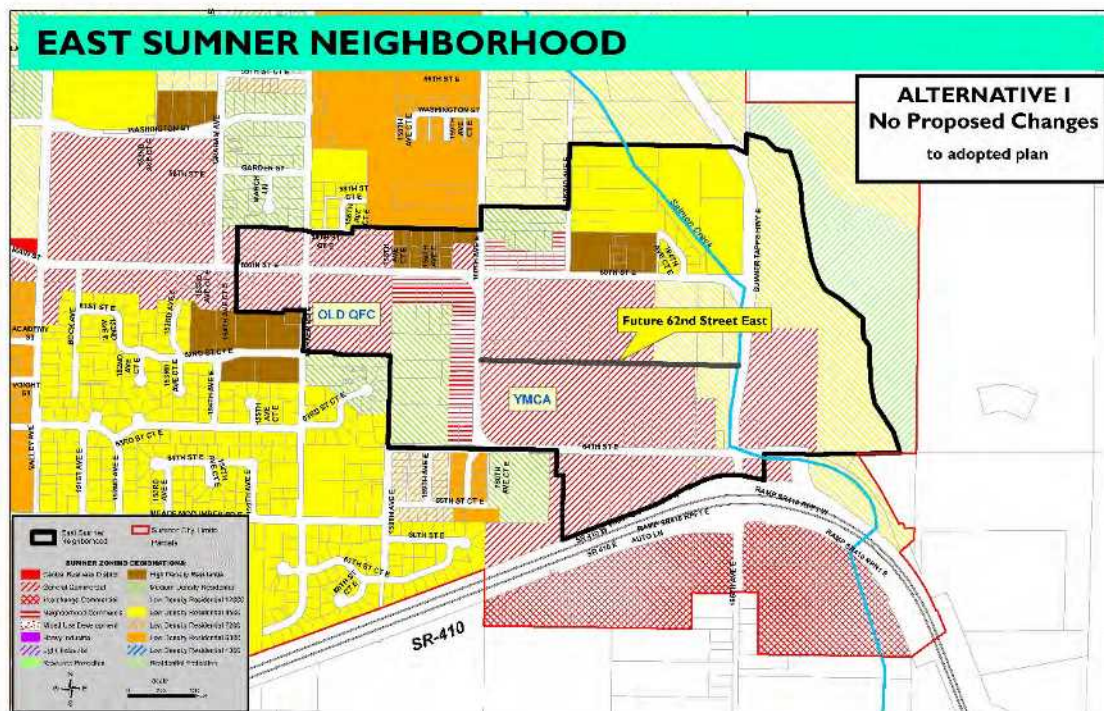
Scale: 0 to 0.5 Miles

Source: City of Summer Community Development Department, 2022

Source: City of Sumner, 2020.

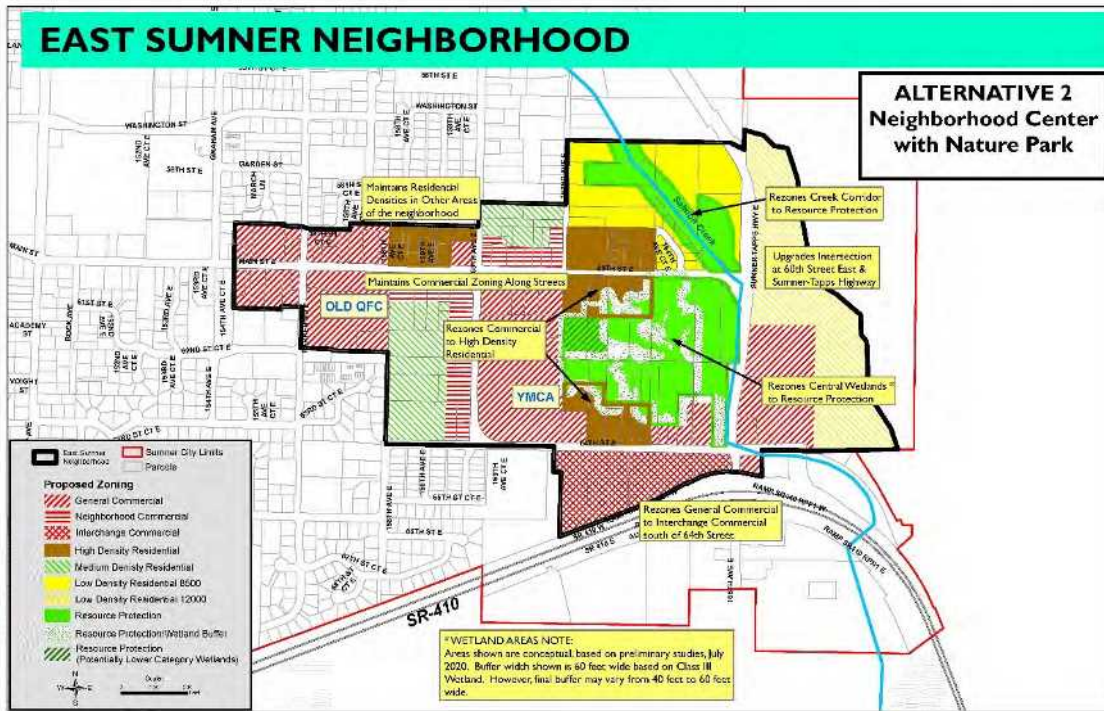
Also evaluated are updates to the ESNP. The ESNP is designated an Urban Village, i.e., a neighborhood center for mixed uses, in the Comprehensive Plan. The No Action Alternative proposed filling wetlands and mitigating them elsewhere in the neighborhood or along the White River to allow for more regular development patterns and a center spine road. See Exhibit 1-3. The Proposed Action consists of proposals to retain the central wetlands and removing the proposed center spine road, while allowing for mixed use growth elsewhere on unconstrained land. Two Action Alternatives are considered in the ESNP: Alternative 2 Neighborhood Center with Nature Park and Alternative 3 Central Nature Park; each vary the type and amount of residential and commercial. See Exhibit 1-4 and Exhibit 1-5.

Exhibit 1-3 East Sumner Neighborhood Plan Zoning, No Action



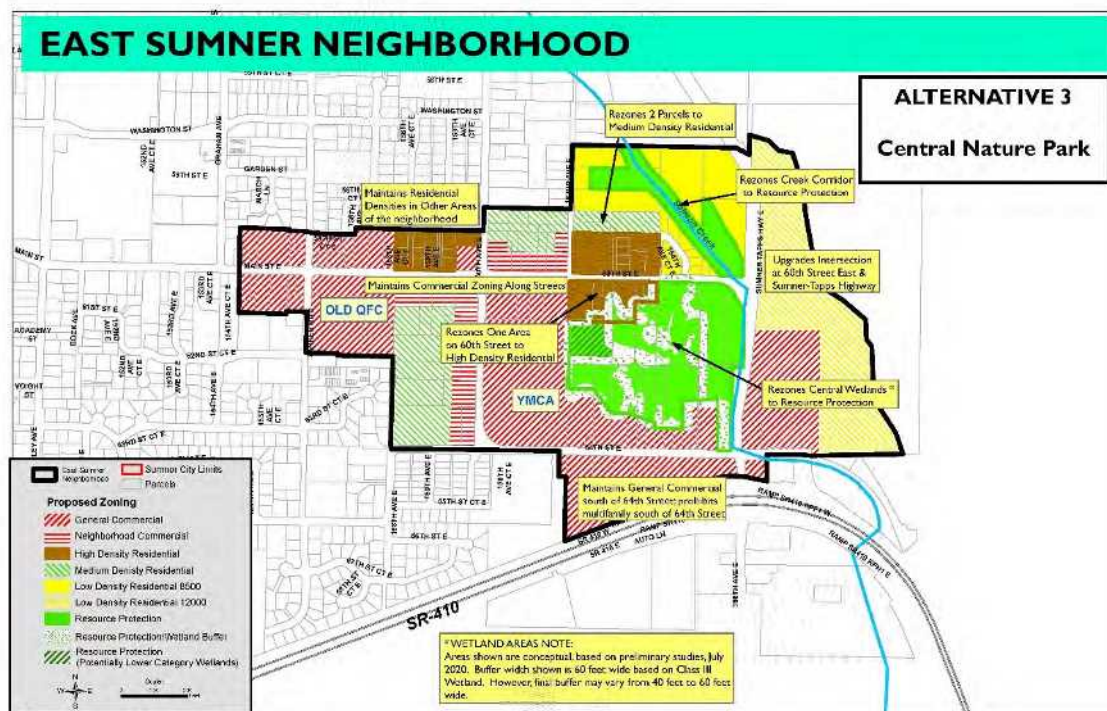
Source: City of Sumner, 2020.

Exhibit 1-4 East Sumner Neighborhood Zoning, Alternative 2



Source: City of Sumner, 2020.

Exhibit 1-5 East Sumner Neighborhood Zoning, Alternative 3



Source: City of Sumner, 2020.

1.4 Public Comment Opportunities

SEPA Process: A scoping notice is not required for a SEIS, but to initiate the SEPA process, the City voluntarily published a scoping notice in Summer 2020 for a 21-day period. The scoping notice is included in Appendix A. No comments were received regarding the scoping notice.

The 2015 Planned Action Ordinance (PAO) for the East Sumner Neighborhood subarea, which established the SEPA environmental review process for the subarea, is to be amended (see below). A community meeting has been held virtually regarding the amendment of the ESNP Planned Action Ordinance consistent with RCW 43.21C.440.

This Draft SEIS has been issued with a 30-day comment period during which time written comments are requested (see Fact Sheet for method to provide comments). The Final SEIS will respond to public comments on the Draft SEIS. The Draft EIS Comment period is another opportunity to comment on the proposals for map, policy, and code changes including the planned action ordinance amendments.

Planning Process: In January 2020, the City Council invited submittals for consideration in the annual 2020 Comprehensive Plan Update process. In Spring 2020, the Sumner Planning Commission approved the docket of 2020 annual amendments for study and evaluation. In addition, the City has held public engagement events for the ESNP update, including an online survey in 2020 and a survey and open house in 2019, virtual open houses in 2020 and a dedicated webpage.

The 2020 Docket proposals and the Draft ESNP Update are available for comment concurrently with this Draft SEIS and are included in Appendix B.

1.5 Environmental Review

Use of SEPA

The purpose of this SEIS is to assist the public and local government decision makers in considering future growth and land use patterns as well as goals, policies, and development regulations as part of the 2020 Annual Amendment and East Sumner Neighborhood Plan Update. These broad decisions will provide direction and support for more specific actions by the City, such as capital improvements.

This Draft SEIS provides a qualitative and quantitative analysis of environmental impacts as appropriate to the general nature of a comprehensive plan update. The adoption of comprehensive plans or other long-range planning approvals is classified by SEPA as a nonproject (i.e., programmatic) action. A nonproject action is defined as an action that is broader than a single site-specific project and involves decisions on policies, plans, and programs. The SEIS discusses impacts and alternatives appropriate to the scope of the nonproject proposal and to the level of planning for the proposal ([Washington Administrative Code \[WAC\] 197-11-442](#)).

Prior Environmental Review

SEPA allows use of prior environmental documents ([WAC 197-11-600](#)). The City may rely on part or all prior documents and update past information through an addendum (if minor differences from prior EIS) or through a SEIS (address new alternatives and new information). The City determined that an SEIS was appropriate, and optionally conducted a scoping process; see Appendix A.

This SEIS supplements the following previously-issued SEPA documents:

- Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Development Regulations and Critical Areas Ordinance Update, and East Sumner Neighborhood Planned Action, Final SEIS, issued August 6, 2015.
- Final Supplemental Environmental Impact Statement Sumner Town Center Subarea Plan Update and Planned Action, November 26, 2018.

The City has identified and adopted these documents as being appropriate for this proposal after independent review, and they will accompany the proposal to the decision makers. This SEIS builds on these documents and meets the City's environmental review needs for the current proposal.

East Sumner Neighborhood Planned Action

In 2015, the City approved a Planned Action Ordinance for ESNP. With the 2020 ESNP Update, the Planned Action Ordinance is proposed for amendment. A planned action provides more detailed environmental analysis during the early formulation stages of planning proposals rather than at the project permit review stage. Future development proposals consistent with the ESNP Planned Action Ordinance (PAO) do not have to undergo an environmental threshold determination and are not subject to SEPA appeals. Planned actions still need to meet the City's development regulations and to obtain necessary permits. Appendix C contains a draft of the proposed PAO amendments.

1.6 Key Issues and Options

The key issues facing decision makers include:

- Approval of an East Sumner Neighborhood Plan Update including a vision, goals and policies, land use concept including changes to map designations and infrastructure investments as well as consistency edits to the Comprehensive Plan;
- Approval of amendments to the East Sumner Neighborhood planned action ordinance to help incentivize growth while mitigating impacts.
- Consideration of alternative open space and park investments to conserve a wetland in the East Sumner Neighborhood.
- Approval of map amendments to achieve consistency with current industrial uses at Houston Road UGA.

- Approval of map amendments to recognize education needs and investments in the School District's properties and long range plans.
- Approval of map and text amendments for internal consistency of the Comprehensive Plan and zoning
- Approval of zoning amendments to provide for a wider range of business uses in the downtown and elsewhere.

1.7 Summary of Impacts and Mitigation Measures

This section summarizes the detailed evaluation in Chapter 3 of this SEIS focusing on topics identified through scoping including: natural environment, land use patterns and policies, socioeconomics, public services and utilities, and transportation. For greater context and evaluation please see Chapter 3.

1.7.1 Natural Environment

How did we analyze Natural Environment?

The evaluation in the previous 2015 SEIS was reviewed and synthesized with an updated wetlands report for the East Sumner neighborhood; see Appendix D.

What impacts did we identify?

Under all alternatives new development could alter hazard areas, habitat, or streams and aquifers:

Earth: All new development would be in seismic and volcanic hazard areas, and potentially vulnerable to a greater risk of damage from these events.

Flooding: Development in the Houston Road docket site and the Town Center Plan where development is redirected, is located partially in a flood hazard area. Development that involves an increase in impervious surfaces or a reduction of vegetated areas could affect runoff. Development would be subject to flood hazard reduction, critical area, and stormwater regulations.

Water Resources: Increased development and impervious surfaces often result in less vegetation coverage that can naturally filter runoff. It also results in higher runoff volumes entering the surrounding rivers and streams and reduces groundwater recharge rates. The majority of the City of Sumner is within the critical aquifer recharge area and therefore is susceptible to groundwater contamination due to new development.

Plants and Animals: As all alternatives provide opportunity for development within areas that are currently vegetated, they all have the potential to impact low quality habitat for urbanized species.

What is different between the alternatives?

In East Sumner, the No Action Alternative proposes to add a center road, fill wetlands, and replace and enhance wetlands elsewhere as mitigation. The No Action Alternative includes more land area devoted to commercial uses with a higher lot coverage potential.

Action Alternatives 2 and 3 remove the center spine road and propose added areas of Resource Protection zone on the wetland itself abutted by multifamily residential that have lower percentages of lot coverage than the No Action Alternative.

Exhibit 1-6 Wetland in East Sumner



Source: Widener & Associates.

Alternatives 2 and 3 also propose critical area regulation amendments that address existing land uses and criteria to determine existing legal status. This would allow legal uses or structure to continue provided there is no expansion, increase in impervious area, or vegetation removal in the critical area or buffer. If a use was not legally established the City could enforce violations. Consistent with state manuals and guidance, the proposed critical area regulation amendments recognize that existing structures or roads can limit the function of wetland or stream buffers to provide for filtration of water quality, screening, or other functions. For example, where there is an existing improved road, the buffer could stop at the edge of the improved road rather than cross it.

What are some solutions or mitigation for impacts?

The City applies regulations to all development that address mitigation of impacts to critical areas and stormwater, through proper construction and design standards:

- International Building Code (Sumner Municipal Code (SMC) Chapter 15.08.010)
- Erosion Control Ordinance (SMC Chapter 16.05)
- Geologic Hazards (SMC Chapters 16.50, 16.52, and 16.54)
- Critical Area Regulations addressing wetlands, streams, and wildlife habitat areas (SMC Chapters 16.46 and 16.56)
- Aquifer Recharge Areas (SMC Chapter 16.48)
- Shoreline Master Program (SMC Title 16, Division II Shoreline Management)
- Sumner Flood Damage Prevention regulations (SMC 15.52)
- National Flood Insurance Program and federal Biological Opinion related to floodplain impacts
- City of Sumner stormwater regulations (SMC Chapter 13.32)
- National Pollutant Discharge Elimination System (NPDES) requirements
- Emergency management ordinance (SMC Chapter 2.76)

The City can also condition development to meet building code standards regarding pre-loading, foundation and footing system, and others.

With mitigation, what is the ultimate outcome?

Significant impacts can be avoided with application of regulations and monitoring under all alternatives. Application of critical area regulations, and a greater focus on clustering commercial development in ESNP under Action Alternatives should result in greater protection of the central wetland and a greater protection of water resources over the No Action Alternative.

1.7.2 Land Use Patterns and Policies

How did we analyze Land Use Patterns and Policies?

This SEIS considers adopted plans and zoning regulations, and considers proposed map, policy, and code changes that would change allowable land uses at several sites and in the ESNP. It considers changes in land use patterns and consistency of the alternatives with state, regional, and local goals, policies, and regulations.

What impacts did we identify?

All alternatives would change land use patterns over current conditions: including intensification of development on currently underdeveloped sites. However all alternatives are consistent with State Growth Management Act (GMA) goals to focus urban growth and create a range of housing and job opportunities and with regional policies to focus growth in centers. All alternatives are consistent with adopted Countywide Planning Policies. All alternatives apply critical area regulations and shoreline designations meant to promote environmental quality. See Chapter 3 Land Use for applicable policies.

Each alternative has more capacity than required to meet Sumner's 2035 targets for population and jobs. Population projections for the state and each county were developed by the State Office of Financial Management (OFM). All counties planning under GMA, including Pierce County, were then required to determine in consultation with the cities within where that growth should be directed to occur. Counties and cities are required to use the adopted 2035 growth allocations (also called growth targets) in their comprehensive planning processes and make sure that their plans can accommodate the projected level of growth ([RCW 36.70A.115](#)).

What is different between the alternatives?

Citywide, planned land uses are expected to continue a focus on Industrial and Low Density Residential (LDR) Comprehensive Plan Designations with slight changes to other designations due to docket map changes under Action Alternatives:

- There would be a greater share of public designated properties due to the School District docket proposal and zoning would match the High School Site for the most part, but education uses are allowed in all zones.
- The Houston Road site would have a Light Industrial classification more compatible with its existing uses rather than General Commercial. At the Houston Road site, County residential land use designations and zoning would remain in effect until annexed. The County Shoreline Master Program (SMP) would remain in effect until the Sumner SMP is amended to address the area.
- Under Action Alternatives, the Comprehensive Plan and Zoning Map and Text would be more consistent by reclassifying Central Business District lands as Neighborhood Commercial.

In East Sumner:

- Under the No Action Alternative, there would be greater areas of commercial uses, including the central block between 60th and 64th Streets, where a wetland would be filled and replaced elsewhere and a new road would traverse the center of the block. Some residential uses could also be mixed with commercial though it is not required.
- Under Alternative 2, East Sumner would have greater housing variety and environmental compatibility. The zoning would change to allow more multifamily uses along 60th Street E and 64th Street E, and in between a Resource Protection zone to recognize the value and condition of the central wetland and retain it as a natural preserve or future park. The Salmon Creek corridor would also be recognized as a Resource Protection area. Areas to the south would be a mix of residential and highway commercial

uses. The area south of 64th Street E would be Interchange Commercial rather than General Commercial, which allows for more intensive commercial uses and could be incompatible with High Density Residential.

- Action Alternative 3 would also have a central Resource Protection Area where wetlands become a natural preserve or future park, and greater residential variety but in different locations compared to Action Alternative 2. This Alternative lowers the density to the greatest degree compared to other alternatives and the density would be redirected to the Town Center.

What are some solutions or mitigation for impacts?

- All alternatives will apply the Sumner Zoning Code including development and design standards applicable in the Town Center, East Main Street, and East Sumner Urban Village.
- Action Alternative 2 could be modified to create areas of High Density Residential on 64th Street E and to provide for General Commercial south of 64th Street E instead of Interchange Commercial. This solution would allow for greater compatibility of uses and transitions, while retaining more opportunity for housing variety.

Visions Excerpt from the Comprehensive Plan

“...our community upholds responsible commitments in planning for sustainability with our physical layout, the character of our residential districts, our growth patterns, the maintenance of our parks and recreational commitments, our continued economic development, and responsible governance.”

Comprehensive Plan Economic Development Element, Goal 1

Seek and maintain a strong and diverse economy with a variety of different types and sizes of business, industry and employment.

Comprehensive Plan Housing Element, Goal 2

Provide a range of housing types for all life stages and economic segments of the Sumner community.

With mitigation, what is the ultimate outcome?

All alternatives result in new construction to accommodate population and employment growth. New construction will result in changes of use and the characteristics of parcels of land, including potential demolition and displacement of small businesses and single family dwellings. The impacts of new construction could be mitigated by development regulations including design review and requirements for buffers between uses.

1.7.3 Socioeconomics

How did we analyze Socioeconomics?

The SEIS considers growth trends from state and federal sources such as the Office of Financial Management, American Community Survey, and ESRI Business Analyst. Based on the most recent (2014) Buildable Lands Analysis and updated evaluations for the 2018 Town Center Plan and 2020 ESNP in this SEIS,

land capacity and growth assumptions were developed for each alternative and the share in different portions of Sumner's Planning Area are described.

What impacts did we identify?

Impacts would occur if an alternative would result in:

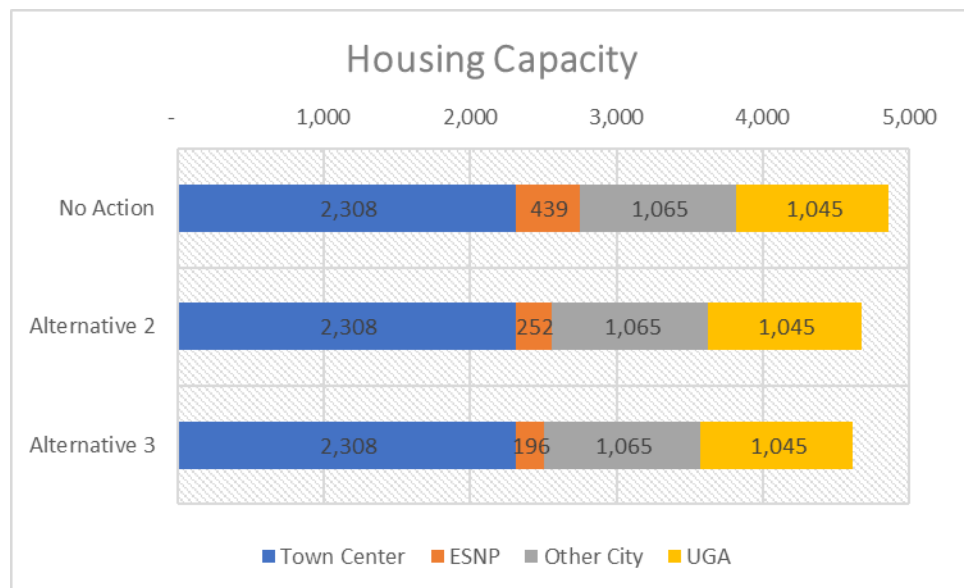
- Insufficient capacity to relocate displaced dwellings and population
- Insufficient production of dwellings needed, including affordable units
- Changes to employment mix resulting in economic displacement (involuntary) by businesses

Redevelopment of lands could result in changes of use or loss of existing structures, residential and non-residential, replacing current uses and densities. However, changes would be consistent with the Comprehensive Plan designated uses and Zoning Code. All alternatives provide sufficient capacity to meet Sumner's growth targets.

Housing Capacity

Under all alternatives, most of the housing capacity in the city limits is in the Town Center, and the least capacity is in the East Sumner Neighborhood. See Exhibit 1-7.

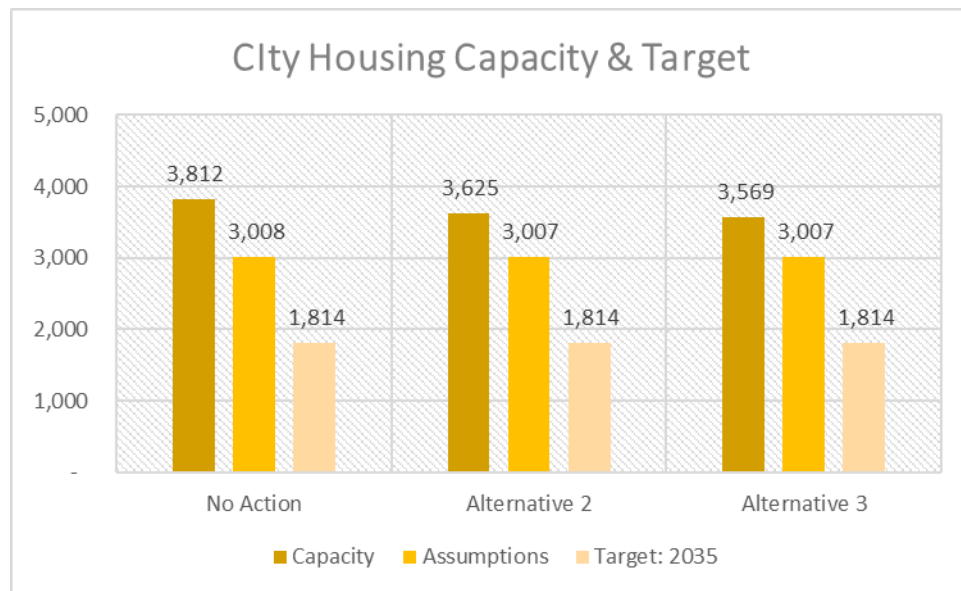
Exhibit 1-7 Housing Capacity City Districts and UGA



Source: BERK, 2020.

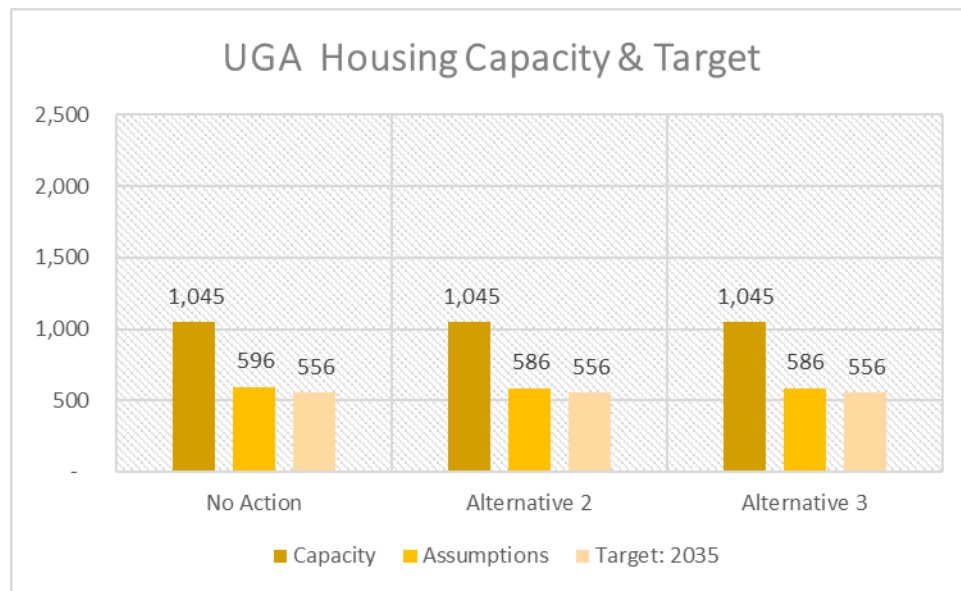
All alternatives in terms of capacity or growth assumptions are above the growth targets assigned to the city limits and the UGA, as carried out to 2035. See Exhibit 1-8 and Exhibit 1-9.

Exhibit 1-8 City Housing Capacity, Assumptions, and Target



Source: BERK, 2020.

Exhibit 1-9 UGA Housing Capacity, Assumptions, and Target

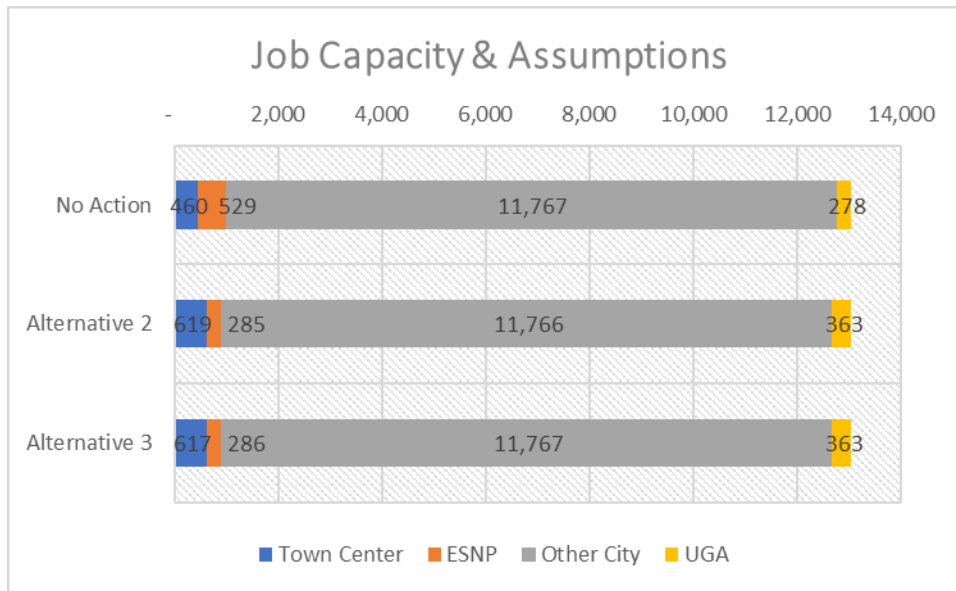


Source: BERK, 2020.

Jobs/Employment Capacity

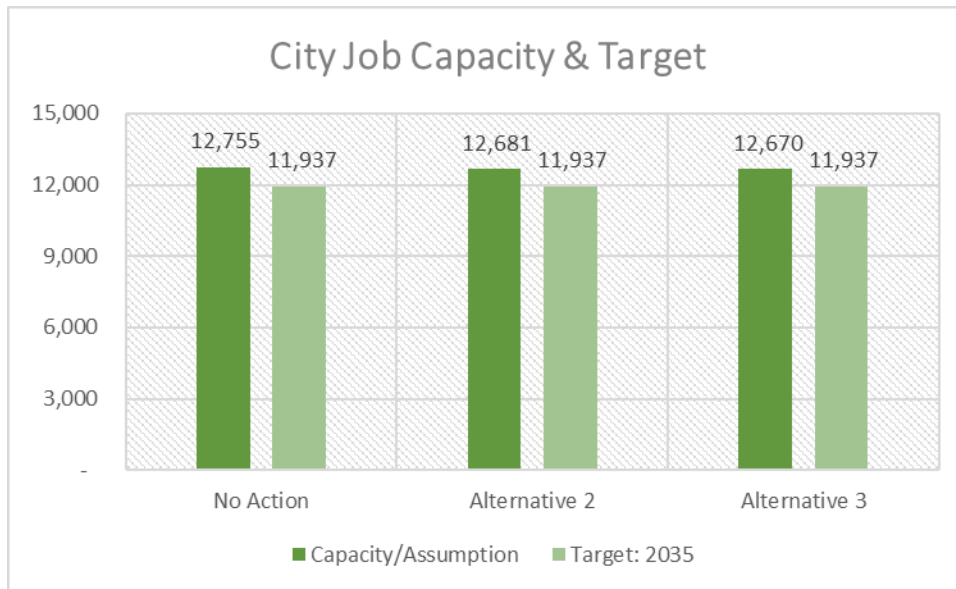
Job capacity and growth assumptions are the same in this SEIS. Most job growth in Sumner is, and has been, outside the Town Center and ESNP, largely in the Sumner-Pacific Manufacturing Industrial Center (MIC). Therefore, for all alternatives, job capacity is above assigned growth targets for the city limits and UGA. See Exhibit 1-10, Exhibit 1-11, and Exhibit 1-12.

Exhibit 1-10 Job Capacity and Assumptions



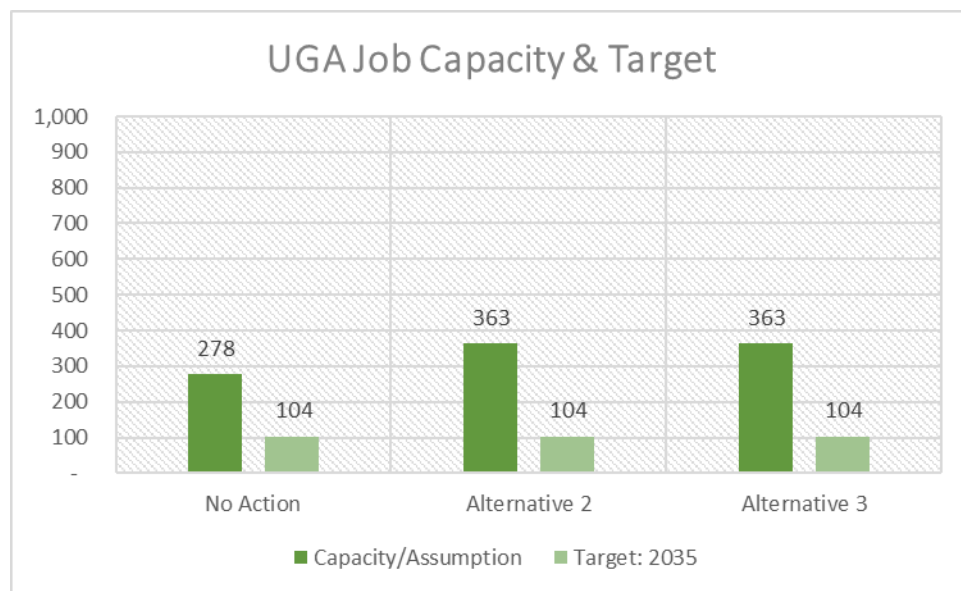
Source: BERK, 2020.

Exhibit 1-11 City Job Capacity and Target



Source: BERK, 2020.

Exhibit 1-12 UGA Job Capacity and Target



Source: BERK, 2020.

What is different between the alternatives?

The primary difference among the alternatives is related to the ESNP. Due to recognition of the central wetland as Resource Protection versus General Commercial under the Action Alternatives and no central spine road, the growth in housing and jobs would be less under the Action Alternatives. The growth pattern would be more clustered at the edges of the central neighborhood, consistent with the Comprehensive Plan Vision Statement. While commercial and housing growth is reduced, both Action Alternatives change a portion of the General Commercial zone to High Density Residential. This would allow the City to achieve its goals and policies for a variety of housing choices.

Under the Action Alternatives, the reduced capacity for housing growth in ESNP is instead reallocated to the Town Center which on the whole has less environmental constraints, a local street grid, and access to multimodal transportation opportunities, gathering spaces, and retail/services.

Potential jobs that were anticipated in ESNP are reallocated to two areas; first to the Houston Road docket site and second to Town Center.

The Houston Road docket site, where most parcels are in the UGA, is planned by Pierce County for residential purposes. With the Sumner docket application for a change to Industrial purposes, the assumed housing growth is re-assigned to Town Center, and industrial jobs are instead allocated.

Regardless, the main job center in Sumner is in the MIC under all alternatives.

What are some solutions or mitigation for impacts?

No additional mitigation is required. The studied alternatives are designed to provide capacity estimates to the year 2035 and help the City meet its required population, housing, and employment targets. Under the Action Alternatives, land use changes in the ESNP will help to create a wider range of housing options. In addition, the City's zoning regulations

implement the City Comprehensive Plan to further its policies for business development, population and residential growth, and community character.

With mitigation, what is the ultimate outcome?

Population, housing, and employment capacity in all alternatives would support growth targets, although the location of residential and employment growth would vary by alternative. The Action Alternatives could support housing variety and affordability. Additional population growth would increase the demand for housing. Additional population and employment growth would result in secondary impacts on the natural and built environment and on the demand for public services. These impacts are addressed in other sections of this document.

1.7.4 Public Services and Utilities

How did we analyze Public Services and Utilities?

The SEIS evaluates public safety, recreation, education, and utility services including: police protection, fire protection, schools, parks, sewer, and water.

The evaluation relies on adopted Levels of Service (LOS) in the City's Comprehensive Plan, Capital Facilities Plan, and functional plans (e.g., the 2018 Parks and Trails Plan) that guide those services, as well as annual reports from providers on the status of services in the community. Current capacity, LOS standards, and anticipated needs are discussed in more detail in Section 3.4 Public Services and Utilities.

What impacts did we identify?

Police

The Sumner Police Department provides police protection services to the city limits. The Comprehensive Plan sets LOS standards of at least two commissioned officers per 1,000 population, one commissioned patrol officer for every 1,000 calls for service per year, one sergeant for every 6-7 commissioned patrol officers, and one detective for every 400 Part A offenses (City of Sumner, 2018, p. 104). The evaluation addresses the city limits as well as the UGA assuming the UGA may be annexed over time by 2035.

Population growth under all alternatives would place additional demands on the Sumner Police Department. Since total growth is the same under all alternatives, anticipated growth in calls for service and additional staff and department space needed would be the same under all alternatives. Approximately 18 additional commissioned officers would be required by 2035 to meet LOS standards, including an additional 14 commissioned officers, 2 sergeants, and 2 detectives (about 3 of the 18 officers would be needed to serve added population in the UGA). Existing police building space (7,654 square feet) is enough to meet LOS standards under all alternatives.

Fire Protection

The East Pierce Fire & Rescue District provides emergency response services to the city and UGA. Under all alternatives, growth and development would generate additional potential for fires or medical emergencies, which would place additional demands on East Pierce staff and further challenge the district to meet its response time target. The district would need to take measures to maintain response times consistent with or better than current performance levels as the demand for service increases. Over time, additional staffing and equipment could be required to improve performance levels districtwide to adopted LOS standards.

Future traffic growth under all alternatives may also impact the response time of emergency vehicles as East Pierce is dependent upon the capability of the local street networks to handle traffic flow.

The district's fleet of emergency vehicles and ladder truck will soon need replacement to meet standards and several fire stations within the district need upgrades or to be replaced or relocated (East Pierce Fire & Rescue, 2020). Voters approved a Capital Facilities bond in 2018 for replacing and remodeling the district's fire stations and upgrading equipment.

Changes in population demographics may impact the amount of additional staffing and equipment needed to support increased service demands, particularly concerning calls related to emergency medical services (calls from assisted living centers, adult family homes, senior apartments, and dementia care centers, for example, generated 12% of total EMS call volume in 2019).

As redevelopment of vacant or underdeveloped sites occurs throughout the city, all alternatives would result in greater building heights than current conditions in some areas of the city, potentially requiring the use of a ladder truck to respond to fires. The current aerial ladder truck housed at Station 113 in Sumner is capable of servicing buildings up to 110 feet in height. This is much higher than the planned heights in the Town Center, East Sumner Neighborhood, and other districts.

Under all alternatives, any new development three or more stories tall would include increased fire prevention and suppression technology. All new multifamily and commercial buildings with a gross floor area greater than 5,000 square feet, an occupant load of 100 or more, or 35 feet or more in height would also include automatic sprinkler systems (SMC Chapter 15.24.080).

Schools

The city and UGA are served by the Sumner-Bonney Lake School District (SBLSD) and Dieringer School District. Household growth under all alternatives would result in increased enrollment in both school districts. This study anticipates a net increase of 3,008 households by 2035. Additional students would, in turn, place increased demand on school facilities and services. Most of the city and UGA are within the SBLSD and most housing growth and student generation would occur there; it is anticipated that the 3,008 new households would produce about 1,569 students.²

Parks

It is anticipated that increases in population and employment would result in an increased demand for parks and recreational facilities under all alternatives. Impacts on these facilities would be proportionate to the amount of population and employment increase, and each alternative would result in some LOS deficiencies if additional parks and recreation resources are not developed.

Sewer

Under all alternatives, increased population and employment under all alternatives would increase wastewater flows in the city and UGA, requiring additional conveyance and treatment, thus placing greater demand on the City's wastewater collection system. The wastewater treatment plant (WWTP) in Sumner serves the city and Bonney Lake. Calculations using estimated 2038 capacity from the *2020 Sanitary Sewer Comprehensive Plan* and per capita residential and employment estimates show a projected maximum monthly flow capacity deficit of approximately 0.05 million gallons per day (mgd) for the combined city and UGA in 2035 based on Sumner's allocated WWTP capacity for maximum monthly flow under all alternatives. This deficit would likely be accommodated if WWTP capacity were increased to 9.2 mgd per the *Wastewater Treatment Plant Phase III Feasibility Study* (BHC Consultants, 2020).

With the completion of the WWTP expansion in 2016, the WWTP has sufficient capacity to accommodate projected influent 5-day BOD₅ and TSS loads under all alternatives. The 2038 projected maximum month influent loadings to the WWTP are less than the respective permitted capacities.

Water

Under all alternatives, increased population and employment would result in increased demand for water service, placing additional load on the current water supply system. Applying the per capita residential and employment estimates for the city limits alone rather than for the whole water service area (the water service area includes the UGA and some rural lands), it appears there is sufficient water sources. If the City successfully adds more water sources as planned (e.g., water rights), there would be more room for growth in the water service area.

² Based on districtwide housing units and student enrollment information over the past five school years, the 2015-2019 5-year average effective student generation rate in the SBLSD is 0.521 students per household. See Section 3.4 Public Services and Utilities.

It should be noted that anticipated population and employment growth studied in this SEIS is greater than the growth targets for 2035 and it also exceeds the General Water Plan Update estimates for 2038 but is within and less than the General Water Plan Update's 2068 assumptions.

What is different between the alternatives?

Police and Fire Protection

Overall demand placed on the City of Sumner for police services and on the East Pierce Fire District is similar regardless of where the growth occurs within the city and UGA. Demand for police, fire, and EMS services may be less in the East Sumner Neighborhood than under the No Action Alternative because of the shifts in housing and jobs from East Sumner to the Town Center and Houston Road site.

Schools

Maple Lawn Elementary and Sumner Middle School would likely experience slightly higher new enrollment under the Action Alternatives than the No Action Alternative because of the shift in housing from East Sumner to the Town Center area closer to those schools.

Parks

Action Alternatives assume slightly less jobs and housing growth than the No Action Alternative due to the ESNP changes to reduce growth with the Resource Protection zone. Therefore, the minimum level of park investment would be slightly less.

Zoning updates to the ESNP under the Action Alternatives would rezone a wetland complex and the Salmon Creek corridor to Resource Protection (currently zoned General Commercial and Low Density Residential). This change in zoning would help protect and conserve natural resource in the area and maintain large areas free of impervious surfaces. Another 2.4 acres of Low Density Residential land would be changed to Medium Density Residential, with the potential for a slight increase in the number of housing units accommodated.

Demand for park resources in East Sumner will likely increase as development occurs. New passive open space planned as part of the ESNP would improve access to recreation opportunities in East Sumner under all alternatives.

The existing Comprehensive Plan and 2015 ESNP propose a new east-west extension of 62nd Street E as a multi-modal boulevard. This concept was found to be financially infeasible and so major non-motorized access and network improvements in East Sumner would be less likely under the No Action Alternative.

Under the Action Alternatives, an internal network of sidewalks and pathways throughout East Sumner are proposed to connect key amenities (such as the central wetlands/central park and the YMCA) to residences and businesses. The proposed ESNP suggests a north-south extension of 162nd Avenue E could be

possible between 60th Street and 64th Street (possibly south to the YMCA) as the area redevelops. Under the Action Alternatives, the ESNP recommends exploring the potential for a partial north-south connection of 162nd Avenue E between 60th Street and 64th Street (possibly south to the YMCA) that could improve access to businesses (especially those on deep parcels), residential development, and the central wetlands/park area.

Sewer

The projected wastewater flows and associated BOD₅/TSS loading generated from East Sumner would vary slightly between alternatives based on proposed shares of population and employment. Overall citywide flows, however, are similar between alternatives and would be processed at the WWTP regardless of where they are generated.

Water

Projected water demand is less in East Sumner under the Action Alternatives than the No Action Alternative because of the shift in housing and jobs from East Sumner to the Town Center and Houston Road site. Overall demand on the City's water system, however, remains consistent between alternatives.

What are some solutions or mitigation for impacts?

- The City's adopted regulations, policies, and plans help address potential impacts to public services:20 *Sanitary Sewer Comprehensive Plan*.
- The City has adopted the *2020 Water General Plan Update*.
- The *2018 Parks & Trails Plan* establishes LOS standards for future investment per capita, facilities, and access and distribution.

Other potential mitigation measures could include:

- The City could implement Crime Prevention through Environmental Design principles to allow for appropriate lighting, landscaping, and visibility.
- Future development would generate tax revenue that may support additional capital and operating expenses for East Pierce Fire.
- In addition to the existing LOS Standards for response time and fire flow, the City and/or East Pierce Fire could consider adopting a population-based standard for fire and EMS to help identify project-specific demand.
- Consistent with City policies, the City should coordinate with the Sumner-Bonney Lake School District and Dieringer School District along with adjacent municipalities and the county to ensure timely exchange of growth information.
- The City could more aggressively pursue grant and bond financing for parks and trails projects.
- The City could implement recommendations of the City Sanitary Sewer Plan to correct existing deficiencies in the 6-year planning period.

- The City could identify additional improvements to the sewer system for the 20-year planning period to address deficiencies projected in the long-term.
- The City could partner with the City of Bonney Lake if another plant expansion becomes necessary. As Bonney Lake anticipates more rapid growth of its sewer service area than Sumner in the future, expansion would likely be funded heavily by Bonney Lake. The *Wastewater Treatment Plant Phase III Feasibility Study* found that a maximum month WWTP capacity of 9.2 mgd was achievable on the current site.
- The City could implement an aggressive water conservation program – including water reuse and recycling or demand management measure – for residential, commercial, and industrial users.
- The City could expand watershed protection by acquiring additional land around the existing watershed.

With mitigation, what is the ultimate outcome?

Future population growth and development will continue to increase the need for police services, fire protection, schools, and park facilities under all alternatives. Regular planning for future capital facility and staffing needs can minimize impacts and meet future demand. No significant unavoidable adverse impacts are expected.

Additional population, employment, and industrial/commercial growth throughout the City's service area would result in increased demands on sanitary sewer facilities and water services. Advance planning for sewer/water system and capital facility improvements should minimize the possibility of unavoidable impacts. No significant unavoidable adverse impacts are expected.

1.7.5 Transportation

How did we analyze Transportation?

The SEIS evaluates current transportation conditions and potential impacts associated with potential growth. The analysis builds on and updates previous City of Sumner studies, including the *Sumner Town Center Subarea Plan Update Transportation Study* (Transpo Group, September 2018), *East Sumner Neighborhood Plan Update – Traffic Analysis* (Transpo Group, June 4, 2019), and the *2015 Sumner Comprehensive Plan*. Since the Action Alternatives primarily shift anticipated residential and employment growth between East Sumner and the Town Center, the transportation analysis in this SEIS is limited to those two areas. Transportation conditions for areas outside of the Town Center and East Sumner neighborhoods would be consistent with the *2015 Sumner Comprehensive Plan*.

Future 2035 weekday PM peak hour traffic volumes were forecast using the City's travel demand model, land uses, and anticipated trip generation rates. The recent City of Sumner Traffic Impact Fee update found that the previous forecasts for the Town Center in the *Sumner Town Center Subarea Plan Update*

Transportation Study (Transpo Group, September 2018) overestimated truck trips; therefore, this SEIS includes updated forecasts for the No Action and Action alternatives.

Future 2035 intersection operations were evaluated based on the procedures identified in the *Highway Capacity Manual (HCM)*, 6th Edition and using the *Synchro 10* software program. The intersection operations reflect planned transportation improvements common to all alternatives.

What impacts did we identify?

Growth and development under all alternatives would place additional demand on the transportation network and infrastructure within the city and UGA. Impacts would occur if City of Sumner or WSDOT LOS standards are exceeded:

- The City of Sumner has an adopted LOS D standard for peak hour traffic flow except at the Traffic Avenue/Bridge Street/Main Street and Alder Avenue/Main Street intersections where a LOS F standard is adopted.
- WSDOT has adopted a LOS D standard for State highways in urban areas. For non-HSS facilities, the State requires that an agency coordinate with WSDOT in establishing a LOS standard for those facilities. SR 410 is a non-HSS-designated facility. The Puget Sound Regional Council (PSRC) has adopted LOS standards for regionally significant state highways or state transportation facilities that are non-HSS such as SR 410. Based on the PSRC tiered LOS system, SR 410 have an adopted LOS D standard.

Levels of Service

Several planned transportation improvement projects in and around the study area would increase capacity and improve connectivity under all alternatives (see Regulations and Commitments below under Mitigation Measures). Future 2035 weekday PM peak hour traffic volumes forecasts are less than previously presented in the *Sumner Town Center Subarea Plan Update Transportation Study* (Transpo Group, September 2018). Under all alternatives (and similar to existing conditions), Traffic Avenue, Main Street, Sumner Tapps Highway/166th Avenue E, and 64th Street E would carry the highest traffic levels within the study area. Congestions along the Traffic Avenue corridor, specifically at the SR 410 interchange, is expected under all alternatives and LOS standards may not be met.

Under all alternatives, all of the study intersections would meet LOS standards except for Traffic Avenue/SR 410 WB Ramps/Thomas Street during the weekday PM peak hour. Poor operations at this intersections is consistent with findings of the *Sumner Comprehensive Plan 2015* and *Sumner Town Center Subarea Plan Update Transportation Study* (Transpo Group, September 2018).

Non-Motorized Facilities

Under all alternatives, future development would include sidewalks on both sides of all City streets (unless special circumstances or topography make it cost prohibitive as determined by the Public Works Director), with special focus placed on sidewalks along streets providing access to the downtown area, schools, parks,

shopping areas, office buildings, and the transit station and routes. New bicycle facilities would also be incorporated as development occurs on designated bicycle routes – these would likely be shared roadways due to limited right-of-way to accommodate bicycle lanes. Construction of the SR 410 Trail Bridge, a non-motorized overcrossing of SR 410 located south of the Town Center, is also anticipated in 2024 under all alternatives.

Transit Service and Transportation Demand Management

The WSDOT Puget Sound Gateway Program calls for multiple projects essential to transit connections between Tacoma and Seattle with anticipated completion by 2028. Under all alternatives, southbound high occupancy vehicle (HOV) lanes on SR 167 between 8th Street and 277th Street and the SR 167/SR 509 to I-5 Stage One – New Freeway in the vicinity of the Town Center would improve regional and local transit service. In addition, HOT lane extension from 8th Street E (Jovita Blvd) on SR 167 northbound lanes to 15th Street SW in Auburn would improve mobility to and from Sumner.

Some reductions in future peak hour traffic generation were incorporated into the travel forecasting process to reflect the potential effect of regional and local transit Transportation Demand Management (TDM) programs. With additional density under the alternatives, there would be an increased focus on transit, TDM, and non-motorized transportation that could result in further reductions in vehicular traffic.

Parking

Parking pressures in the Town Center would likely increase under all alternatives. The Town Center Plan includes policies to both increase parking supply as well as develop a mixed-use environment to improve access via walking, biking, and transit to reduce the need for vehicle ownership.

What is different between the alternatives?

The adopted 2015 ESNP includes a new 62nd Street E connection between 160th Avenue E and Sumner Tapps Highway as well as closure of the Sumner Tapps Highway E/60th Street E intersection. However, building the 62nd Street E connection is environmentally challenging. The Action Alternatives do not include the 62nd Street E connection or the closure of the Sumner Tapps Highway E/60th Street E intersection. A traffic signal would be provided instead at the Sumner Tapps Highway E/60th Street E intersection with turn lanes.

The Action Alternatives would both shift households and jobs to the Town Center from East Sumner, though Alternative 3 would shift slightly more households compared to Alternative 2. Trips in East Sumner are lower under both Action Alternatives than the No Action Alternative, with slightly fewer trips expected in the Town Center under Alternative 2 than Alternative 3. Transportation impacts of Alternative 2 are anticipated to be similar to Alternative 3. Exhibit 1-13 summarizes the weekday PM peak hour trip generation for the No Action Alternative and Alternative 3 based on the land use and trip rates in the City of Sumner travel demand model. Resulting overall trip generation for the City of Sumner is slightly less for Alternative 3 compared to the No Action Alternative.

Exhibit 1-13 Comparison of 2035 No Action and Alternative 3 Trip Generation

District	No Action	Alternative 3	Difference ¹
Downtown	2,470	2,830	+360
East Sumner	1,670	1,205	-465
City Total	21,970	21,950	-20

Note: Trip generation is based on the City of Sumner Travel Demand Model with the No Action Alternative land use.

¹ Alternative 3 minus No Action Alternative.

Source: Transpo Group, 2020.

Anticipated delay at the Traffic Avenue/SR 410 WB Ramps/Thompson Street intersection would increase by 1 second under the Action Alternatives during the weekday PM peak hour as compared to the No Action Alternative and is not considered a significant impact.

What are some solutions or mitigation for impacts?

Incorporated Plan Features

The Comprehensive Plan and ESNP identify street designs to create neighborhoods and thoroughfares that enhance the community.

The proposed central park under the Action Alternatives would facilitate trail connections between uses along Main Street, 160th Avenue E, and 64th Street E and shorten walking distances within East Sumner.

As development occurs throughout the city, required frontage improvements would help complete the network. Frontage improvements should consider the appropriate pedestrian and bicycle facilities based on the street and travel classifications.

The proposed ESNP also includes improvements along key corridors and at intersections, including:

- Intersection improvements at Sumner Tapps Highway E/60th Street E (traffic signal and turn lanes), 160th Avenue E/Main Street E/60th Avenue E (traffic signal and widening the streets to minor arterial standards with bike paths and sidewalks), and 166th Avenue/SR 410 Interchange (roundabout). Some of these are currently included in the Comprehensive Plan and/or listed as part of the 2021-2026 Six-Year Transportation Improvement Program (see below).
- Non-motorized improvements, such as widened sidewalks and other pedestrian amenities along major commercial streets (e.g., Main Street, 60th Street E, 160th Avenue E, and 64th Street E), bicycle lanes or other facilities on Main Street, 60th Street E, 160th Avenue E, and 64th Street E, and pedestrian connections to the central wetlands/park (including a potential north-south extension of 162nd Avenue E).

Regulations and Commitments

- The City's vision in the Comprehensive Plan strives for of a transportation network that is less reliant on cars and more reliant on non-motorized and transit modes of travel. The overall transportation goal from the Comprehensive Plan is to "Provide an efficient and safe multimodal transportation system to improve mobility for residents, employees, and visitors of Sumner while maintaining the small town quality of life within the City and supporting the economic vitality of the City."
- Several projects are currently planned in and around the study area to increase capacity and improve connectivity, including:
 - Interchange improvements at SR 410/Traffic Avenue are identified in the Comprehensive Plan and fully funded and under construction. Completion is anticipated in December 2020.
 - The Comprehensive Plan and 2021-2026 Six-Year TIP included intersection improvements at Main Street and Wood Avenue.
 - The Comprehensive Plan and 2021-2026 Six-Year TIP include intersection improvements at 160th Avenue E/Main Street E/60th Avenue E for a traffic signal and widening to minor arterial standards with bike paths and sidewalks.
 - The Comprehensive Plan and 2021-2026 Six-Year TIP include a roundabout at the 166th Avenue/SR 410 Interchange. An Intersection Control Evaluation (ICE) has been completed by the City to determine improvements at the intersections.
 - The Comprehensive Plan identifies a project to construct a non-motorized overcrossing of SR 410 located south of the Town Center. The SR 410 Trail Bridge is included in the 2021-2026 Six-Year TIP with construction anticipated in 2024.
 - The Comprehensive Plan identifies signalization at Fryar Avenue/Zehnder Avenue as a future need to support anticipated growth.
- All alternatives would include frontage improvements following City and State design standards including sidewalk, curb, and gutter.
- Traffic impact fees, LOS concurrency requirements implemented as part of the City's development review process, and the City's adopted commute trip reduction (CTR) program would mitigate impacts as development occurs.

Visions Excerpt from the Comprehensive Plan

"...Through adequate planning for both jobs and housing, we strive to have a large portion of the work force living in the City and using something other than automobiles for transportation. There are numerous options for commuters which use rail, buses, bicycles, and other choices to travel back and forth from work and shopping."

Comprehensive Plan's Overall Transportation Goal

"Provide an efficient and safe multimodal transportation system to improve mobility for residents, employees, and visitors of Sumner while maintaining the small town quality of life within the City and supporting the economic vitality of the City."

Other Proposed Mitigation Measures

- Capacity improvements identified in the Town Center Plan at the Traffic Avenue/Bridge Street/Main Street and Alder Avenue/W Main Street intersections could improve traffic operations and support growth under the alternatives.
- Measures or strategies to reduce overall reliance on cars already being considered by the City could be considered for the ESNP, including:
 - Transit Improvements: Transit service is currently limited in Sumner with no service in East Sumner. The Town Center Plan identifies exploring the feasibility of a wheeled trolley system.
 - Intelligent Transportation Systems (ITS): ITS improvements such as adaptive signal control (ASC) systems would improve traffic operations within the City and could result in an overall improvement of 10-15%.

Policy and Program Considerations

Individual development SEPA impacts would be mitigated through addressing required frontage improvements, payment of impacts fees, addressing site specific issues/transportation impacts, implementing TDM strategies, or other measures consistent with the Comprehensive Plan.

With mitigation, what is the ultimate outcome?

Development under all the alternatives would result in increases in all travel modes – vehicles, transit, pedestrians, and bicycles. It is anticipated that with proposed mitigation there would continue to be congestion along the Traffic Avenue corridor, specifically at the SR 410 interchange, and LOS standards may not be met. This is not considered a significant and unavoidable adverse impact of the Action Alternatives as the impact is likely to occur under all alternatives. As described previously, the City may consider changing LOS Policies to promote multimodal LOS.

2 Alternatives

2.1 Introduction and Purpose

This Supplemental Environmental Impact Statement (SEIS) addresses the City of Sumner's 2020 Comprehensive Plan and Zoning Amendments and the Update to the East Sumner Neighborhood Plan and associated Planned Action Ordinance. This Chapter identifies the range of proposals and alternatives. The alternatives are evaluated in Chapter 3 of this SEIS.

2020 Docket Amendments

The City of Sumner provides an annual amendment process to its Comprehensive Plan and development regulations such as the Zoning Code. The City approved several docket items for evaluation in 2020 including:

- MA-01: Amend Comprehensive Plan Map at Houston Road Urban Growth Area (UGA), and update Light Industrial development standards.
- MA-02: Remove remnant Central Business District (CBD) zoning on Main Street.
- MA-03: Update Comprehensive Plan Map and Zoning Map for School District lands.
- MA-05: Amend Comprehensive Plan Map and Zoning Map for East Sumner Neighborhood Plan (ESNP).
- TA-01: Update ESNP and make associated text amendments, including update to East Sumner Urban Village (ESUV) overlay zone, Resource Protection zone, and critical areas ordinance.
- ZCTA-04: Add allowance for small-batch coffee roasting in the TCP area.
- ZCTA-05: Add new "Innovation District" Overlay to the Zoning Code.
- ZCTA-06: Remove text related to remnant CBD and Mixed Use Development (MUD) Districts; update related Neighborhood Commercial text and Sign Code provisions.

One docket item was withdrawn by the applicant and is not evaluated in this SEIS: MA-04 Amend Comprehensive Plan Map at "Knutson Farms" property from Low Density Residential (LDR-85) to Medium Density Residential (MDR). A component of that docket item was an update to the City's Planned Residential Development (PRD) regulations, which is no longer being considered. Two other docket items, to update Comprehensive Plan policies regarding the status of the Manufacturing Industrial Center and the

status of the Town Center to reflect regional designations were withdrawn by the City as redundant with current policies.

Based on the evaluation of the districts in use and obsolete on the Zoning map, City staff are adding some additional housekeeping changes to remove items on the zoning legend that indicate the type of permitting process but are not useful for the zoning map: Detached Single Family Development, Mixed Use Commercial Allowed, and Traditional Neighborhood Design Option.

Summary of Alternatives

Alternatives evaluated in this SEIS, include:

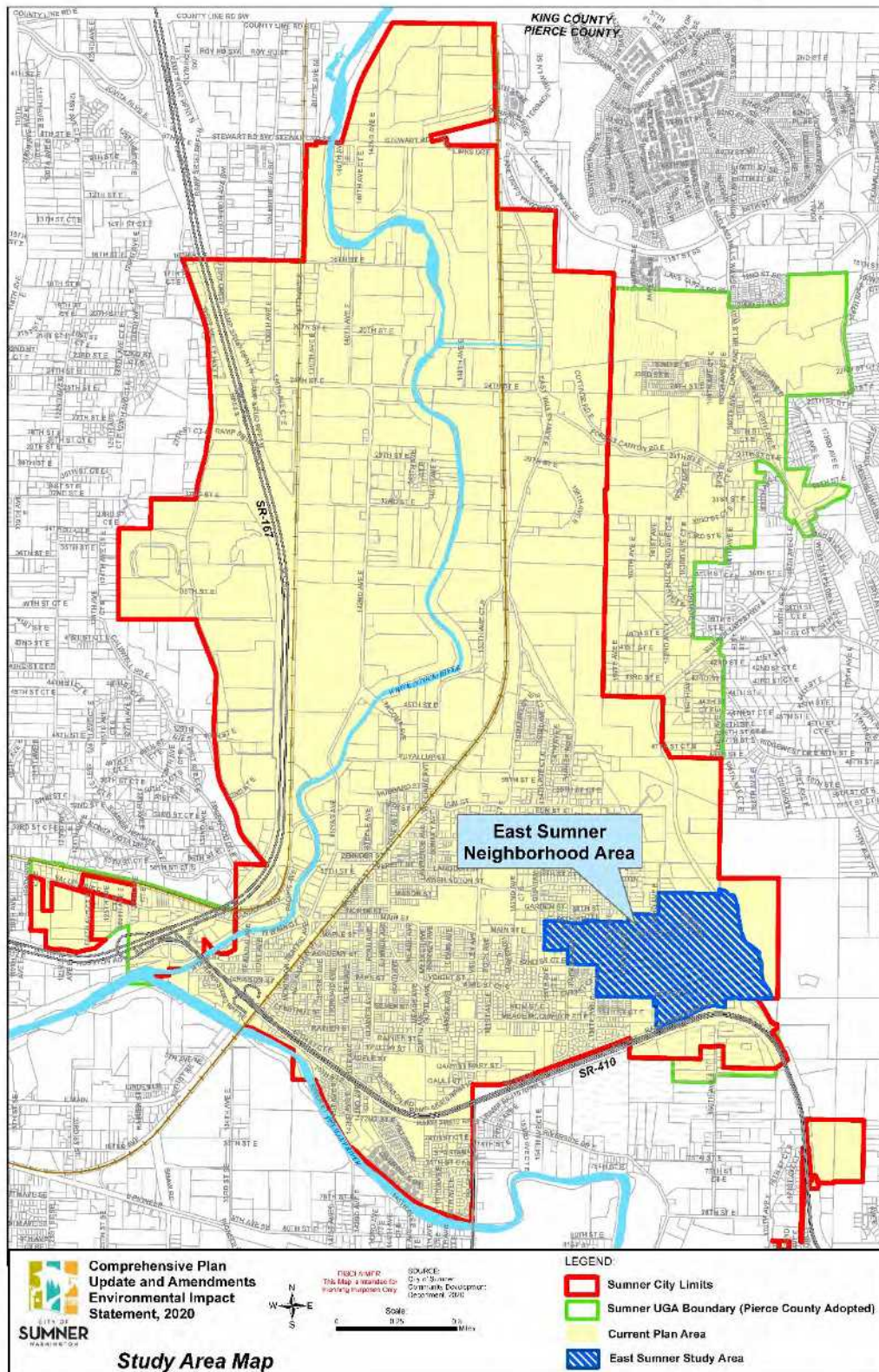
- No Action, retention of the current Comprehensive Plan and Zoning Code, and
- Proposed Action, consisting of the 2020 Docket Proposals.

ESNP is a center for mixed uses in the Comprehensive Plan. The No Action Alternative proposed filling wetlands and mitigating them elsewhere in the neighborhood or along the White River to allow for more regular development patterns and a center spine road. In the ESNP, the Proposed Action consists of proposals to retain the central wetlands and removing the proposed center spine road, while allowing for mixed use growth elsewhere on unconstrained land. Two Action Alternatives are considered in the ESNP: Alternative 2 Neighborhood Center with Nature Park and Alternative 3 Central Nature Park.

2.2 Description of the Study Area

The study area consists of the Sumner Planning Area that includes the city limits and UGA. Selected areas are proposed for amendment within the study area, particularly the ESNP. The focus of changes to growth and plans in the ESNP is on the central neighborhood between 160th Avenue East and Sumner-Tapps Highway. See Exhibit 2-1.

Exhibit 2-1 Sumner Planning Area



Source: City of Sumner, 2014.

2.2.1 Planning and SEPA Process

Public Comment Opportunities

SEPA Process: A scoping notice is not required for a SEIS, but to initiate the SEPA process, the City voluntarily published a scoping notice in Summer 2020 for a 21-day period. The scoping notice is included in Appendix A. No comments were received regarding the scoping notice.

The 2015 Planned Action Ordinance (PAO) for the East Sumner Neighborhood subarea, which established the SEPA environmental review process for the subarea, is to be amended (see below). A community meeting has been held virtually regarding the amendment of the ESNP Planned Action Ordinance consistent with RCW 43.21C.440.

This Draft SEIS has been issued with a 30-day comment period during which time written comments are requested (see Fact Sheet for method to provide comments). The Final SEIS will respond to public comments on the Draft SEIS. The Draft EIS Comment period is another opportunity to comment on the proposals for map, policy, and code changes including the planned action ordinance amendments.

Planning Process: In Spring 2020, the City of Sumner established the 2020 annual amendments approved for study and evaluation following a public hearing by the Planning Commission. In addition, the City has held public engagement events for the ESNP update, including an online survey in 2020 and a survey and open house in 2019.

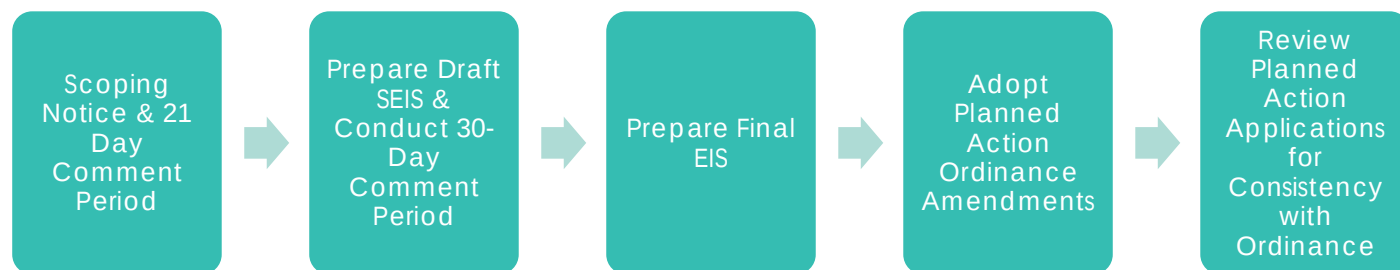
The 2020 Docket proposals and the Draft ESNP Update are available for comment concurrently with this Draft SEIS and are included in Appendix B.

Planned Action

A planned action provides more detailed environmental analysis during the early formulation stages of planning proposals rather than at the project permit review stage. Future development proposals consistent with the ESNP Planned Action Ordinance (PAO) do not have to undergo an environmental threshold determination and are not subject to SEPA appeals when consistent with the PAO, including specified development parameters and mitigation measures. Planned actions still need to meet the City's development regulations and to obtain necessary permits. See Exhibit 2-2.

In 2015, the City approved a Planned Action for ESNP. With the ESNP Update, the Planned Action Ordinance is proposed for amendment. Appendix C contains a draft of the PAO amendments.

Exhibit 2-2 ESNP Planned Action Process



Source: BERK, 2020.

2.2.2 Prior Environmental Review

SEPA allows use of prior environmental documents ([WAC 197-11-600](#)). The City may rely on part or all prior documents and update past information through an addendum (if minor differences from prior EIS) or through a SEIS (address new alternatives and new information). The City determined that an SEIS was appropriate, and optionally conducted a scoping process; see Appendix A.

This SEIS supplements prior SEPA documents:

- Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Development Regulations and Critical Areas Ordinance Update, and East Sumner Neighborhood Planned Action, Final SEIS, issued August 6, 2015.
- Final Supplemental Environmental Impact Statement Sumner Town Center Subarea Plan Update and Planned Action, November 26, 2018.

The City has identified and adopted these documents as being appropriate for this proposal after independent review, and they will accompany the proposal to the decision makers. This SEIS builds on these documents and meets the City's environmental review needs for the current proposal.

2.3 Objectives and Alternatives

2.3.1 Proposal Objectives

Planning Area Objectives

SEPA requires a statement of objectives allowing alternatives to be compared by how they could attain or approximate them.

Consistency with the Comprehensive Plan Vision Statement is the primary objective for the 2020 Sumner Comprehensive Plan and Zoning Amendments. An excerpt of the Vision Statement is presented below:

In 2035 Sumner shows strongly its unique "small town" characteristics and appeal even in the face of a changing world. Through ongoing cooperation and communication between citizens, business, industry, schools, and local government, an environment exists which reflects the community's pride in itself. This environment embodies our agricultural heritage, our desire for open space, our promotion of quality education, our community interaction, and our readiness for the future.

In order to maintain this environment our community upholds responsible commitments in planning for sustainability with our physical layout, the character of our residential districts, our growth patterns, the maintenance of our parks and recreational commitments, our continued economic development, and responsible governance.

Other objectives include:

- Maintain consistency with Growth Management Act (GMA) goals, county-wide planning policies for Pierce County, and the applicable multicounty planning policies. See Chapter 3 for applicable policies.
- Maintain consistency with growth allocations, provision of sufficient land capacity, and efficient use of land.
- Reinforce the City's land use plan to: provide a variety of employment opportunities and commercial services for the community; provide a range of housing types in the community; facilitate mixed-use development in the Town Center and East Sumner neighborhoods; and protect ecological conditions and functions and values of critical areas.
- Provide multimodal transportation improvements and sufficient public services and infrastructure to support the land use vision.
- Consider location-specific amendment requests consistent with the annual comprehensive plan and development regulation docket review cycle.

East Sumner Neighborhood Objectives: 2020 Vision

The 2020 ESNP frames a mixed-use urban village that will complement, but not compete with, downtown-area businesses and focuses on:

- Creating a central neighborhood natural amenity.
- Maintaining opportunities for local and regional commercial development.
- Increasing opportunities for multifamily residential developments in the central neighborhood.
- Protecting and enhancing the wetlands area to provide a new natural conservancy in the neighborhood, becoming a central park. New residential and commercial development could have views of this new amenity.

2.3.2 Alternatives

Sumner Planning Area

For the Planning Area, the Alternatives include the No Action Alternative that retains the current Comprehensive Plan and Zoning Code, and the Proposed Action Alternative that consists of the proposed 2020 Docket Amendments and various policy updates. The proposed 2020 amendments include the following:

- **Comprehensive Plan Future Land Use Map and Zoning Map** amendments. The Houston Road area would be changed from General Commercial designation to an Industrial designation. Properties purchased by the Sumner School District near the Sumner High School would be Public-Private Utilities/Facilities rather than Medium Density Residential (MDR) or Central Business District (CBD). There would be housekeeping changes to redesignate some remnant CBD designations to Neighborhood Commercial (NC) along Main Street near Meade Avenue and Valley Avenue. There would also be updates to the ESNP, including map changes.
- **Comprehensive Plan policy** edits. Text and policies would be updated to support the existing Town Center area, and to add new policies to support Innovation Districts and senior housing. There would also be Comprehensive Plan text updates to support the recommendations in the ESNP. Some minor text updates and housekeeping changes are also proposed.
- **Zoning text amendments.** Amendments to the zoning code would change allowable uses in some districts including allowing small-batch coffee roasting in the Town Center Plan (TCP) area, and expanding uses allowed in the Neighborhood Commercial zone. New standards would be applied to certain uses in the Light Industrial (M-1) zone. There would also be a new “Innovation District” Overlay added to the Zoning Code, and updates to the Planned Residential Development standards. There would also be zoning text amendments to support the ESNP, such as changes to the ESUV overlay zone and critical areas ordinance. Finally as a housekeeping measure, the City would remove the old CBD zone and the Mixed Use Development (MUD) zone from various references in the Zoning Code, and update the Sign Code to apply to the Town Center area.

Each category of amendment is described in further detail below.

Comprehensive Plan and Zoning Map Changes

The Proposed Action proposes three areas of map amendments noted in Exhibit 2-3. The ESNP Update is considered in a separate section below.

Exhibit 2-3 Comprehensive Plan Future Land Use and Zoning Map Changes

Docket Item	Location	Summary Description
MA-01: Amend Comprehensive Plan Map at Houston Road Urban Growth Area (UGA), and update Light Industrial development standards.	Houston Road between the river/SR410 and SR167; it is mostly outside of city limits but within the adopted UGA.	Change Comprehensive Plan map from a General Commercial designation to an Industrial designation covering 13 parcels and approx. 7.2 acres.
MA-02: Remove remnant Central Business District (CBD) zoning on Main Street.	Four parcels at Meade and Meeker Avenues; one parcel at Valley Avenue and Main Street.	Replace remnant CBD zone with zones consistent with Town Center Plan.
MA-03: Update Comprehensive Plan Map and Zoning Map for School District lands.	Eleven parcels on Mason Street next to the high school and three parcels at Elhi Hill school on Main Street.	Show Sumner-Bonney Lake School District property with a Public-Private Utilities/Facilities designation.
MA-05: Amend Comprehensive Plan Map and Zoning Map for East Sumner Neighborhood Plan (ESNP).	East Sumner Neighborhood Plan area.	See discussion in separate section below.

Source: City of Sumner, 2020.

The Proposed Action includes adding the existing Resource Protection District to the Comprehensive Plan Map and text, consistent with the adopted district on the Zoning Map. In addition, the Proposed Action includes a minor “cleanup” to the Zoning Map. Three categories labeled on the Zoning Map consisting of: “Detached Single Family Development, Mixed Use Commercial Allowed, and Traditional Neighborhood Design Option” are proposed to be removed. These categories are not zoning districts nor overlays, but are related to previous administrative permits.

The No Action Alternative would retain the current Comprehensive Plan Future Land Use Map and Zoning Map. See Exhibit 2-4 and Exhibit 2-5. The proposed Comprehensive Plan Future Land Use Map and Zoning Map follow in Exhibit 2-6 and Exhibit 2-7.

City of Sumner
Comprehensive Plan Map

ADOPTED: 12-20-2018
 DRAFTING: JG, JMS
 PLOTTED ON: 01-23-2019, JAM

SOURCE: City of Sumner
 Community Development
 Planning 2018

Scale: 1" = 6.25' (1:393.75)

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OVERLAYS:

- Summer City Limits
- Summer UGA
- East-Summer Neighborhood - Future of Local Experience
- East-Summer Design Strategy Area
- Urban Center - Community Center
- UGA Zone
- UGA Core Overlay
- UGA Core

COMPREHENSIVE ZONING DESIGNATIONS:

- Central Business District
- General Commercial
- Interchange Commercial
- Neighborhood Commercial
- Heavy Industrial
- Light Industrial
- Urban Village
- High Density Residential
- Medium Density Residential
- Low Density Residential 3
- Low Density Residential 2
- Low Density Residential 1
- Public-Private Utilities & Facilities

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City of Sumner
SUMNER Zoning Map

ADOPTED: 06/26/2019
ORDINANCE NO. 2100
PLAT/COM: 06/20/2019, JAN
SOURCE: City of Sumner
Comprehensive Development
Department, 2019

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SUMNER ZONING AMENDMENTS OVERLAYS:

- Local Main Street Design Strategy Area
- East Sumner Urban Center
- Distributed City of Plan Development
- West Side Commercial Area
- Traditional Neighborhood Design Overlay
- Truck Parking Overlay
- Community Overlay
- Urban Growth Overlay
- Conditional Employment District

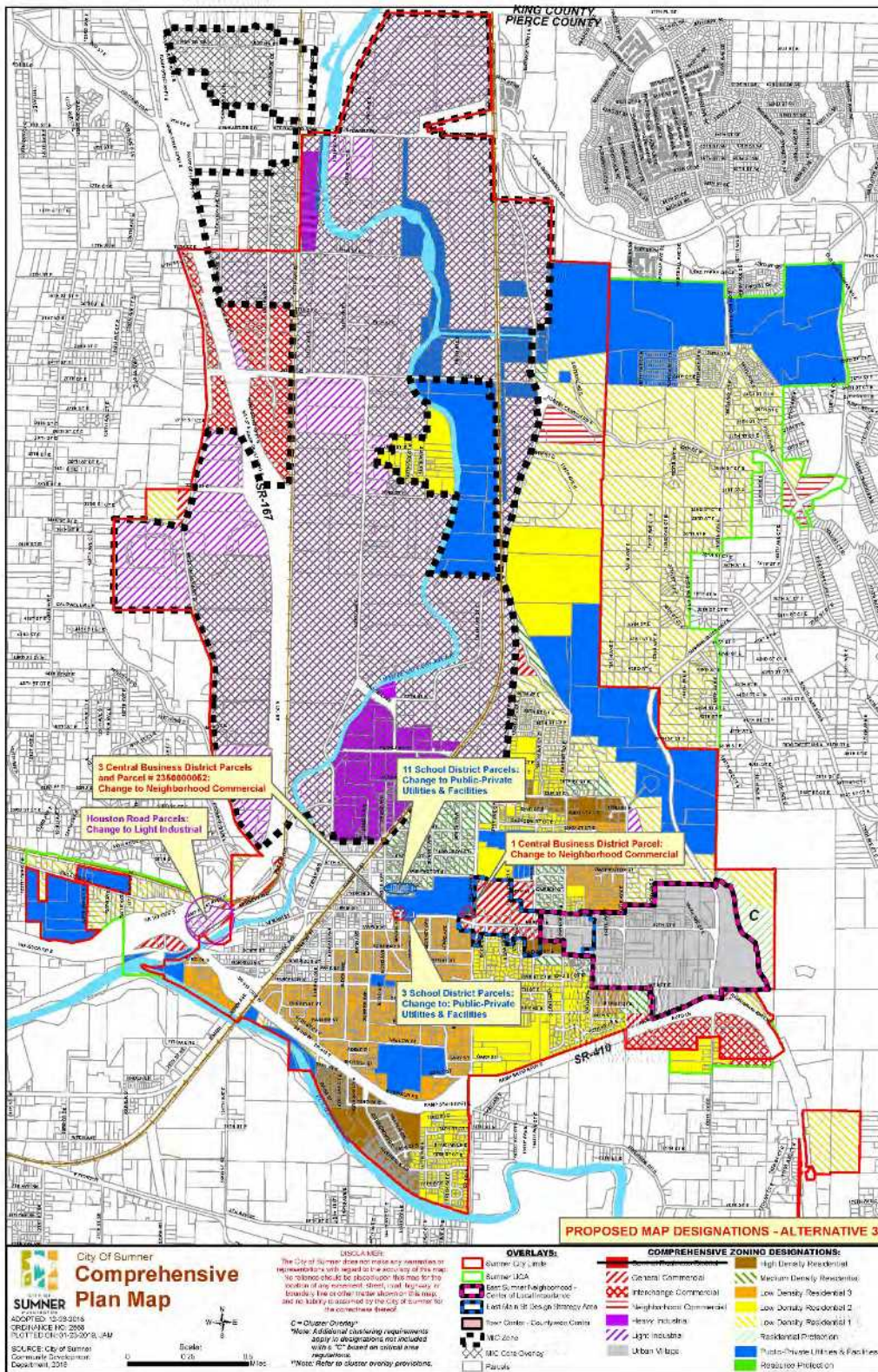
SUMNER ZONING DESIGNATIONS:

- Central Business District
- General Commercial
- Neighborhood Commercial
- Neighborhood Commercial
- Heavy Industrial
- Light Industrial
- Residential Protection
- High Density Residential
- Medium Density Residential
- Low Density Residential 1200
- Low Density Residential 800
- Low Density Residential 720
- Low Density Residential 600
- Low Density Residential 400
- Residential Protection

Scale: 0" = 1/4" = 1/2" = 3/4" = 1" = 1 1/2" = 2" = 3" = 4" = 5" = 6" = 7" = 8" = 9" = 10" = 11" = 12" = 13" = 14" = 15" = 16" = 17" = 18" = 19" = 20" = 21" = 22" = 23" = 24" = 25" = 26" = 27" = 28" = 29" = 30" = 31" = 32" = 33" = 34" = 35" = 36" = 37" = 38" = 39" = 40" = 41" = 42" = 43" = 44" = 45" = 46" = 47" = 48" = 49" = 50" = 51" = 52" = 53" = 54" = 55" = 56" = 57" = 58" = 59" = 60" = 61" = 62" = 63" = 64" = 65" = 66" = 67" = 68" = 69" = 70" = 71" = 72" = 73" = 74" = 75" = 76" = 77" = 78" = 79" = 80" = 81" = 82" = 83" = 84" = 85" = 86" = 87" = 88" = 89" = 90" = 91" = 92" = 93" = 94" = 95" = 96" = 97" = 98" = 99" = 100" = 101" = 102" = 103" = 104" = 105" = 106" = 107" = 108" = 109" = 110" = 111" = 112" = 113" = 114" = 115" = 116" = 117" = 118" = 119" = 120" = 121" = 122" = 123" = 124" = 125" = 126" = 127" = 128" = 129" = 130" = 131" = 132" = 133" = 134" = 135" = 136" = 137" = 138" = 139" = 140" = 141" = 142" = 143" = 144" = 145" = 146" = 147" = 148" = 149" = 150" = 151" = 152" = 153" = 154" = 155" = 156" = 157" = 158" = 159" = 160" = 161" = 162" = 163" = 164" = 165" = 166" = 167" = 168" = 169" = 170" = 171" = 172" = 173" = 174" = 175" = 176" = 177" = 178" = 179" = 180" = 181" = 182" = 183" = 184" = 185" = 186" = 187" = 188" = 189" = 190" = 191" = 192" = 193" = 194" = 195" = 196" = 197" = 198" = 199" = 200" = 201" = 202" = 203" = 204" = 205" = 206" = 207" = 208" = 209" = 210" = 211" = 212" = 213" = 214" = 215" = 216" = 217" = 218" = 219" = 220" = 221" = 222" = 223" = 224" = 225" = 226" = 227" = 228" = 229" = 230" = 231" = 232" = 233" = 234" = 235" = 236" = 237" = 238" = 239" = 240" = 241" = 242" = 243" = 244" = 245" = 246" = 247" = 248" = 249" = 250" = 251" = 252" = 253" = 254" = 255" = 256" = 257" = 258" = 259" = 260" = 261" = 262" = 263" = 264" = 265" = 266" = 267" = 268" = 269" = 270" = 271" = 272" = 273" = 274" = 275" = 276" = 277" = 278" = 279" = 280" = 281" = 282" = 283" = 284" = 285" = 286" = 287" = 288" = 289" = 290" = 291" = 292" = 293" = 294" = 295" = 296" = 297" = 298" = 299" = 300" = 301" = 302" = 303" = 304" = 305" = 306" = 307" = 308" = 309" = 310" = 311" = 312" = 313" = 314" = 315" = 316" = 317" = 318" = 319" = 320" = 321" = 322" = 323" = 324" = 325" = 326" = 327" = 328" = 329" = 330" = 331" = 332" = 333" = 334" = 335" = 336" = 337" = 338" = 339" = 340" = 341" = 342" = 343" = 344" = 345" = 346" = 347" = 348" = 349" = 350" = 351" = 352" = 353" = 354" = 355" = 356" = 357" = 358" = 359" = 360" = 361" = 362" = 363" = 364" = 365" = 366" = 367" = 368" = 369" = 370" = 371" = 372" = 373" = 374" = 375" = 376" = 377" = 378" = 379" = 380" = 381" = 382" = 383" = 384" = 385" = 386" = 387" = 388" = 389" = 390" = 391" = 392" = 393" = 394" = 395" = 396" = 397" = 398" = 399" = 400" = 401" = 402" = 403" = 404" = 405" = 406" = 407" = 408" = 409" = 410" = 411" = 412" = 413" = 414" = 415" = 416" = 417" = 418" = 419" = 420" = 421" = 422" = 423" = 424" = 425" = 426" = 427" = 428" = 429" = 430" = 431" = 432" = 433" = 434" = 435" = 436" = 437" = 438" = 439" = 440" = 441" = 442" = 443" = 444" = 445" = 446" = 447" = 448" = 449" = 450" = 451" = 452" = 453" = 454" = 455" = 456" = 457" = 458" = 459" = 460" = 461" = 462" = 463" = 464" = 465" = 466" = 467" = 468" = 469" = 470" = 471" = 472" = 473" = 474" = 475" = 476" = 477" = 478" = 479" = 480" = 481" = 482" = 483" = 484" = 485" = 486" = 487" = 488" = 489" = 490" = 491" = 492" = 493" = 494" = 495" = 496" = 497" = 498" = 499" = 500" = 501" = 502" = 503" = 504" = 505" = 506" = 507" = 508" = 509" = 510" = 511" = 512" = 513" = 514" = 515" = 516" = 517" = 518" = 519" = 520" = 521" = 522" = 523" = 524" = 525" = 526" = 527" = 528" = 529" = 530" = 531" = 532" = 533" = 534" = 535" = 536" = 537" = 538" = 539" = 540" = 541" = 542" = 543" = 544" = 545" = 546" = 547" = 548" = 549" = 550" = 551" = 552" = 553" = 554" = 555" = 556" = 557" = 558" = 559" = 560" = 561" = 562" = 563" = 564" = 565" = 566" = 567" = 568" = 569" = 570" = 571" = 572" = 573" = 574" = 575" = 576" = 577" = 578" = 579" = 580" = 581" = 582" = 583" = 584" = 585" = 586" = 587" = 588" = 589" = 590" = 591" = 592" = 593" = 594" = 595" = 596" = 597" = 598" = 599" = 600" = 601" = 602" = 603" = 604" = 605" = 6

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Exhibit 2-6 Action Alternatives: Proposed Comprehensive Plan Future Land Use Map



Source: City of Sumner, 2020.

City of Sumner Zoning Map

PROPOSED ZONING DESIGNATIONS - ALTERNATIVE 1

LEGEND:

- EXISTING ZONING:**
 - High Density Residential
 - Medium Density Residential
 - Low Density Residential
 - Neighborhood Commercial
 - Light Industrial
 - Heavy Industrial
 - Office Professional
 - Office General
 - Office Limited
 - Office Professional
 - Office General
 - Office Limited
 - Office Professional
 - Office General
 - Office Limited
- PROPOSED ZONING:**
 - High Density Residential
 - Medium Density Residential
 - Low Density Residential
 - Neighborhood Commercial
 - Light Industrial
 - Heavy Industrial
 - Office Professional
 - Office General
 - Office Limited
 - Office Professional
 - Office General
 - Office Limited
 - Office Professional
 - Office General
 - Office Limited

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Scale: 1" = 100'

North Arrow: N

City of Sumner Zoning Map

ADOPTED: City of Sumner Community Development Department, 2020

REVISION: City of Sumner Community Development Department, 2020

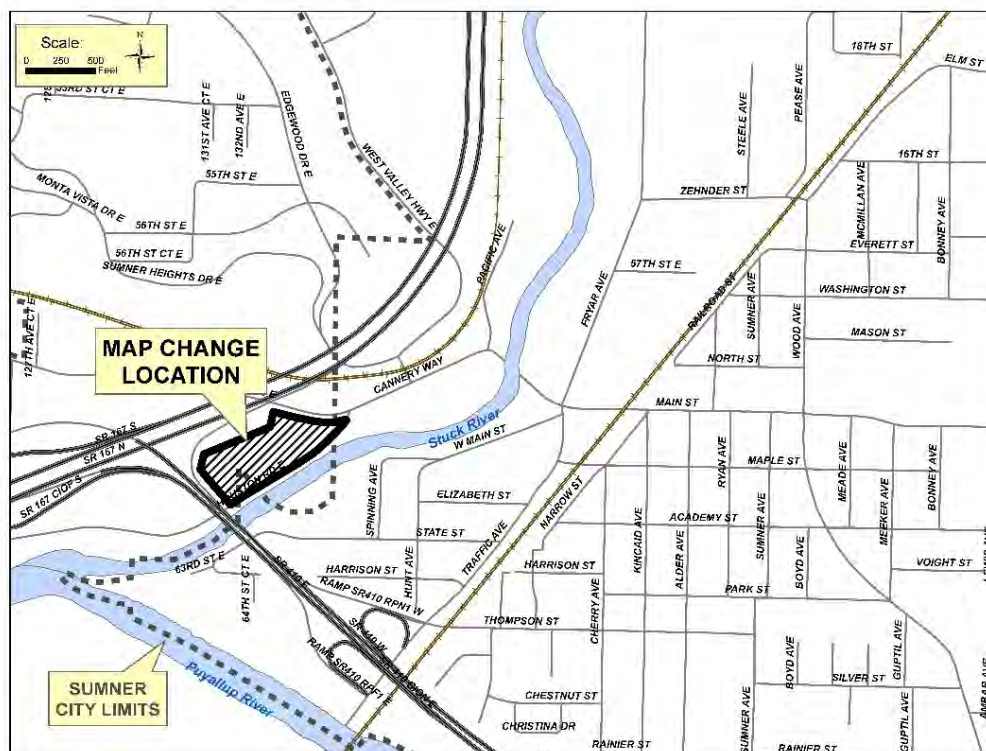
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MA-01: Houston Road UGA Vicinity

While Pierce County zones the area as Moderate Density Single Family, the current uses are primarily industrial, and the applicant would like a Future Land Use Map designation that allows such uses. The docket proposal includes:

- Comprehensive Plan Future Land Use Map change from General Commercial to Light Industrial for 13 parcels.
- Zoning Map change 4 of those parcels currently in city limits from General Commercial to M-1, light manufacturing district.
- Proposed updates to M-1 regulations for contractor yards to allow reduced setbacks and outdoor storage adjacent to State Highway right-of-way, while maintaining street-front screening.

Exhibit 2-8 Houston Road: Change from General Commercial to Light Industrial



Sources: Google Earth, 2020; City of Sumner, 2020.

MA-02: Remove remnant CBD Zoning on Main Street and Change to Neighborhood Commercial

The City Council adopted the updated Town Center Plan (TCP) in 2018, which replaced most of the CBD zone with a TCP zone. The docket will clean up the Future Land Use Map to remove the CBD designation from the Comprehensive Plan map and the CBD district from the Zoning Map. Three parcels along Main Street with CBD zoning are proposed to be changed to Neighborhood Commercial (NC). See Exhibit 2-9.

Components of this docket amendment include:

- Change 2 parcels at Meade and Meeker Avenues from CBD to NC zoning (currently in commercial/office use).
- Change 1 parcel at Valley Avenue and Main Street from CBD to NC zoning (currently Subway/professional offices).
- Proposed Zoning Code amendments to the NC zone, to clarify allowances for professional and medical offices, banks, artist studios and restaurants.

Exhibit 2-9 Change from CBD to NC



Sources: Google Earth, 2020; City of Sumner, 2020.

Other CBD properties purchased by the School District are proposed for change under MA-03 below.

MA-03: School District Lands Change from Medium Density Residential (MDR) and CBD to Public and Private Utilities-Facilities (PPUF)

The Sumner-Bonney Lake School District recently acquired 11 parcels on Mason Street currently designated as Medium Density Residential (MDR) next to the high school and 3 parcels at Elhi Hill school on Main Street current designated as CBD. The District proposes to develop the sites as school facilities. See Exhibit 2-10 and Exhibit 2-11.

The docket application proposes to redesignate these parcels with a Public-Private Utilities/Facilities designation on the Comprehensive Plan Future Land Use Map instead of MDR and CBD designations. For consistency between the Comprehensive Plan and Zoning Map, the proposal would also change the underlying zone of the Mason Street parcels from MDR to Low Density Residential (LDR), which is the same zone as the larger high school property. The Elhi Hill parcels would change from CBD to NC, and the third parcel to the south would retain its current Low Density Residential (LDR) zone. School uses are already allowed in all of these zones with a conditional use permit.

Exhibit 2-10 School District Land Redesignations: MDR to PPUF



Sources: Google Earth, 2020; City of Sumner, 2020.

Exhibit 2-11 School District Land Redesignations: GC and LDR to PPUF



Sources: Google Earth, 2020; City of Sumner, 2020.

Comprehensive Plan Policy Edits and Zoning Code Text Amendments

Comprehensive Plan text changes are proposed to add an Innovation District and to reflect County center designations for the TCP; see Exhibit 2-10. In addition, there would be housekeeping changes, such as updating lists of implementing documents and land use designations. In addition to these Comprehensive Plan policy and text edits, there would be integration of the ESNP as part of the Comprehensive Plan.

Several zoning code amendments are proposed to add new land use allowances or make housekeeping amendments; some of these are associated with the map amendments. See Exhibit 2-12. These amendments are evaluated in Chapter 3.

Exhibit 2-12 Comprehensive Plan and Zoning Text Amendments

Docket Item	Location	Summary Description
TA-01: Update ESNP and make associated text amendments including update to ESUV overlay zone, Resource Protection zone, and critical areas ordinance listed under map amendments MA-01 and MA-02.	East Sumner Neighborhood Plan area.	Comprehensive Plan would be updated to support ESNP policies, including land use designations, multifamily policy language, transportation policies. Zoning Code update would include update to ESUV overlay zone, Resource Protection zone, and critical areas ordinance. See separate ESNP discussion below.

Docket Item	Location	Summary Description
ZCTA-04: Add allowance for small-batch coffee roasting in the TCP area.	Existing TCP area around the Sumner Station and downtown.	Establish regulations for the TCP area to allow small “craft” coffee roasting through a conditional use permit. ▪ Add this new use to Town Center Code (TCC) (SMC 18.29). ▪ Add new performance standards that would address potential impacts such as noise and odors.
ZCTA-05: Add new “Innovation District” Overlay to the Zoning Code.	Provides an overlay that could be applied in the future upon request of property owner to non-residential locations.	Add new text to the Zoning Code and policies to the Comprehensive Plan to provide an Innovation District overlay zone. Establish general performance standards to support innovative approaches to commerce, craft businesses, light manufacturing for artisans, etc.
ZCTA-06: Remove remnant CBD and Mixed Use Development (MUD) Districts; update related Neighborhood Commercial zone text and Sign Code provisions.	This is a code and policy amendment. See also MA-02.	Remove the old CBD and MUD zones from the Zoning Code since they are no longer relevant with the 2018 adoption of the TCP. Includes cleanup of Comprehensive Plan land use districts; noise ordinance; and off-street parking regulations. The sign code would be updated to remove CBD references and to apply sign standards to Town Center Plan area.

Source: City of Sumner, 2020.

As a result of the City adopting functional plans and the evolving nature of regional plans, several housekeeping amendments are proposed:

- Introduction: Update the list of GMA-required planning efforts. For example, the four-county VISION 2050 plan has been adopted.
- Housing Element: Correct references to citywide housing strategies/plans.
- Transportation: Includes minor updates to figure numbers and missing numbers.
- Capital Facilities: Update level of service policies to match the City’s recently adopted water plan for consistency.
- Shorelines: Updates consistent with recent adopted shoreline maps and scrivener’s errors.

East Sumner Neighborhood

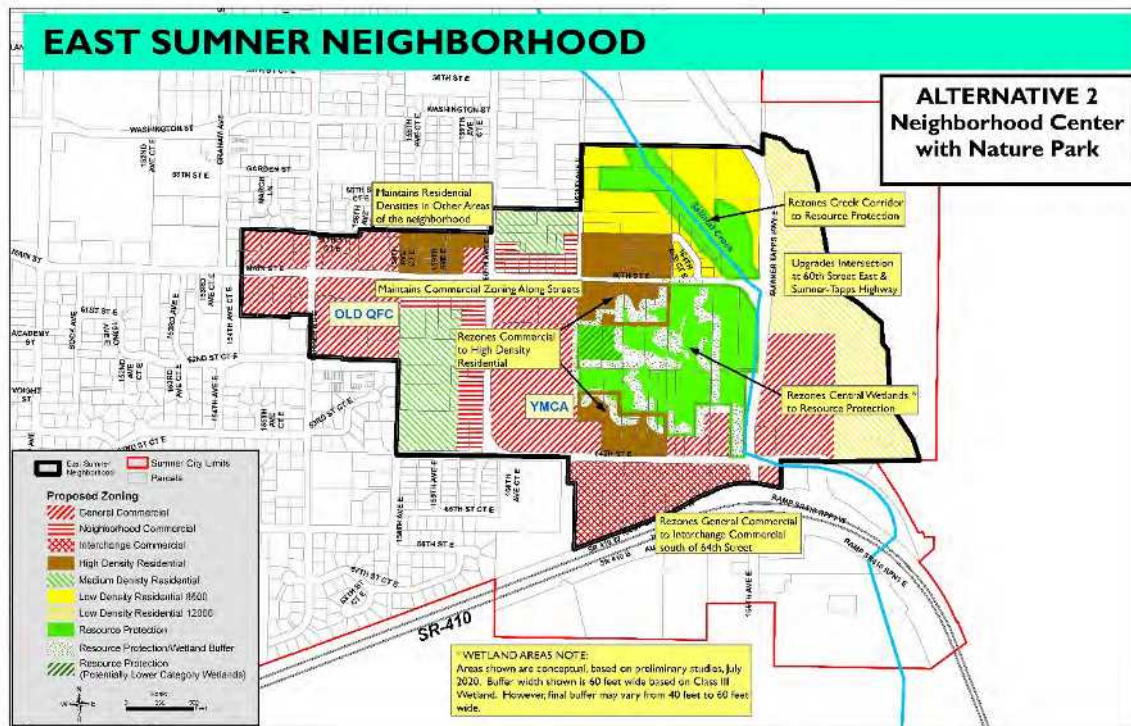
In the East Sumner Neighborhood, the No Action Alternative includes the current Comprehensive Plan designations and Zoning districts, and the adopted 2015 Planned Action Ordinance. The Current Comprehensive Plan shows Urban Village for the whole neighborhood. See Exhibit 2-4 above. Zoning is largely General Commercial with areas of LDR, MDR, and High Density Residential (HDR). See Exhibit 2-13.

[illegible]

Action Alternatives 2 and 3 would maintain the Urban Village designation but vary the underlying zoning:

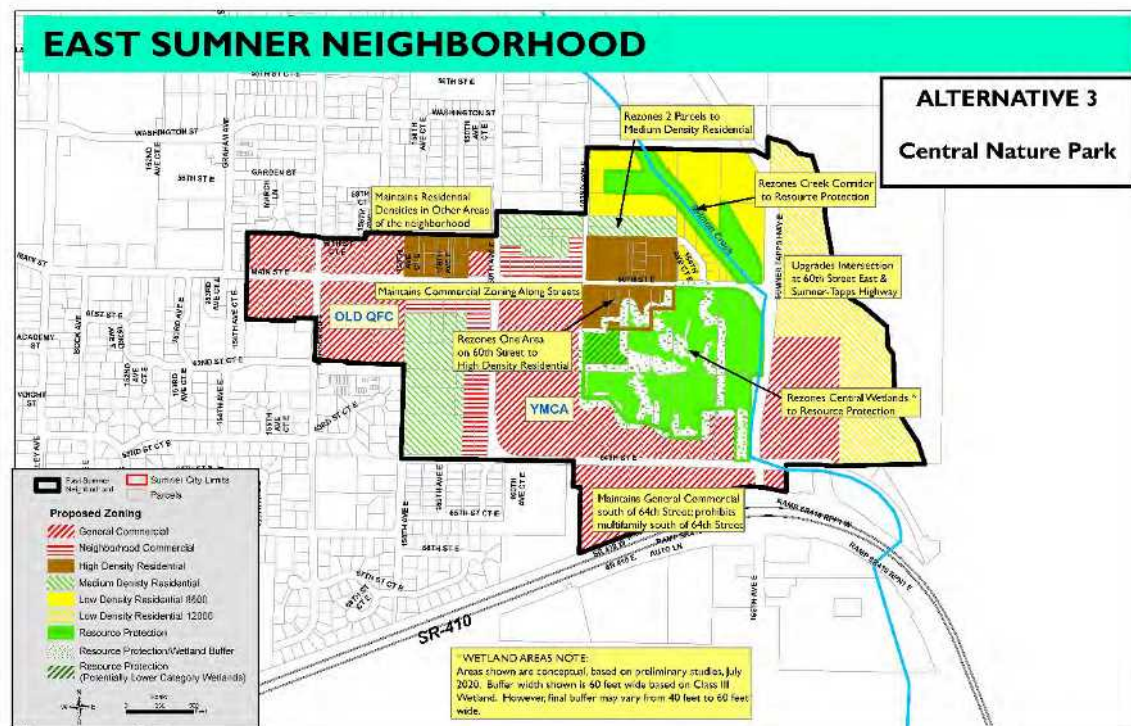
- Both designate a wetland complex and the Salmon Creek corridor as Resource Protection. Alternative 2 calls for a Neighborhood Center with Nature Park and Alternative 3 calls for a Central Nature Park.
- Both Action Alternatives vary the types and locations of multifamily residential and commercial zones. See Exhibit 2-14 and Exhibit 2-15.
 - Alternative 2 proposes more areas of HDR along 60th Street E and 64th Street E and Interchange Commercial south of 64th Street E.
 - Alternative 3 proposes HDR along 60th Street E and a transitional area of MDR abutting HDR north of 60th Street E along 162nd Avenue E.

Exhibit 2-14 ESNP Alternative 2



Source: City of Sumner, 2020.

Exhibit 2-15 ESNP Alternative 3



Source: City of Sumner, 2020.

Under both Action Alternatives, the existing Planned Action Ordinance applicable to the ESNP would be amended to address the changed land use patterns and trips, and updated mitigation measures.

As a result of the evaluation of the wetlands in East Sumner's central block, the City is proposing a lower density Resource Protection zone along the central wetlands and Salmon Creek. Existing structures that lie within regulatory buffers (e.g. 60 foot buffer for wetland) are found in the study area given the long-standing residential and commercial uses, and changing regulations over time. Accordingly, the City has identified some amendments to critical area regulations that would apply in the study area as well as citywide:

- Define existing legal uses and how legal non-conforming structures may be maintained or expanded,
- Address buffer widths when there are intervening buildings and roads interfering with buffer functions,
- Clarify and reorganize exemptions or allowed uses such as routine maintenance of roads.

See Appendix B.

2.3.3 Alternative Comparisons

Land Use Patterns

The Alternatives result in different future land use patterns. Action Alternatives have a greater amount of Light Industrial and less General Commercial land use designations, greater NC and less CBD or MUD designations, and greater Public-Private Utilities and Facilities, and less CBD and MDR designations. Note that Comprehensive Map designations do not change within the ESNP; there are only zoning changes. See Exhibit 2-16 and Exhibit 2-17.

Exhibit 2-16 Future Comprehensive Plan Land Use Designations – Acres by Alternative

Future Land Use Designation	No Action Alternative 1	City Docket + ESNP Alternative 2	City Docket + ESNP Alternative 3
Central Business District	2.22	0	0
General Commercial	83.58	76.33	76.33
Interchange Commercial	141.82	141.82	141.82
Neighborhood Commercial	35.93	37.07	37.07
Heavy Industrial	131.56	131.56	131.56
Light Industrial	1,730.46	1,737.71	1,737.71
High Density Residential	89.73	89.73	89.73
Medium Density Residential	101.85	99.84	99.84
Low Density Residential 1	855.76	855.76	855.76
Low Density Residential 2	375.75	375.75	375.75
Low Density Residential 3	257.79	257.62	257.62

Future Land Use Designation	No Action Alternative 1	City Docket + ESNP Alternative 2	City Docket + ESNP Alternative 3
Residential Protection	25.44	25.44	25.44
Urban Village	178.24	178.24	178.24
Public-Private Utilities and Facilities	823.09	825.96	825.96
Total	4,833.22	4,832.83	4,832.83

Source: City of Sumner, 2020.

With annual amendment changes, there is greater Light Industrial (M-1) zoning and less GC on the west at Houston Road, and within the ESNP, greater Resource Protection and MDR and HDR zoning and less GC. Action Alternative 2 would also increase Interchange Commercial in place of GC. See Exhibit 2-17.

Exhibit 2-17 Zoning – Acres by Alternative

Zoning District	Alternative 1	Alternative 2	Alternative 3
Town Center 3 Stories	0.05	0.05	0.05
Town Center 4 Stories	0.47	0.47	0.47
Town Center 5 Stories	0.17	0.17	0.17
Town Center 6 Stories	1.39	1.39	1.39
Central Business District	1.82	0	0
General Commercial	148.45	116.67	131.48
Interchange Commercial	141.37	152.68	141.37
Neighborhood Commercial	31.31	32.96	32.96
Heavy Industrial	139.04	139.04	139.04
Light Industrial	1,836.17	1,836.45	1,836.45
High Density Residential	103.48	111.58	108.08
Medium Density Residential	108.15	106.14	108.58
Low Density Residential 12000	670.49	661.08	661.08
Low Density Residential 8500	383.93	377.17	374.73
Low Density Residential 7200	60.24	60.24	60.24
Low Density Residential 6000	250.42	250.59	250.59
Low Density Residential 4000	4.54	4.54	4.54
Residential Protection	25.44	25.44	25.44
Resource Protection	96.64	126.91	126.91
Total	4,003.57	4,003.57	4,003.57

Source: City of Sumner, 2020.

Growth Patterns

All Alternatives result in similar overall Planning Area growth.³ Due to the docket applications there are shifts. All alternatives promote the Town Center as a primary center for housing with the ESNP Alternatives shifting more housing and jobs to the Town Center as having a greater share. A small share of jobs “displaced” in the ESNP by a reduction in commercial zoning, is proposed to be absorbed by the Houston Road site. Since Houston Road is mostly in the UGA, the shift in jobs from ESNP shows an increase in growth in jobs in the UGA, though still a small share compared to the rest of the city (primarily the MIC). See Exhibit 2-18, Exhibit 2-19, and Exhibit 2-20. The ESNP Alternatives propose to:

- Shift housing under Action Alternatives from ESNP to Town Center, greater for Alternative 3 than for Alternative 2, given proposed residential zoning differences. Given the large area of Resource Protection and less area of commercial zoning, shift jobs from ESNP to Town Center and Houston Road.
- Shift jobs from ESNP to Houston Road which has a small amount of new jobs (i.e. 10 jobs) under No Action. Move dwellings assumed in Houston Road (i.e. 10 homes) to Town Center.

Exhibit 2-18 No Action Growth Shares, 2010-2035

Location	Housing	Share	Jobs	Share
Town Center	1,194	40%	460	4%
ESNP	439	15%	529	4%
Other City	780	26%	11,767	90%
UGA	596	20%	278	2%
Total	3,008	100%	13,033	100%

Source: BERK, 2020.

Exhibit 2-19 2020 City Docket + ESNP Alternative 2 Growth Shares, 2010-2035

Location	Housing	Share	Jobs	Share
Town Center	1,404	47%	619	5%
ESNP	252	8%	285	2%
Other City	765	26%	11,766	90%
UGA	586	19%	363	3%
Total	3,007	100%	13,032	100%

Source: BERK, 2020.

³ Citywide growth assumptions are based on the 2015 Comprehensive Plan Update and 2014 Buildable Lands Report (which use a base year of 2010), as well as the 2018 Town Center Plan Update and 2020 ESNP Update. The traffic model also considers a base year of 2010 and a horizon of 2035. Growth assumptions by alternative are thus compared to targets with a base year of 2010.

Exhibit 2-20 2020 City Docket + ESNP Alternative 3 Growth Shares, 2010-2035

Location	Housing	Share	Jobs	Share
Town Center	1,460	49%	617	5%
ESNP	196	7%	286	2%
Other City	766	25%	11,767	90%
UGA	586	19%	363	3%
Total	3,007	100%	13,032	100%

Source: BERK, 2020.

2.4 Benefits and Disadvantages of Delaying the Proposed Action

Delay of the proposal would reduce changes in transportation trip patterns with lesser trips in ESNP and greater trips where growth is moved, e.g. Town Center and Houston Road. Delay shifts in public service demands and costs from ESNP to Town Center and Houston Road.

The disadvantages of delaying the Proposed Action include less housing variety in ESNP given trends have exhibited more non-residential development under No Action. Delaying the Proposed Action would also delay the conservation of wetlands in the ESNP, and continue plans for a spine road and offsite wetland banking and enhancement.

3 Environment, Impacts, and Mitigation

This chapter describes the affected environment, potential impacts, and mitigation measures for the following topics:

- Section 3.1 Natural Environment
- Section 3.2 Land Use Patterns and Policies
- Section 3.3 Socioeconomics
- Section 3.4 Public Services and Utilities
- Section 3.5 Transportation

Following a description of current conditions (affected environment), the analysis compares and contrasts the alternatives and provides mitigation measures for identified impacts. It also summarizes whether there are significant unavoidable adverse impacts.

3.1 Natural Environment

This section of the Supplemental EIS addresses updated information regarding earth, flooding, plants and animals, and water resources in the Sumner Planning Area with a focus on East Sumner and docket locations. The following document is adopted and incorporated by reference and should be considered regarding natural environment conditions, impacts, and mitigation measures for the planning area in full:

- *Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Development Regulations and Critical Areas Ordinance Update, and East Sumner Neighborhood Planned Action, Final SEIS, issued August 6, 2015.*

3.1.1 Affected Environment

Earth

Planning Area

The Sumner Planning Area is largely within a broad and flat valley created from glacial events. A widespread mudflow, named the Osceola Mudflow, occurred approximately 5,600 years ago and deposited mud and alluvium from Mt. Rainier over existing glacial drift on the lowland plains. It contains a high amount of clay, silt, and sand, with a smaller proportion of gravel. This material can be up to 75 feet thick in the White River valley.

The majority of the City of Sumner is located within a volcanic hazard area. A large portion of the City is also within a high potential dynamic settlement and soil liquefaction hazard area and is also therefore in a seismic hazard area. Groundwater levels are typically shallow, which has implications for site development and building foundation design and for stormwater management. Most of the valley floor is also located within an aquifer recharge area, where city code restricts uses with a high risk for groundwater contamination.

Landslide hazards in the Planning Area are along the eastern slopes leading up to Lake Tapps.

The City applies geologic hazard regulations including the following elements of Title 16, Division III:

- 16.50 Landslide and Erosion Hazard Area
- 16.52 Seismic Hazard Area
- 16.54 Volcanic Hazard Area

Geotechnical reports are required. Regulations and performance standards are applied to protect lives, property, and public infrastructure.

Houston Road Vicinity

The Houston Road docket site is located along the White River and is located in an area mapped with volcanic hazards and liquefaction /seismic hazards.

Central Business District and Sumner High School Vicinity

The properties to be reclassified from Central Business District to Neighborhood Commercial or School District properties to be designated Public-Private Utilities and Facilities with multiple implementing zones are in a flat area highly developed and altered and mapped with volcanic hazards and liquefaction /seismic hazards along with the rest of the valley.

East Sumner

Topography in the East Sumner Neighborhood is flat up to the eastern slopes leading up to the Lake Tapps neighborhood. Steep slopes begin east of Salmon Creek and Sumner-Tapps Hwy E. Groundwater within this vicinity is typically shallow; a geotechnical study conducted near 160th Avenue E showed groundwater at 2 to 5 feet below ground surface. East Sumner is subject to volcanic hazards and seismic hazards as is the rest of the valley.

Flooding

Within the study area, there is regulated 100-year floodplain for the White and Puyallup Rivers. Development (i.e. adding fills) within the floodway and floodplain may increase surface water elevations during flood events, thus increasing the area affected by floodwaters, unless mitigation measures are implemented to compensate for the increased elevations.

The City of Sumner currently implements the floodplain regulations required by the National Flood Insurance Program (NFIP) and through its Shoreline Master Program (SMP) and critical areas regulations (SMC Chapters 16.58 and 15.52).

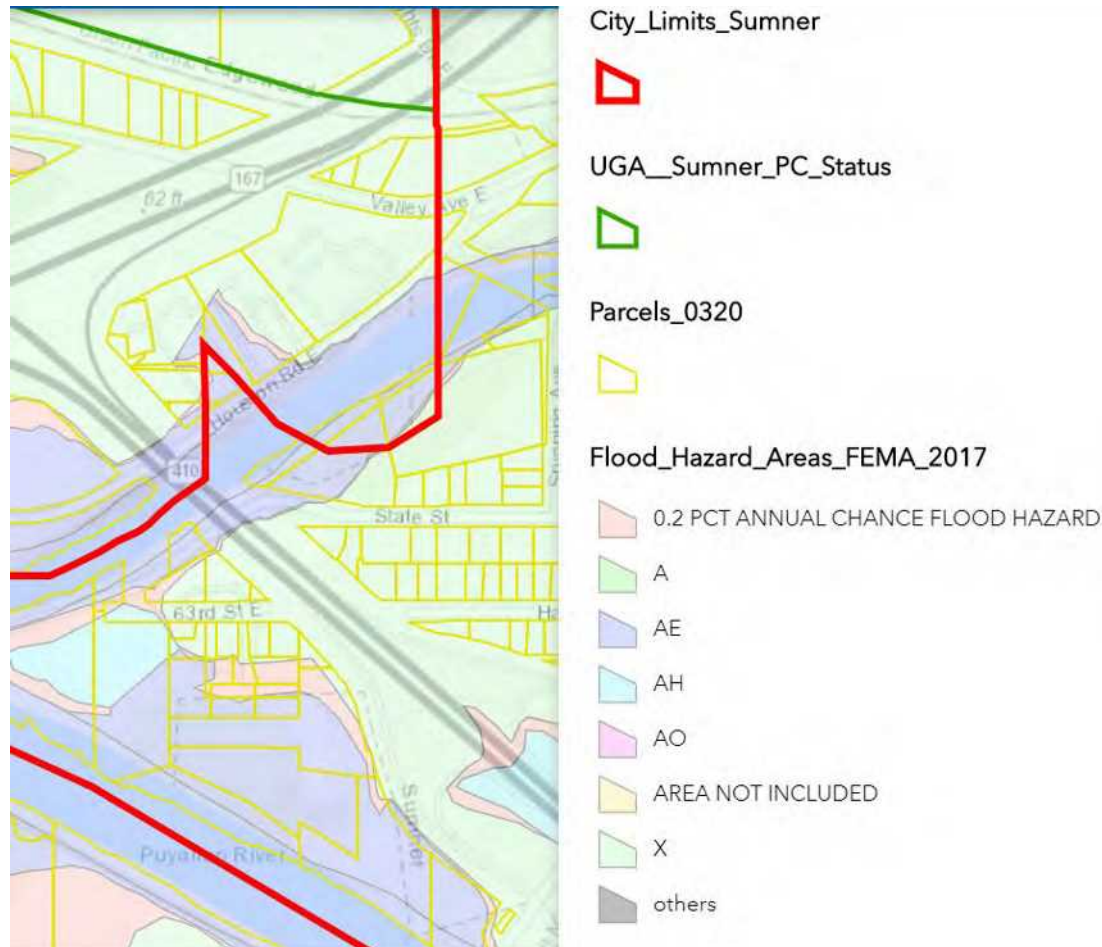
Houston Road Vicinity

The Houston Road docket site is located along the White River, and is largely developed. Some of the site area is in the 100-year flood hazard area (Zone AE), but most is outside the 100-year flood hazard area and in the 500-year flood area (Zone X) (Federal Emergency management Agency, 2020):

Flood hazard areas identified on the Flood Insurance Rate Map [FIRM] are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood

hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Exhibit 3-1 Houston Road Vicinity: Flood Hazard Area



Source: City of Sumner ArcGIS, 2020.

Central Business District and Sumner High School Vicinity

The properties to be reclassified from Central Business District to Neighborhood Commercial or School District properties to be designated Public-Private Utilities and Facilities with multiple implementing zones are located away from water bodies and not within a flood hazard area.

East Sumner

Salmon Creek traverses the East Sumner area and is a 12 foot-wide creek, on average. None of the study area, except a narrow floodway corridor along the creek, is reflected as having flooding risk according to FEMA FIRM maps. See Appendix D.

Plants and Animals

Planning Area

The City of Sumner has a variety of natural habitat types including aquatic, riparian, wetland, forested, and agricultural open space. Other areas are converted from agriculture to urbanized development. Major wildlife corridors include the White and Puyallup Rivers, Salmon Creek, and their riparian buffers.

Rivers and streams within the study area are generally affected by channelization, levees, and the close proximity of residential, industrial, and commercial land uses. Development often directly abuts or encroaches on the riparian buffer of the rivers and streams. This reduces connectivity of rivers and streams with their natural floodplains, creating more area that is affected by floods, and reduces quality and complexity of aquatic/riparian habitat. Common vegetation in riparian areas within the study area includes invasive species such as reed canary grass and Himalayan blackberry. Other common vegetation is deciduous trees such as red alder, black cottonwood, and willows.

According to the Washington Department of Fish and Wildlife's (WDFW) Priority Habitat and Species (PHS) lists and existing City maps, there are wetlands along the western edge of city limits, west of SR 167, along the East Valley Highway corridor, along Salmon Creek, and smaller patches of wetland in the East Sumner Neighborhood. Regulated wetlands include swamps, marshes, bogs, and similar areas, but do not include artificial wetlands such as irrigation and drainage ditches, grass-lined swales, canals, detention facilities, farm ponds, and landscape amenities. Wetlands are important for providing habitat, storm and flood water storage and filtration, groundwater recharge, recreational/educational opportunities, and shoreline protection. WDFW's PHS list also identifies a large biodiversity corridor within the hillside in the south and eastern portion of the study area.

Houston Road Vicinity

There are no mapped wetlands or habitat features onsite but the White River to the east is considered a salmonid-bearing water. There is a small band of trees and vegetation along the river outside of property boundaries.

Exhibit 3-2 Houston Road Vicinity: PHS Map



Source: WDFW, 2020.

Central Business District and Sumner High School Vicinity

The properties to be reclassified from Central Business District to Neighborhood Commercial or School District properties to be designated Public-Private Utilities and Facilities with multiple implementing zones are in developed areas with no mapped habitats.

East Sumner

The East Sumner Neighborhood encompasses land currently used for residential and commercial uses, agricultural uses, and open space; a YMCA facility (Gordon Family YMCA) is currently located on 64th Street E, within the study area.

Salmon Creek runs south to north along the eastern edge of the East Sumner Neighborhood. Much of the corridor has been straightened and channelized; however, the City has undertaken several restoration projects to restore the creek to a more natural condition. The creek is a fish-bearing stream and important salmonid habitat in the study area.

There are mapped wetlands within portions of the East Sumner area; the USFWS National Wetlands Inventory map shows two freshwater emergent wetlands north of 60th Street E. See Appendix D.

One contiguous wetland (Wetland A) was identified within the study area in 2020, encompassing approximately 10.5 acres (excluding parcels that were not accessed), and is categorized as a Category III palustrine emergent/forested wetland, subject to a 60-foot buffer. Portions of the wetland include planted conifers by the existing property owner; water from the wetland likely contributes to Salmon Creek, located

north and east of the study area. Additionally, two drainage ditches were identified and determined to be jurisdictional (under Army Corps regulations) as they connect to the White River and may also contribute to Salmon Creek, which is a tributary of the White River. While the wetland is not directly connected to Salmon Creek, its proximity and the topography suggests there may have been some surface connection in the past, prior to any development.

Exhibit 3-3 East Sumner Wetland and Buffer



Source: Widener and Associates, July 2020.

Water Resources

Planning Area

The City of Sumner is within the White River Watershed of WRIA 10 (Puyallup-White). Sumner has a high concentration of industrial use as well as agricultural use. Water quality is therefore consistent with conditions typical of urbanized or suburban areas. Water quality conditions are influenced by increases in impervious surfaces and the associated stormwater runoff that ends up in surface waters (non-point sources). This can

also include chemical loading from agricultural practices. Residue from herbicide, pesticide, and fertilizer treatments can be swept with stormwater runoff and eventually reach surface water bodies. Other sources of possible contamination to water quality in the area are direct discharge (point sources) of pollutants into water bodies (i.e. factories). Polluted runoff or discharge can seep into the aquifer and contribute to groundwater contamination.

Surface Waters

The major surface water bodies within the City of Sumner are: the White River (a Type S – Shoreline stream), Puyallup River (a Type S stream), Salmon Creek (a Type F stream), and Sotain Creek/Milwaukee Ditch (a Type F stream). Other water bodies are: Stewart Road Creek (Type F), and the Dieringer Flume.

The City requires buffers of 100 feet on Type F streams and the Shoreline Master Program requires buffers of 50-200 feet depending on shoreline designation.

Houston Road Vicinity

The Houston Road site is located within 200 feet of the White River, which places it within the shoreline jurisdiction of the City (or Pierce County for parcels in the UGA). Portions of the site located within city limits are subject to the requirements of the Urban Conservancy Shoreline Environment.

Central Business District and Sumner High School Vicinity

There are no mapped surface waters in the vicinity of proposed map changes to CBD properties or School District properties downtown.

East Sumner

The only surface water body in this area is Salmon Creek. Salmon Creek runs along the southeastern perimeter of the East Sumner Neighborhood and cuts through the northeastern corner before flowing to the White River near RM 2. There are also several wetland areas within the East Sumner Neighborhood between 60th Street E and 64th Street E, west of Sumner Tapps Hwy East. Wetland A located between 60th Street E and 64th Street E, just west of the Sumner Tapps Hwy East and Salmon Creek, is a contiguous wetland encompassing roughly 10.5 acres within the study area. There are also wetlands associated with Salmon Creek.

Groundwater

The majority of the City of Sumner is located within a highly susceptible wellhead protection (10-year travel time) area. The City's municipal water supply is from three spring fields on the east hill: Sumner Springs, Crystal/County Springs, and Elhi Springs. Three wells are also used to meet peak water demands in the summer. These are the west well, south well, and the Dieringer well. Groundwater quality is tested on an annual basis for organics and inorganics.

Critical Area Regulations

The City maintains and implements regulations in Title 16 designed to protect critical areas including: wetlands, aquifer recharge area, landslide and erosion hazard area, seismic hazard area, volcanic hazard area, and wildlife habitat area. The City also implements flood damage prevention regulations. The regulations address protection of functions and values of habitats and public health and safety. The regulations include definitions and mapping criteria, performance standards such as buffers or limiting removal of vegetation, and mitigation requirements should development impact a critical area.

Buffers for wetlands depend on the classification and habitat value as well as the quality of existing buffer conditions. Buffers can be lower where there is intact vegetation and implementation of measures designed to minimize disturbance (e.g. limiting noise and lighting). Higher value wetlands have greater buffers and lesser value wetlands have smaller buffers.

- Wetlands Category I: 75-300 feet
- Wetlands Category II: 75-300 feet
- Wetlands Category III: 60-300 feet
- Wetlands Category IV: 40-50 feet

The buffers for streams vary from 25 feet to 100 feet with the higher value for fish-bearing streams and the lower value for seasonal streams.

The White and Puyallup Rivers are considered shorelines of the state and governed by the Shoreline Master Program which sets setbacks and vegetation conservation standards by reach from 50 to 200 feet. See Section 3.2 regarding Land Use Plans and Policies.

3.1.2 Impacts

Thresholds of Significance

For the purposes of this EIS, the following thresholds of significance are used:

- Exposure of people to risk of injury or substantial damage to structures and infrastructure due to the creation or acceleration of a geologic hazard.
- Erosion that could not be contained on future development sites.
- Net change in untreated pollution-generating hard surfaces (PGHS).
- Net change in effective hard surface.
- The potential for degradation or loss of wetland, stream, or fish and wildlife habitat.

Impacts Common to All Alternatives

Earth: There is a potential for new development under all alternatives. All new development would be in seismic and volcanic hazard, and potentially vulnerable to a greater risk of damage from these events.

Flooding: Development that involves an increase in impervious surfaces such as pavement and rooftops increases the amount and velocity of runoff that eventually is discharged to area streams and rivers. Development often involves reduction of vegetated areas (sometimes including wetlands) that would normally help infiltrate this runoff and reduce the amount ending up in rivers.

Water Resources: In general, population growth and development have direct and indirect impacts to local water quality. The increase in population, work force, and therefore businesses could result in higher potential for releases of pollutants to surface waterbodies. Increased traffic volumes produce more pollutants entering stormwater that requires treatment prior to discharge. Increased development and impervious surfaces often result in less vegetation coverage that can naturally filter runoff. It also results in higher runoff volumes entering the surrounding rivers and streams and reduces groundwater recharge rates. The majority of the City of Sumner is within the critical aquifer recharge area and therefore is susceptible to groundwater contamination. Potential sources of contamination that can impact groundwater sources are leaks or releases of petroleum products, pesticides, fertilizers, herbicides, and septic systems.

Plants and Animals: As all alternatives provide opportunity for development within areas that are currently vegetated, they all have the potential to impact low quality habitat for urbanized species.

- **Vegetation:** Development of any form would have direct impacts on vegetation through the physical removal of vegetation whether it is native vegetation or landscaped. Disturbances could also result in a higher recruitment of non-native plant species that tend to establish quickly and colonize in areas where soils have been disturbed. Impacts to wetland vegetation would reduce the amount of water filtration from stormwater runoff that they collect.
- **Fish and Wildlife Habitat:** Development of vacant or underdeveloped properties could lead to habitat fragmentation and loss of habitat connectivity. This further reduces the biodiversity of the larger area. Development and increases of impervious surface also reduce quality of aquatic habitat directly and indirectly. It could impact aquatic habitat directly through the conversion of habitat to less suitable habitat or reduction of habitat and by potentially introducing sources of pollution that may enter the water body. It impacts aquatic habitat indirectly by increasing peak flows, reducing low flows, and increasing water temperatures from runoff and reducing the amount of shade. Impacts to aquatic habitat would be minimal from any of the alternatives due to the regulations in place that govern any individual development projects. This includes but is not limited to buffer requirements, allowable in-water work windows, tree preservation/mitigation requirements, and water quality treatment requirements.

No Action Alternative

Earth: See Impacts Common to All Alternatives.

Flooding: See Impacts Common to All Alternatives.

Plants and Animals: The No Action Alternative would continue a proposal in East Sumner to add a center road, fill wetlands, and replace and enhance wetlands elsewhere as mitigation. This will result in greater loss of plants and wildlife habitat than the Action Alternatives.

Water Resources: The No Action Alternative would continue current designations in East Sumner. The most prevalent zoning district is General Commercial and it has a greater lot coverage than other residential zones, resulting in greater areas of impervious surfaces.

Critical Area Regulations: Alternative 1 maintains critical area regulations. Without amendments there would continue to be unclear regulations regarding non-conforming structures. Buffer widths would not consider existing intervening buildings or roads.

Action Alternative 2

Earth: See Impacts Common to All Alternatives.

Flooding: Citywide: See Impacts Common to All. The Houston Road area has a small portion in the 100-year floodplain and would be subject to flood hazard regulations for new construction.

Plants and Animals: Citywide: See Impacts Common to All. Action Alternative 2 would change the proposal in the 2015 ESNP by removing the center road. Instead, wetlands would be retained in the central neighborhood and zoning would be Resource Protection. The change in investment in the road and zoning at very low density should retain the functions and values of the wetland.

Water Resources: Citywide: See Impacts Common to All. The No Action Alternative would continue current designations in East Sumner. With more areas of High Density Residential than General Commercial there would likely be less lot cover and impervious surfaces associated with new development.

Critical Area Regulations: Alternative 2 would implement critical area amendments that address existing land uses and criteria to determine existing legal status. This would allow legal uses or structure to continue; they could expand to a limited degree provided there is no expansion of structures, increase in impervious area, or vegetation removal in the critical area or buffer. If a use was not legally established the City could enforce violations. Consistent with state manuals and guidance,⁴⁵ the proposed critical area regulation amendments recognize that existing structures or roads can limit the function of wetland or stream buffers to provide for filtration of water quality, screening, or other functions. For example, where there is an existing improved road, the buffer could stop at the edge of the improved road rather than cross it.

⁴ See the Washington Department of Ecology, Guidance on Buffers and Ratios – Western Washington, April 2005, Section 8C.2.4.2, Reductions in Buffer Widths Where Existing Roads or Structures Lie Within the Buffer: <https://fortress.wa.gov/ecy/publications/documents/0506008.pdf>.

⁵ See WSDOT Guidance 2019, Wetland & Stream Buffers Across Roadways & Buffer Overlaps at: <https://wsdot.wa.gov/sites/default/files/2019/11/26/Env-Wet-DelinGuideRdwyBuffer.pdf>.

Action Alternative 3

See Action Alternative 2. The docket proposals are the same under Alternative 3 as for Alternative 2. Like Alternative 2, Action Alternative 3 removes the possibility of a road in the center block around 62nd Street East, avoids an additional road crossing at Salmon Creek, and retains the wetland. Alternative 3 would also include the same critical area ordinance amendments as Alternative 2.

3.1.3 Mitigation Measures

Incorporated Plan Features

- Under all alternatives, *Sumner Comprehensive Plan* goals and policies would continue to apply to address protection of the natural environment, including geological hazards, floodplain development, water resources, plants and animals, and other environmentally sensitive areas.
- Action Alternatives remove plans for a central road in ESNP, which would reduce impacts to wetlands and avoid increasing impervious areas from roads.

Regulations and Commitments

The City has adopted regulations that limit impacts to the natural environment, including:

- International Building Code (SMC Chapter 15.08.010) and a City Erosion Control Ordinance (SMC Chapter 16.05) to reduce impacts caused by earthquakes, soil instability and erosion.
- Critical areas regulations addressing development within landslide and erosion hazard areas, seismic hazard areas, and volcanic hazard areas (SMC Chapters 16.50, 16.52, and 16.54).
- Critical Area Regulations addressing wetlands, streams, and wildlife habitat areas (SMC Chapters 16.46 and 16.56).
- Critical area regulations addressing aquifer recharge areas (SMC Chapter 16.48).
- City of Sumner Shoreline Master Program (SMP) addressing shorelines and its ecological function (SMC Title 16, Division II Shoreline Management).
- National Flood Insurance Program and compliance with the federal Biological Opinion⁶, and compliance with Flood Damage Prevention regulations (SMC Chapter 15.52).
- City of Sumner stormwater regulations (SMC Chapter 13.32) and implementation of the National Pollutant Discharge Elimination System (NPDES) requirements addressing stormwater quality.
- Development regulations limiting lot coverage, establishing minimum landscaping and open space areas, street tree planting, and similar standards.

⁶ The National Marine Fisheries Service's Biological Opinion (BiOp) (September 22, 2008) on the implementation of the National Flood Insurance Program in Puget Sound requires local communities that do not have BiOp-compliant floodplain management ordinances to require and review a Habitat Assessment (HA) before approving a floodplain permit, with some exceptions. (FEMA, 2017)

- Emergency management ordinance for the reduction of risk from situations like earthquakes and volcanic eruptions or mudflows as part of the Pierce County Emergency Management System (SMC Chapter 2.76).

Other Proposed Mitigation Measures

- Conditions of approval for future development may include pre-loading, foundation and footing system design considerations, parking area asphalt design, low impact development requirements for stormwater treatment, and compliance with the International Building Code standards, among other requirements and considerations.

3.1.4 Significant Unavoidable Adverse Impacts

Earth: Since the majority of the City is within seismic and volcanic hazard areas, any development within these areas poses an increased risk to structures and the people living or working in them. Implementing current building codes and critical areas regulations will reduce potential risks or allow for notification of potential hazard areas.

Flood Hazards: Implementation of the City's flood hazard regulations, shoreline master program, procedures to comply with the NMFS Biological Opinion, proposed zero rise policy, and on-going habitat enhancement and flood hazard mitigation projects would reduce impacts. Requirements for monitoring and periodic hydrologic modeling as well as enforcement of regulations should allow the city to adaptively manage floodplain development.

Plants and Animals: All future development would likely have some impact, direct or indirect, to local plants and animals. Development and infrastructure improvements proposed under all alternatives are primarily within areas that have been previously disturbed by urban development or agricultural activity. Where remnant areas of vegetation or habitat occur, regulations related to tree preservation, landscaping, and critical areas reduce impacts. Due to restrictions placed on properties within the shoreline of the White River/Puyallup River to address buffers, the Biological Opinion and City regulations, no significant adverse impacts are anticipated.

Application of critical area regulations, and a greater focus on cluster development in ESNP under Action Alternatives should result in greater protection of the central wetland over the No Action Alternative.

Water Resources: Direct impacts would be minimized to be less than significant through the implementation of federal, state, and City regulations, including critical area and stormwater regulations. Low Impact Development (LID) techniques will be implemented into the design of developments as much as possible. Redevelopment in the Town Center, ESNP, or other areas of the city would be subject to new standards, which should result in improved water quality.

A greater focus on clustering development, reducing building footprints, and zoning that requires lower lot coverage standards in ESNP under Action Alternatives should result in greater protection water resources over the No Action Alternatives,

3.2 Land Use Patterns and Policies

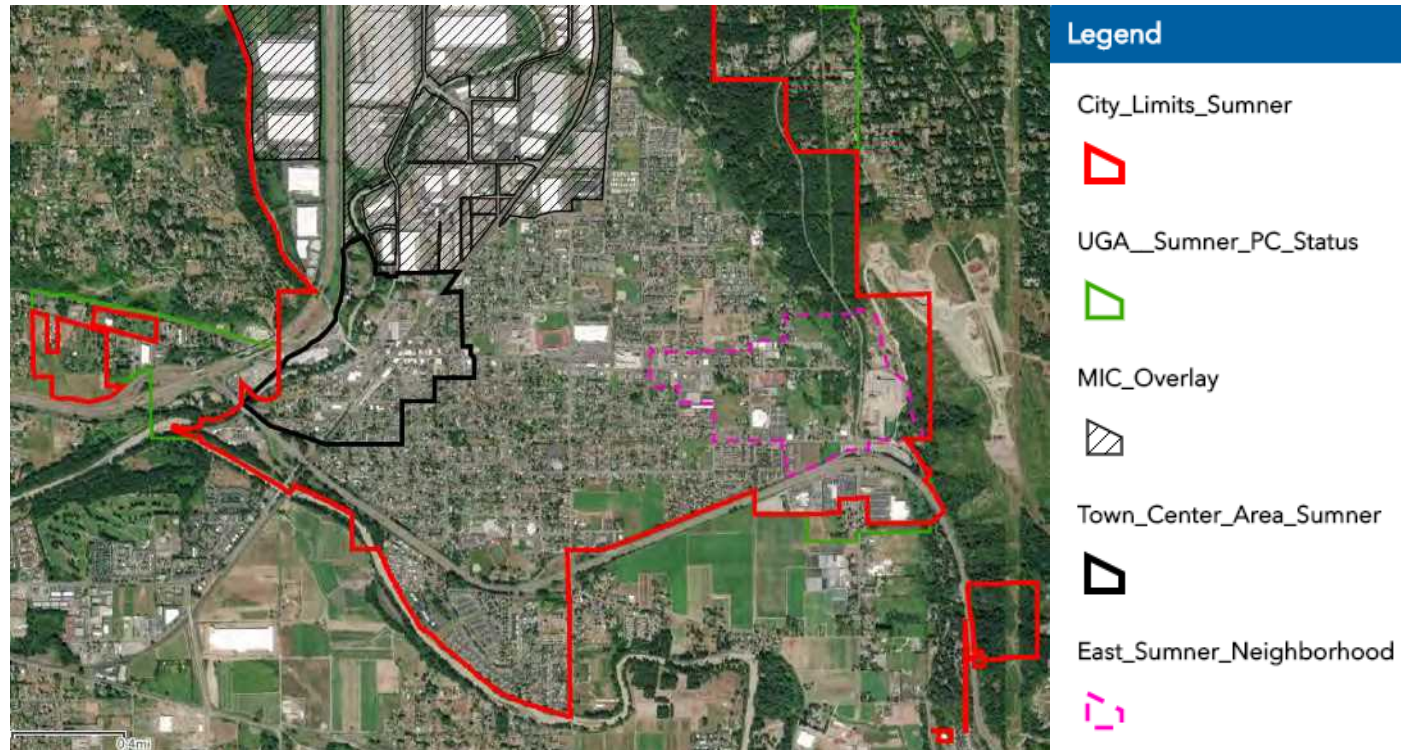
This section addresses land use patterns, both current and planned, and the changes to the patterns based on proposed alternatives. This section also addresses consistency of the proposed alternatives with state, regional, and local goals, policies, and regulations.

3.2.1 Affected Environment

Land Use Patterns

The City of Sumner, founded in 1891 as the center of an agricultural valley, is now 8.43 square miles in area, and a job center for eastern Pierce County. Sumner's residential core is centered on Main Street and Valley Avenue. Larger parcels with industrial buildings are located northwest of the BNSF railroad and the White River along SR 167 and 142nd Avenue East. Commercial areas are concentrated in the Town Center and East Main Street. Open space resources include the Sumner watershed along Sumner-Tapps Highway East, wetlands along streams, and recreation associated with city parks and schools. See Exhibit 3-4.

Exhibit 3-4 Sumner (South) Aerial 2019



Sources: ArcGIS, 2020; City of Sumner, 2020.

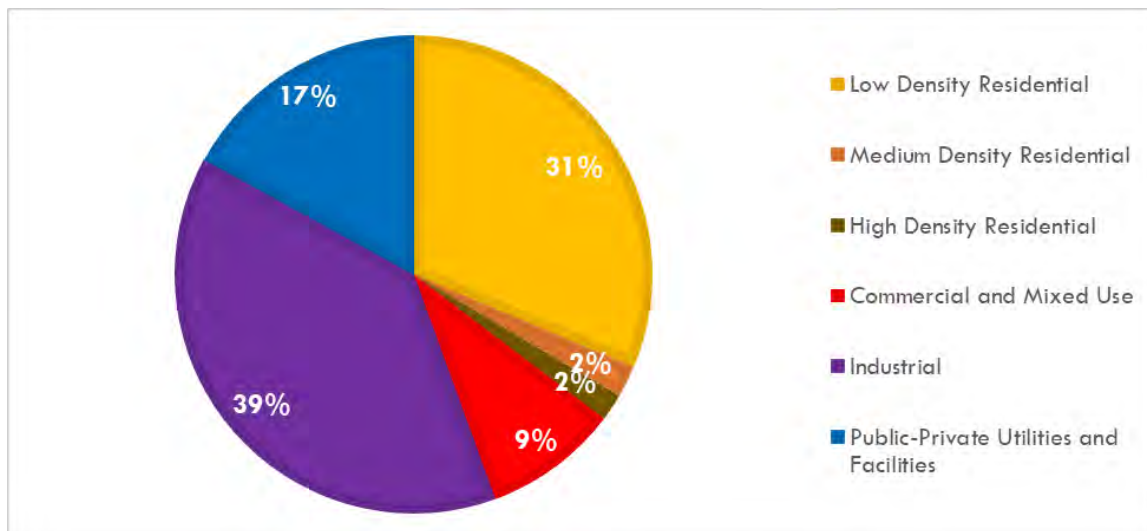
The East Sumner Neighborhood is located along Main Street East and 60th Street E, and has larger blocks and parcels due to more recent agricultural uses and the presence of wetlands and streams. It has a variety of

Exhibit 3-5 East Sumner Vicinity



The City has established a Future Land Use Map in its Comprehensive Plan. Most of the City's acres are planned for industrial and residential uses. See Exhibit 3-6.

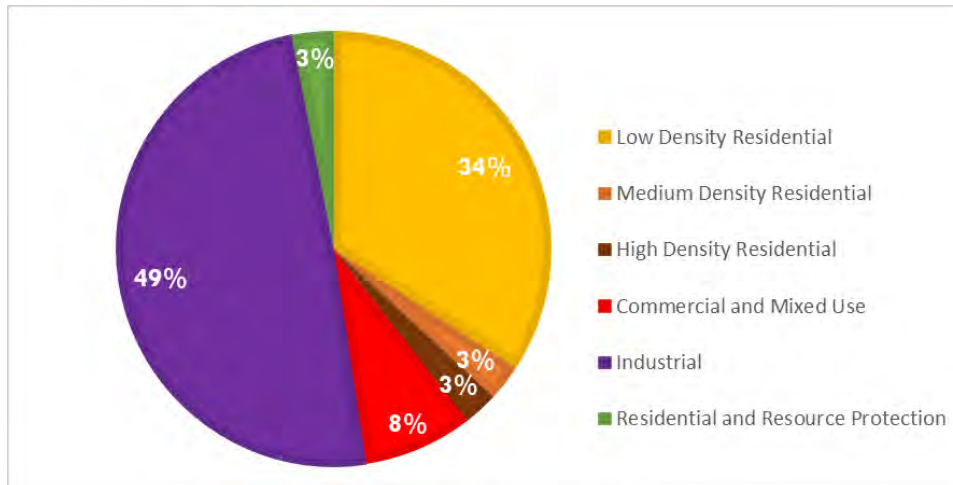
Exhibit 3-6 Future Land Use Plan – Acres by Major Category



3-16

Zoning implements the Comprehensive Plan. Most land is zoned as industrial. There is no “public” zone and most institutional uses are zoned as Low Density Residential. See Exhibit 3-7.

Exhibit 3-7 Zoning Districts – Acres by Major Category



Sources: City of Sumner, 2020; BERK, 2020.

Plans, Policies, and Regulations Affecting Land Use

Growth Management Act

The State Growth Management Act (GMA) lists 13 planning goals that are to guide the preparation of a community’s comprehensive plan and development regulations. A 14th goal applies to shorelines of the State to advance the State policy to use, protect, restore, and preserve the areas within proximity to shorelines of the state, including the White River and Puyallup River, and Lake Tapps (in UGA).

- (1) *Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*
- (2) *Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*
- (3) *Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.*
- (4) *Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*
- (5) *Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas*

experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

Vision 2040/2050

Multi-county planning policies are required by the State to be adopted for two or more counties with a population of 450,000 or more, and with contiguous urban areas. King, Pierce, and Snohomish Counties were required to adopt multi-county planning policies.

VISION 2040 is the regional multi-county-level land use planning document guiding regional growth management strategies for King, Kitsap, Pierce, and Snohomish Counties and was adopted by counties and cities in 2008 via the Puget Sound Regional Council (PSRC) General Assembly. VISION 2040 contains multicounty planning policies, an environmental framework, a regional growth strategy, and policies addressing environment, development patterns, housing, economy, transportation, and public services, and implementation and action measures.

Sumner's designation in the VISION 2040 plan is "Small City" (current designation). According to VISION 2040, Small Cities are located throughout the region and represent nearly two-thirds of the region's incorporated jurisdictions.

The Sumner/Pacific Manufacturing Industrial Center (MIC) is also referenced in the VISION2040 plan and is a priority location for infrastructure investment to support industrial sector employment.

VISION 2050 is the successor plan to VISION 2040. It was adopted in October 2020. In the new plan, Sumner is considered a High Capacity Transit Community along with 33 other communities that are “connected to existing or planned light rail, commuter rail, ferry, streetcar, and bus rapid transit facilities.” These cities are expected to “play an increasingly important role as hubs to accommodate regional employment and population growth. Targeting growth within these transit-rich communities helps to support mobility and reduces the number and length of vehicle trips.” The status of the MIC in VISION 2050 is unchanged.

Countywide Planning Policies

The Countywide Planning Policies (CPPs) are developed by Pierce County in consultation with cities. The policies are meant to ensure coordinated planning and growth and address:

- Affordable housing
- Agricultural lands
- Economic development and employment
- Education
- Fiscal impact
- Historic
- Archaeological and cultural preservation
- Natural resources
- Open space and protection of environmentally sensitive lands
- Siting of public capital facilities of a countywide or statewide nature
- Transportation facilities and strategies
- Urban growth areas
- Amendments and transition

The Sumner/Pacific Industrial/Manufacturing Center is considered a Regional Manufacturing Industrial Center, supportive of the Puget Sound Regional Council (PSRC) designation. Sumner’s Town Center is considered a Countywide Center.

Appendix A of the Countywide Planning Policies allocates population, housing, and employment growth for the 2008-2030 period. The 2014 Buildable Lands Report updated the base year (or starting year) from 2008 to 2010. The 2015 Sumner Comprehensive Plan Update and associated Supplemental EIS illustrated a 20-year growth target for the period 2010-2035 advancing the 2030 horizon consistent with the 2014 PSRC Land Use Target Model.⁷ See Exhibit 3-8 and Exhibit 3-9.

⁷ Citywide growth assumptions are based on the 2015 Comprehensive Plan Update and 2014 Buildable Lands Report (which use a base year of 2010), as well as the 2018 Town Center Plan Update and 2020 ESNP Update. The traffic model also considers a base year of 2010 and a horizon of 2035.

Exhibit 3-8 Sumner Citywide Growth Targets, 2010-2035

City Limits	2010	2015	2020	2030	2035
Population	9,451	9,660	10,360	11,970	12,570
Housing	4,279	4,307	4,560	5,743	6,093
Employment	9,825	15,082	16,434	21,484	21,762

Sources: Pierce County, 2008, 2014; PSRC, 2015; City of Sumner, 2015.

Exhibit 3-9 Sumner UGA Growth Targets, 2010-2035

UGA	2010	2015	2019	2030	2035
Population	1,389	1,680	1,751	2,020	2,328
Housing	510	622	628	925	1,066
Employment	68	Not Available	Not Available	144	172

Sources: Pierce County, 2008, 2014; PSRC, 2015; City of Sumner, 2015.

Pierce County Comprehensive Plan

The Pierce County Comprehensive Plan addresses unincorporated lands including the Sumner UGA. In the Houston Road area, the Comprehensive Plan designates the lands as Moderate Density Single Family (MSF) despite the present employment uses and location within the bounds of state routes. The MSF designation allows for a minimum of 1 and a maximum of 6 dwelling units per acre. The property is also zoned MSF.

Pierce County Shoreline Master Program

Pierce County applies a shoreline designation of High Intensity in the Houston Road UGA along the White River. The High Intensity designation intent and standards are summarized below:

- **Pierce County High Intensity:** The intent of the High Intensity SED is to provide for high-intensity water-oriented commercial, transportation, and industry development that foster economic development while protecting existing shoreline ecological functions, and to restore ecological function on previously degraded sites.
 - Standard Buffer for Non-Water-Oriented Uses: 50 feet.
 - Existing non-water-oriented commercial or industrial uses are allowed without a conditional use permit but are subject to general and specific requirements including if the use is expanded.

Sumner Comprehensive Plan

The Sumner Comprehensive Plan Vision Statement is a multi-page descriptor of Sumner in 2035. The overarching statement is excerpted below:

In 2035 Sumner shows strongly its unique "small town" characteristics and appeal even in the face of a changing world. Through ongoing cooperation and communication between citizens,

business, industry, schools, and local government, an environment exists which reflects the community's pride in itself. This environment embodies our agricultural heritage, our desire for open space, our promotion of quality education, our community interaction, and our readiness for the future.

In order to maintain this environment our community upholds responsible commitments in planning for sustainability with our physical layout, the character of our residential districts, our growth patterns, the maintenance of our parks and recreational commitments, our continued economic development, and responsible governance.

Residential uses are meant to fit a range of needs:

City plans support a diversity of lot sizes and variety of housing types to meet the varied needs and lifestyles found in Sumner.

Economic development consists of small businesses and industrial enterprises:

In 2035, small businesses are supported and nurtured throughout the community. Essential business services are found within walking distance of most neighborhoods.

... Planned industrial and commercial areas are encouraged and should utilize landscaping and other forms of buffering to ensure compatibility with surrounding neighborhoods and limit noise, lighting, and traffic. Employment in manufacturing is promoted and encouraged over warehouse distribution for quality jobs and reduced truck traffic. The north end has become a burgeoning manufacturing and industrial center of regional significance.

Considering housing and jobs, the City desires to create a multimodal network:

Through adequate planning for both jobs and housing, we strive to have a large portion of the work force living in the City and using something other than automobiles for transportation.

The Town Center is a focus for mixed uses:

... there are areas of "mixed-use", predominately around the train station, where a mix of housing and businesses creates a vibrant and diverse living environment. Sumner has found a balance between parking for riders in and outside the City to gain access to a regional transit system while maintaining the City's small town atmosphere and character.

Other areas meant to have mixed uses and pedestrian oriented amenities include:

Downtown and the main commercial core of the City are enhanced with pedestrian amenities, landscape, streetscape, and other improvements which complement the efforts of Downtown businesses to create a coherent theme. These improvements play a major role in linking Downtown with West Sumner and East Main Street and help create a unified and seamless whole. New buildings along Main Street, both in the Downtown but also East Main Street, are Infill development and clustering are promoted in Sumner to protect environmentally sensitive areas...

In the Comprehensive Plan Introduction, the Comprehensive Plan describes a sustainable growth pattern with mixed uses in East Sumner along the East Main Street Corridor:

The City of Sumner Comprehensive Plan promotes a sustainable growth pattern in support of VISION 2040 and Pierce County Countywide Planning Policies through its environmental policies promoting low impact development and critical areas protection, enhancement of parks and trails systems, multimodal travel and mixed use growth in the Town Center around the Sounder Station and in East Sumner along the East Main Street Corridor, fiscal and capital investment policies that promote growth concurrent with transportation, sewer and water infrastructure, compact residential neighborhoods in traditional grid patterns, and service as a regional family wage industrial hub for east Pierce County.

The Sumner Comprehensive Plan references the 2015 East Sumner Neighborhood Plan as including elements associated with the No Action Alternative:

East Sumner Neighborhood Plan, 2015: The plan was adopted as part of the overall 2015 Update and amends the 2001 Plan and addresses major changes to the area including the construction of a YMCA recreation center that will serve the region. The Plan includes building 62nd St. E from 160th Ave E to Sumner Tapps Hwy; off-site wetland mitigation bank; addressing stormwater needs; rezoning to encourage more intense commercial or mixed-use development and improving pedestrians and bicycling connections. The plan also included adoption of a planned action ordinance to further expedite environmental review and encourage development.

Other relevant goals and policies include:

- LAND USE: Goal 1. Provide for orderly development within the Sumner community.
 - Policy 1.1. Ensure that appropriate transitions so that more intensive uses do not adversely impact adjacent uses.
 - Policy 1.4 Where appropriate, prepare subarea plans to implement the Land Use and Community Character Elements and ultimately integrate these plans into the Comprehensive Plan as a whole. Subarea plans shall specify in more detail the allowable uses, design themes, buffering, and protection of sensitive areas and resources.
 - Policy 1.5. Integrate existing neighborhood plans and design strategies into the Comprehensive Plan.
 - Permit Process Sub-Element Objective 1.1.1: Prepare necessary documents based on the level of environmental impacts to allow for “planned action” as allowed by state law to expedite the review of projects in the Town Center and other subareas.
- COMMUNITY CHARACTER: Goal 2. The Sumner community should be designed so that housing, jobs, daily needs, and other activities are within easy walking distance of each other.
 - Policy 2.1 Establish Urban Villages in the Planning Area. A mix of uses shall be allowed. Area plans shall be prepared to indicate in more detail allowable uses, design themes, buffering, public spaces, etc.
 - Policy 2.5 Encourage a mix of residential-scale civic, commercial, and service uses in neighborhood centers. Small community parks or greens shall be established where appropriate.
 - 2.6 In recognition of the need for a variety of housing, allow through the Comprehensive Plan and Zoning Code a mix of residential uses as appropriate to the neighborhood character.
 - Figure 6: Downtown, East Main Street, and East Sumner Urban Village are considered a defined districts & neighborhoods, among others.

- ENVIRONMENT: Protect and enhance unique, valuable, and critical plant and wildlife habitat and promote bio-diversity.
 - Policy 3.1 Implement regulations and programs to protect unique, valuable and critical plant and wildlife areas, including flexible design standards.
- PARKS AND OPEN SPACE:
 - Policy 1.3 Provide a diversity of park facilities.
 - Policy 1.8 Recognize the critical and unique environmental features in the community such as wetlands, streams, riparian corridors, significant archaeological and historic properties, and hillsides within park facilities.
 - Policy 2.8 Implement flexible zoning and land use regulation techniques to encourage creative development which maximizes protection of critical areas, habitat, water quality, and open space.
 - 2.8.1 Make provision for clustering in the land use and environmental regulations.
 - 2.8.2 Work with other applicable agencies and private companies to develop mitigation bank programs and projects for wetlands and other appropriate critical area types.

Additional economic development and housing goals and policies are addressed in the Socioeconomics section.

The Comprehensive Plan was last updated in 2018. Since adoption in 2015 and annual amendments, there have been some evolving regional plans and local supporting plans. For example adoption of Sumner functional plans for parks, sewer, and water are addressed in the Comprehensive Plan; however references to these plans would need to be updated to match current plans.

Sumner Shoreline Master Program

Sumner adopted a Shoreline Master Program (SMP) in 2014 consistent with the Shoreline Management Act and completed a periodic review in 2020. Within approximately 200 feet of the White and Puyallup Rivers in the city limits, the SMP balances preferred shoreline uses (e.g. water-oriented development, single-family residential, etc.) with shoreline ecological protection and shoreline public access. In the Houston Road UGA site and Sumner Town Center Area, the White River is applied an Urban designation and a 50-foot buffer.

- The purpose of the Urban Environment is to accommodate high intensity commercial and residential land uses and provide protection and restoration of ecological functions and processes. The Urban Environment addresses the need to create attractive urban landscapes along shorelines of the state, particularly when public access is required.
 - Land within the fifty (50) foot setback from the ordinary high water mark (OHWM) is considered the "Riparian Management Zone" where development is restricted.
 - Within 200 feet, water oriented uses are permitted. Industrial uses that are non-water-oriented are conditionally permitted. Commercial uses are permitted in the shoreline segment applicable along Houston Road.
 - Building heights are 35 feet except in the Town Center Plan area where heights up to 80 feet are allowed.

The Shoreline Environment Designation map designates land in the city limits and describes that when annexed they would be subject to the Sumner SMP.

East Sumner Neighborhood Plan

In 2001, the East Sumner Neighborhood Plan was originally adopted for land similar in extent to the north, east, and south, but more compact on the west extending to lands just west of 160th Avenue E. The lands along 60th Street East and 160th Avenue E were proposed for commercial and residential, with mixed uses, and a gridded street pattern including in the wetlands area. A public park was suggested along Salmon Creek west of Sumner Tapps Highway.

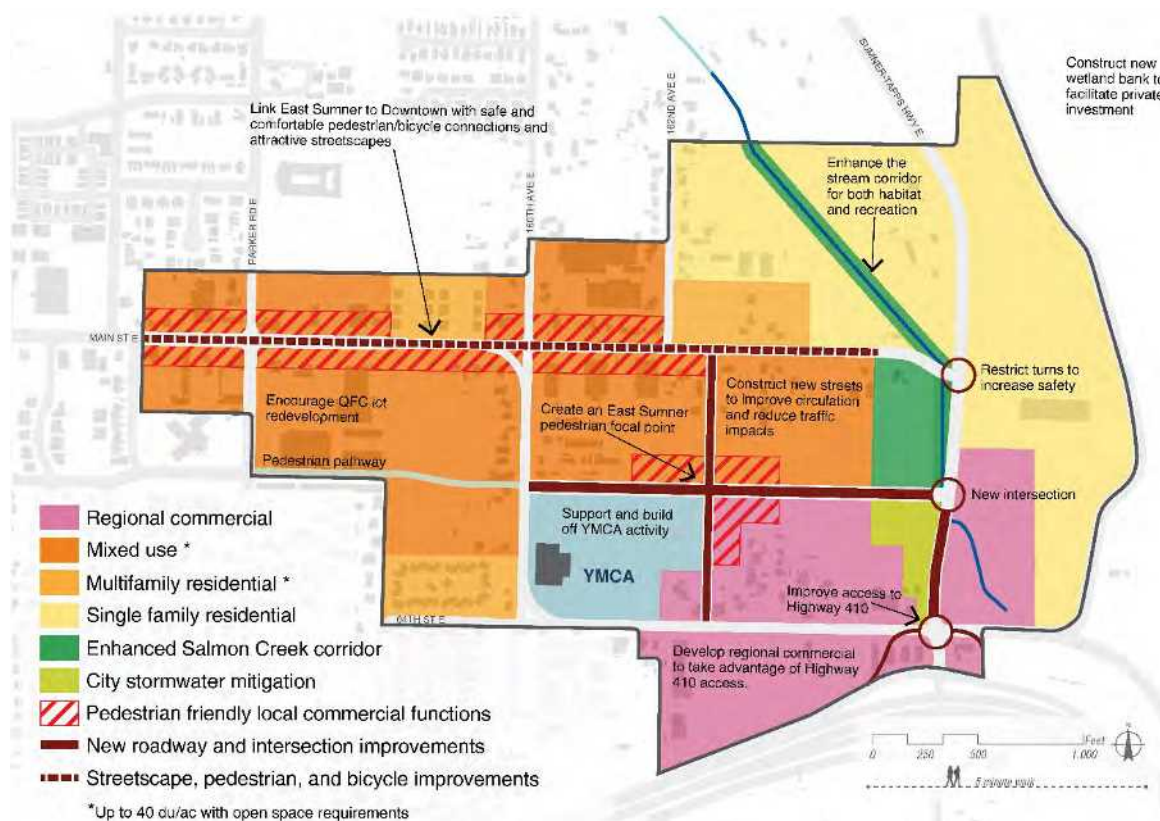
The 2001 ESNP included the existing mining site with the same eastern extent along the hillside: “Regional Retail is proposed for the gravel mine site east of Sumner-Tapps Highway, and will be easily visible from Highway 410.” Also, “An additional 22 acres of larger, view lots at less than 3 units per acre are proposed along the ridge northeast of the gravel mine.”

The East Sumner Neighborhood Plan was last updated in 2015 with a concept that included:

- Encouraging regional commercial development with some local, pedestrian oriented retail at the south-east of the neighborhood to take advantage of highway access and the attraction of the YMCA.
- Making mid-rise, multi-family development feasible given the area’s wetland and water table constraints.
- Providing multimodal circulation through the construction of 62nd Street E, improved intersections along Sumner-Tapps Highway, additional north-south access streets, and improved sidewalks and bicycle facilities on Main Street E (60th Street E).
- Constructing a wetland mitigation bank to allow the construction of the roadways and development on properties with wetlands.

The concept is visualized in the concept plan below and is represented in the SEIS as part of the No Action Alternative (Exhibit 3-10).

Exhibit 3-10 Existing East Sumner Concept Plan, 2015



Concept diagram of the proposed updates to the East Sumner Neighborhood Plan.

Sources: City of Sumner, 2015; MAKERS, 2015.

Sumner Zoning Code

The Sumner Zoning Code establishes many residential, commercial, industrial, and mixed use districts with different intents and densities (Exhibit 3-11). Districts no longer mapped are noted.

Exhibit 3-11 Zoning Districts and Densities

Abbreviation	District	Minimum Size Lot (sq. ft.)	Maximum Density (du/ac)	Mapped
RES	Resource Protection	871,200	—	Yes
RP	Residential-Protection	871,200	1 du / 20 ac	Yes
LDR-4	Low Density Residential	4,000	10.9	Yes
LDR-6	Low Density Residential	6,000	7.3	Yes
LDR-7.2	Low Density Residential	7,200	6.1	Yes
LDR-8.5	Low Density Residential	8,500	5.1	Yes
LDR-12	Low Density Residential	12,000	3.6	Yes

Abbreviation	District	Minimum Size Lot (sq. ft.)	Maximum Density (du/ac)	Mapped
MDR	Medium-density Multifamily Residential	7,500	15	Yes
HDR	High-density Multifamily Residential	7,500	25	Yes
NC	Neighborhood Commercial	15,000	25	Yes
CBD	Central Business	5,000	25	Yes
GC	General Commercial	5,000	25	Yes
IC	Interchange Commercial	5,000	—	Yes
MUD	Mixed-use Development	5,000	40	No
M-1	Light Manufacturing	10,000	—	Yes
M-2	Heavy Manufacturing	6,000	—	Yes
Town Center	West Sumner, Riverside, Station, and the Historic Central Business districts	See Town Center Code	See Town Center Code	Yes

Source: Sumner Municipal Code, 2020.

Overlay districts apply unique land use or design standards and include:

- Cluster Overlay which may be applied to sites with critical areas
- East Sumner Urban Village Overlay
- Manufacturing/Industrial Core Overlay
- Interchange Commercial Truck Parking Overlay Area Zone

Some categories of permit types and options appear on the zoning map: Detached Single Family Development (Riverwalk area), Mixed Use Commercial Allowed (East Main vicinity), and Traditional Neighborhood Design Option (SMC Chapter 18.12.090). These are not districts or overlays, and are proposed for removal from the zoning map in the 2020 Action Alternatives.

3.2.2 Impacts

Thresholds of Significance

For the purposes of this Supplemental EIS, the thresholds of significance are:

- Change to land use patterns or development intensities that preclude reasonable transitions between areas of less intensive zoning and more intensive zoning.
- Inconsistency with current plans and policies.

Impacts Common to All Alternatives

Changes to Land Use Patterns

Planned land uses are expected to continue a focus on Industrial and Low Density Residential Comprehensive Plan Designations with slight changes to other designations due to docket map changes described under the Action Alternatives. See Exhibit 3-12.

Exhibit 3-12 Comprehensive Plan Designation – Acres by Major Category

	No Action	Alternative 2	Alternative 3
Low Density Residential	1,514.74	1,514.57	1,514.57
Medium Density Residential	101.85	99.84	99.84
High Density Residential	89.73	89.73	89.73
Commercial and Mixed Use	441.79	433.46	433.46
Industrial	1,862.02	1,869.27	1,869.27
Public-Private Utilities and Facilities	823.09	825.96	825.96
Total	4,833.22	4,832.83	4,832.83

Sources: City of Sumner, 2020; BERK, 2020.

Similarly, under the Action Alternatives, Industrial and Low Density Residential zones remain predominant. There are more implementing zones. There are no public zones because institutions and facilities are allowed in every zone. Thus there are small areas of change that differ, and are addressed under Action Alternatives. See Exhibit 3-13.

Exhibit 3-13 Zoning Districts – Acres by Major Category

	No Action	Alternative 2	Alternative 3
Low Density Residential	1,369.62	1,353.62	1,351.18
Medium Density Residential	108.15	106.14	108.58
High Density Residential	103.48	111.58	108.08
Commercial and Mixed Use	325.03	304.39	307.89
Industrial	1,975.21	1,975.49	1,975.49
Residential and Resource Protection	122.08	152.35	152.35
Total	4,003.57	4,003.57	4,003.57

Sources: City of Sumner, 2020; BERK, 2020.

The East Sumner Village designation is being retained under all alternatives in the Comprehensive Plan. Zoning along the perimeter of the East Sumner Village is largely remaining in place or provides for similar future land uses. To the north of 60th Street East, the ESNP applies Low Density Residential, Medium Density Residential, High Density Residential or Resource Protection zoning that would abut Low Density Residential land. Commercial uses and vacant land abutting SR 410 would face commercial uses to the south of the freeway though the type of commercial zoning would change as noted under each alternative.

Under all alternatives, there are two areas anticipated to maintain current designations and regulations:

- Areas west of Parker Road would maintain General Commercial and Medium and High Density Residential zoning. The uses that exist are generally consistent with the zoning. There could be intensification of mixed use and commercial uses in older shopping centers.
- Lands east of Sumner-Tapps Highway East occupied by the existing mining site would stay with General Commercial and Low Density Residential 12,000 zoning. This mine site is separated from the central core area of the ESNP by the Sumner Tapps Highway East and the Salmon Creek corridor buffer. The current Low Density Residential zone on the mine site allows for mineral extraction as a conditional use, and the General Commercial zone allows for accessory uses to a mineral extraction use (through a conditional use permit). While commercial and residential uses are envisioned as the future uses, the existing mineral extraction uses would continue as an ongoing allowed use until the reclamation phase. Mineral extraction activity is a land use consistent with the ESNP current regulations that address this as a long-term commercial resource activity.

The changes to land use designations and zoning in the central core and internal land use compatibility is discussed under each alternative.

Consistency with Land Use Plans and Policies

Growth Management Act

All alternatives are consistent with GMA goals to focus urban growth and create a range of housing and job opportunities. All alternatives apply critical area regulations, shoreline designations, and other development standards to promote orderly land development while protecting environmental quality.

Vision 2040/2050

All alternatives continue to focus employment growth in the MIC and housing and mixed use growth in the Town Center consistent with Vision 2040 and Vision 2050.

Countywide Planning Policies

Growth targets for the city limits established in the CPPs anticipate an increase of 1,814 dwelling units between 2010 and 2035, resulting in an anticipated increase of about 3,119 population. Job increases of 11,937 are also targeted. See Exhibit 3-14. Capacity under each alternative is more than enough to

accommodate the current, required 2035 targets – this extra capacity allows the City of Sumner to anticipate accommodating future growth allocations for the next Comprehensive Plan Update, due at this time in 2024 with an anticipated planning horizon of 2044. See Exhibit 3-14. The small differences in housing capacity between alternatives shown in Exhibit 3-14 are because of the change in East Sumner that accounts for the central wetland and reduces housing and job growth.

Recognizing that capacity must accommodate anticipated growth for at least a 20-year timeframe, and that the City must plan for infrastructure to support expected growth, housing and population assumptions were developed during the 2015 Comprehensive Plan Update and subsequent Town Center Planning efforts for the horizon year of 2035. Employment growth assumptions and employment capacity are the same for all alternatives. Planning assumptions for population and housing accommodate growth targets but are less than capacity estimates as the full capacity may be realized beyond the 2035 horizon. See Exhibit 3-14.

Exhibit 3-14 City Limits: Population, Housing, and Employment Growth Targets, 2010-2035

City Limits	2010	2030	2035	Difference 2035-10	Alternative 1 Assumptions & Capacity	Alternative 2 Assumptions & Capacity	Alternative 3 Assumptions & Capacity
Population	9,451	11,970	12,570	3,119	Assumption: 5,204 Capacity: 8,224	Assumption: 5,224 Capacity: 7,821	Assumption: 5,224 Capacity: 7,699
Housing	4,279	5,743	6,093	1,814	Assumption: 2,412 Capacity: 3,812	Assumption: 2,421 Capacity: 3,625	Assumption: 2,421 Capacity: 3,569
Employment	9,825	21,484	21,762	11,937	12,755	12,670	12,670

Note: Growth assumptions citywide are based on 2015 Comprehensive Plan Update and 2014 Buildable Lands Report (with a base year of 2010), as well as the 2018 Town Center Plan Update and 2020 ESNP Update. The traffic model also considers a base year of 2010 and a horizon of 2035. Thus, growth assumptions by alternative are compared to targets with a base year of 2010.
Sources: Pierce County, 2014; City of Sumner, 2015; BERK, 2020.

Similar to the area within city limits, the CPPs assign growth targets to the Sumner unincorporated UGA and anticipate more residential growth than jobs. While housing and population capacity exceed the existing growth target in the UGA, the Action Alternatives assume growth similar to the growth target. Minor shifts in growth assumptions under the Action Alternatives are because of the Comprehensive Plan docket at Houston Road. See Exhibit 3-15.

Exhibit 3-15 Urban Growth Area: Growth Targets, 2010-2035

UGA	2010	2030	2035	Difference 2035-10	Alternative 1 Assumptions & Capacity	Alternatives 2 and 3 Assumptions & Capacity
Population	1,389	2,020	2,328	939	Assumption: 1,285 Capacity: 2,254	Assumption: 1,264 Capacity: 2,233
Housing	510	925	1,066	556	Assumption: 596 Capacity: 1,045	Assumption: 586 Capacity: 1,035

UGA	2010	2030	2035	Difference 2035-10	Alternative 1 Assumptions & Capacity	Alternatives 2 and 3 Assumptions & Capacity
Employment	68	144	172	104	278	363

Note: Growth assumptions citywide are based on 2015 Comprehensive Plan Update and 2014 Buildable Lands Report (with a base year of 2010), as well as the 2018 Town Center Plan Update and 2020 ESNP Update. The traffic model also considers a base year of 2010 and a horizon of 2035. Thus, growth assumptions by alternative are compared to targets with a base year of 2010.
Sources: Pierce County, 2014; City of Sumner, 2015; BERK, 2020.

Pierce County Comprehensive Plan

Under all alternatives, the Pierce County Comprehensive Plan would remain in effect at Houston Road until the area is annexed to the City. Thus a County residential designation and implementing zone would continue until annexation when all alternatives propose a non-residential designation/zone. The differences in the non-residential designation/zone are addressed under each alternative.

Pierce County and Sumner Shoreline Master Program

Under all alternatives, the Shoreline Master Programs of each jurisdiction would remain in effect at the Houston Road site. The Shoreline Master Program designations “run with the land” until an area is annexed, and the annexed area is classified under Sumner’s Shoreline Master Program. Both Shoreline Master Programs anticipate urban uses.

Sumner Comprehensive Plan

See discussion below under each alternative.

East Sumner Neighborhood Plan

See discussion below under each alternative for changes to the ESNP that largely focus on the central core of the neighborhood.

Under all alternatives, areas not anticipated to change as a result of the ESNP include:

- Areas to the west along East Main Street and to the east of Sumner Tapps Highway E would continue with existing designations. Along East Main Street, there could be intensification of mixed use and commercial uses in older shopping centers.
- East of Sumner Tapps Highway East, current uses, plans, and regulations would continue. Mining within the ESNP is addressed under the Low Density Residential Zone and the General Commercial zone. However, the mine site would continue to operate under mineral lands regulations and as an existing allowed use. Per minimum guidelines to classify mineral lands, local governments can consider that other land uses can occur post-mining:
 - › *In designating mineral resource lands, counties and cities must also consider that mining may be a temporary use at any given mine, depending on the amount of minerals available and the*

consumption rate, and that other land uses can occur on the mine site after mining is completed, subject to approval. (WAC 365-190-070 (4)(d))

Sumner Zoning Code

See discussion below under each alternative.

No Action Alternative

Impacts to Land Use Patterns

Under the No Action Alternative, the land use pattern in place today would be consistent with the City's Comprehensive Plan and zoning, which focuses more industrial development to the north and mixed use development in the Town Center Plan area around the Sounder Station. Residential uses would continue to infill in remaining areas.

The Houston Road docket site would retain a General Commercial designation and zone; industrial uses would be allowed in a limited manner as a secondary type of use given the intent for commercial purposes.

The School District purchased lands near the High School could develop with education uses as a conditional use permit under the MDR and CBD zones as is the case with the LDR zone on the high school. The educational use would not be recognized on the Comprehensive Plan future land use map.

The East Sumner Neighborhood would develop consistent with the 2015 adopted plan and become a more intensive village. There would be greater areas of commercial uses, including the central block between 60th and 64th Streets, where a wetland would be filled and replaced elsewhere and a new road would traverse the center of the block. Some residential uses could also be mixed with commercial though it is not required.

Consistency with Plans, Policies, and Regulations

There would be a continuation of current Plans, Policies, and Regulations under the No Action Alternative. Changes to Comprehensive Plan text and policies would not be made to clarify and correct information, or provide an overlay for innovative uses. The East Sumner Neighborhood Plan would not be updated and would continue a plan for infrastructure investments that require a wetland replacement, and therefore a more costly capital improvement program.

Obsolete zoning districts that are no longer mapped would continue, (e.g., MUD). There would be remnant CBD zoned areas next to the Town Center Plan and the CBD district would be retained in the code. Discrepancies in the sign code and zoning code would remain. No innovation district overlay would be applied and the allowance for coffee roasting would not be included in the Town Center historic district. The zoning map would refer to categories of previous permit processes that are not necessary to implement zoning standards (e.g., Detached Single Family Development, Mixed Use Commercial Allowed, and Traditional Neighborhood Design Option).

Amendments to the Comprehensive Plan would not be made and there would continue to be outdated and inconsistent text and policies (e.g. recognize recent local water and sewer plans).

Action Alternative 2

Impacts to Land Use Patterns

Alternative 2 would amend the future land use map per the docket proposals.

- **Houston Road** would be designated Light Industrial and have a M-1 zone, with added changes to allow outdoor storage with screening along local roads recognizing the current land uses and location along state routes. The land capacity that was considered residential under County designations and zoning would change to employment capacity; the residential capacity would be redirected to the Town Center. The Sumner Shoreline Master Program would have a similar buffer as Pierce County's program, but industrial uses may require a conditional use permit.
- **School district** lands abutting and adjacent to the High School would be recognized as Public and Private Utilities and Facilities. Implementing zones to the north would be Low Density Residential similar to the High School; however the 10 existing single family dwellings would change to educational uses over time. The clinic building south of Main Street would be changed to Neighborhood Commercial instead of Central Business District and the use would be institutional rather than medical service. The single family home to the south would continue to be zoned LDR but the use could change to educational purposes. Residential capacity that would change under this docket would be redirected to the Town Center.
- **East Sumner** would change to allow more multifamily uses along 60th Street E and 64th Street E, and in between Resource Protection to recognize the value and condition of the central wetland and retain it for nature park purposes. The Salmon Creek corridor would also be recognized as Resource Protection. Areas to the south would be a mix of residential and highway commercial uses.
 - **Housing and Environment:** The zoning pattern would essentially promote a cluster of residential density along roadways and away from the wetlands and creek. The proposed land uses in East Sumner would reinforce the Vision statement that seeks "low impact development and critical areas protection, enhancement of parks and trails systems" and "a diversity of lot sizes and variety of housing types to meet the varied needs and lifestyles found in Sumner."
 - **Commercial Uses and Compatibility:** The area south of 64th Street E would be Interchange Commercial rather than General Commercial, which allows for more intensive commercial uses (e.g. truck sales, utility yards, light-medium equipment sales, unenclosed commercial recreation) and no residential uses. These uses would face the added High Density Residential areas to the north, and could be incompatible unless heavy screening were provided.
 - **Growth Capacity:** Residential and job capacity would be lower than in the 2015 ESNP. Growth would be redirected to the Town Center.

Consistency with Plans, Policies, and Regulations

Under Alternative 2, the Comprehensive Plan would be amended to reflect more current information, relationship to other plans (e.g. sewer and water plans), and integrate the ESNP. It would allow for an Innovation District overlay.

The Zoning Code would be more internally consistent and the MUD and CBD zones would be removed as was intended with the Town Center Plan. A wider range of uses could be allowed with coffee roasting in the Historic district of the Town Center and wherever the Innovation District is applied. Conditions would intend to ensure a compatible use and minimize odor of the coffee roasting use.

The zoning map would be simplified and items that are not necessary to map or are permit types would be removed: Detached Single Family Development, Mixed Use Commercial Allowed, and Traditional Neighborhood Design Option.

Action Alternative 3

Impacts to Land Use Patterns

Action Alternative 3 is similar to Action Alternative 2 except in East Sumner.

East Sumner would have a central Resource Protection Area and Nature Park and greater residential variety but in different locations compared to Action Alternative 2. High Density Residential would be focused on 60th Street E and not along 64th Street E. There would be an added area of Medium Density Residential north of High Density Residential along 162nd Avenue E. Areas to the south along 64th Street E would retain a General Commercial designation, though residential uses would not be allowed south of 64th Street E; this would result in a more compatible pattern of uses. This Alternative lowers the density to the greatest degree compared to other alternatives and the density would be redirected to the Town Center. Job capacity is similar to Action Alternative 2 and any difference is also redirected to the Town Center.

Consistency with Plans, Policies, and Regulations

See Action Alternative 2.

3.2.3 Mitigation Measures

Incorporated Plan Features

- Action Alternatives 2 and 3 reinforce the City's Vision for clustered residential development, protection of the environment, greater park and open space opportunities, and housing variety in East Sumner, and greater focus of growth in the Town Center.

- Action Alternatives 2 and 3 include design and landscaping standards for outdoor storage to address proposed industrial uses in Houston Road.
- Action Alternatives 2 and 3 include performance standards for coffee roasting uses in the historic downtown to address compatibility.

Regulations and Commitments

All alternatives will apply the Sumner Zoning Code including development and design standards applicable in the Town Center, East Main Street, and East Sumner Urban Village.

Other Proposed Mitigation Measures

Action Alternative 2 could be modified to retain the areas of High Density Residential on 64th Street E and provide for General Commercial south of 64th Street E instead of Interchange Commercial to allow for greater compatibility of uses and transitions, while retaining more opportunity for housing variety.

3.2.4 Significant Unavoidable Adverse Impacts

All alternatives result in new construction to accommodate population and employment growth. New construction will result in changes of use and the characteristics of parcels of land, including potential demolition and displacement. These impacts could be mitigated by development regulations including design review and buffer requirements.

3.3 Socioeconomics

3.3.1 Affected Environment

The purpose of this section is to identify current demographic and socio-economic characteristics of residents in the Sumner Planning Area. Because of the East Sumner Neighborhood Plan (ESNP) Update, the subarea is compared to the city as a whole.

Population

Citywide

According to OFM, the City of Sumner has an estimated population of 10,360 as of 2020. The population has modestly increased since 2010, increasing by 909 people between 2010 and 2020. Sumner had a compound annual growth rate (CAGR) of 0.92% between 2010 and 2020; the percent change in population during this same period was 9.6% (average annual growth rate [AAGR]). See Exhibit 3-16 for more information on population growth.

Exhibit 3-16 Population and Growth Rates – City of Sumner, 2010-2020

Year	Population	CAGR	AAGR
2010	9,451	0%	0%
2015	9,669	0.44%	2.2%
2020	10,360	0.92%	9.6%

Source: OFM, Forecasting and Research Division, 2020.

Population Targets

The City's growth target is 12,570 within the city limits in the year 2035. To date the City has accomplished 29% of its expected population from 2010-2020, but from 2015 the percent change was 8%.

Exhibit 3-17 Population Growth Targets, 2010-2035

City Limits	2010	2015	2020	2030	2035	2035-10 Change	2020-10 Actual*	% of target 2020-10
Population	9,451	9,660	10,360	11,970	12,570	3,119	909	29%

Sources: Pierce County, 2014; City of Sumner, 2015; OFM, 2020; BERK, 2020.

Age Characteristics

Between the years 2000 and 2018, residents in the 45-64 age group increased the most in terms of population, increasing by 38%.⁸ Those aged 18 and up represent an 82.4% share of the population within the Study Area, and alternatively, a 75.1% share within the City of Sumner. See Exhibit 3-18 for a breakdown of population by age.

Exhibit 3-18 Population by Age, 2018-2020

Age Range	Study Area 2020	City 2018/2019
18+ Share	82.4%	75.1% (2019)
Median Age	45.7	35.4 (2018)

Sources: ESRI Business Analyst, ACS 2014-2018; BERK, 2020.

Docket Sites

The Houston Road UGA does not contain housing or residential population. Similarly, the CBD zoning on Main Street addresses commercial sites.

School District owned lands along Mason Street and Meeker Street south of Main Street were acquired and homes removed.

CBD-zoned parcels on Main Street had minimal potential for housing on upper floors above ground floor commercial uses, but did not contain residents.

East Sumner

The Study Area has a population 343 residents, representing a 3% share of the City, considering a household size of 2.13 persons.

Employment

Citywide

The City of Sumner is an employment center with a variety of employment sectors. These include food manufacturing, wood product manufacturing, warehousing and distribution, and retail and services. As noted by the Puyallup Sumner Chamber of Commerce: “Manufacturing and distribution centers are centrally located and accessible via ports, SeaTac airport, and nearby interstate freight corridors.” (Puyallup Sumner Chamber of Commerce, 2020)

⁸ U.S. Census Bureau, 2000 Decennial Census and 2014-2018 ACS 5-Year Estimates

According to PSRC, there were a total of 16,399 jobs in Sumner; Exhibit 3-19 shows the total covered employment estimates in Sumner during 2019. The total jobs provided are combined into major sectors.

Exhibit 3-19 Covered Employment Estimates, 2019 – City of Sumner

Major Sector	Total Jobs
Construction/Resources	2,761
Finance/Insurance/Real Estate (FIRE)	306
Manufacturing	2,966
Retail	1,502
Services	2,110
Wholesale Trade, Transportation, and Utilities (WTU)	5,944
Government	226
Education	583
Total	16,399

Source: PSRC 2019 Covered Employment Estimates by Jurisdiction, 2019.

Docket Sites

The Houston Road UGA contains a roofing company with industrial types of buildings according to the Pierce County Assessor.

The CBD parcels on Main Street to be redesignated to commercial zoning are commercial sites with retail and office.

School District lands on Main Street proposed for redesignation previously housed a medical office building.

East Sumner

While the city's jobs are focused on warehouse/transportation/utilities and manufacturing, and construction/resources, within the Study Area, there are commercial office and retail businesses, in addition to YMCA facility.

Employment Target

The City's Comprehensive Plan includes an Economic Development Element that promotes a strong and varied base:

- ECONOMIC DEVELOPMENT ELEMENT: Goal 1. Seek and maintain a strong and diverse economy with a variety of different types and sizes of business, industry and employment.

The City's plans and zoning reflect the City's goals to serve as a major job center. The City's employment target by 2035 is 21,762, an increase of 11,937 jobs over 2010 levels. The City has achieved 55% of the target. See Exhibit 3-20.

Exhibit 3-20 Employment Targets, 2010-2035

City Limits	2010	2015	2020*	2030	2035	2035-10 Change	2020-10 Actual*	% of target 2020-10
Employment	9,825	15,082	16,434	21,484	21,762	11,937	6,609	55%

Sources: The 2020 estimate here is from the PSRC LUV Model 2017. The 2019 actual estimate from PSRC/Employment Security Department (ESD) was 16,399, very similar.

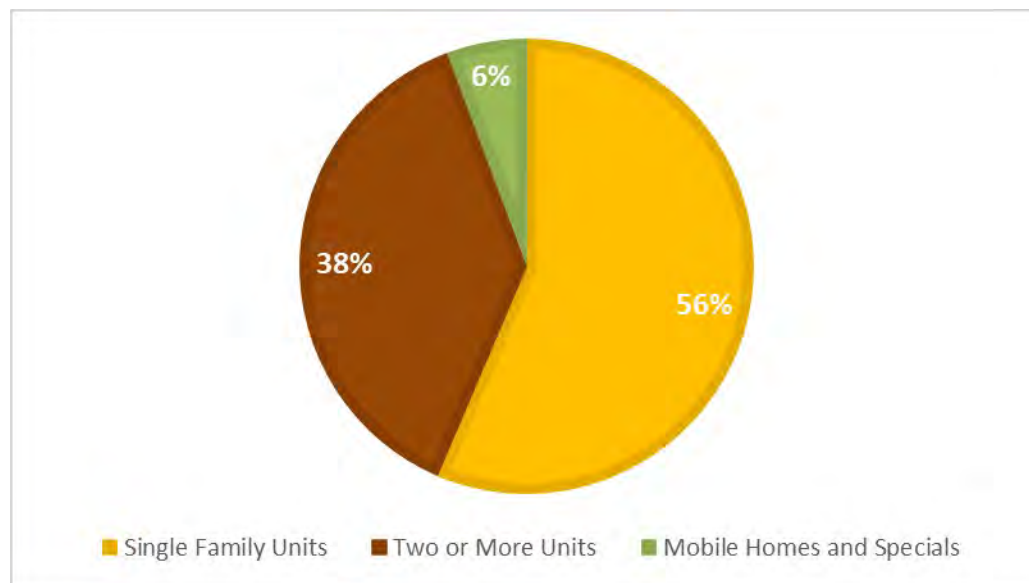
The UGA overall is only anticipated to reach 172 jobs by 2035 from a base of 68 jobs in 2010.

Housing

Citywide and East Sumner

There are about 4,560 housing units within the City of Sumner as of 2020. About 60% of units are single family and 38% are multifamily units (2 or more) and the remainder are mobile homes. See Exhibit 3-21.

Exhibit 3-21 Sumner Housing Stock, 2020



Source: OFM, 2020.

There are 175 units within East Sumner, representing a 4% share of housing units in the City. See Exhibit 3-22. In East Sumner, some dwellings were replaced since 2010 due to the development of office/service and recreation developments.

Exhibit 3-22 Housing Units – Sumner and East Sumner, 2020

	East Sumner	City
Housing Units	175	4,560
Share of City	4%	

Sources: Pierce County Assessor, 2020; OFM, 2020; BERK, 2020.

In 2019-2020, the average household size within the city was approximately 2.41, compared to a 2020 average household size of 2.13 in East Sumner. Exhibit 3-23 shows household characteristics in the City of Sumner and East Sumner.

Exhibit 3-23 Housing Characteristics – Sumner and East Sumner, 2019-2020

	East Sumner: 2020	City: 2019/2020
Household Size	2.13	2.41
Housing Units	175	4,450
Owner	55%	48.8%
Renter	38%	46.8%
Vacant	8%	4.4%
Estimated Households	161	4,104

Sources: ESRI Business Analyst; ACS 2014-2018; OFM, 2020; BERK, 2020.

Citywide, about 40% of households are spending more than 30% of their income on housing, indicating they are cost burdened, and earning less than 80% of the area median income.

Docket Sites

None of the docket sites contain housing. School district lands with homes were recently cleared of about 11 homes.

Housing Target

The City's 2035 housing target is set at 6,093 dwellings. With growth through 2020, there is a remaining target of 1,533 units. See Exhibit 3-24.

Exhibit 3-24 Housing Targets, 2010-2035

City Limits	2010	2015	2020	2030	2035	2035-10 Change	2020-10 Actual*	% of target 2020-10
Housing	4,279	4,307	4,560	5,743	6,093	1,814	281	15%

Sources: Pierce County, 2014; City of Sumner, 2015; OFM, 2020; BERK, 2020.

The City's Housing Element provides goals for a range and variety of housing and for a fair share of affordable housing consistent with Countywide Planning Policies:

- HOUSING ELEMENT: Goal 2. Provide a range of housing types for all life stages and economic segments of the Sumner community.
 - Policy 2.1. Strive to meet the City's fair share of housing needs by planning that 25% of the growth population allocation is satisfied through affordable housing.

3.3.2 Impacts

Thresholds of Significance

Impacts would occur if an alternative would result in:

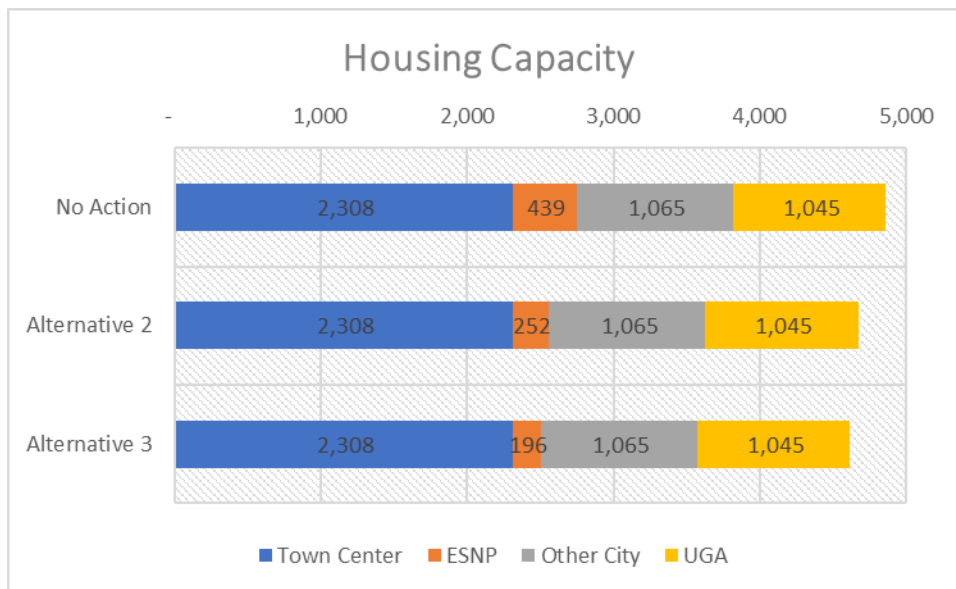
- Insufficient capacity to relocate displaced dwellings and population
- Insufficient production of dwellings needed, including affordable units
- Changes to employment mix resulting in economic displacement (involuntary) by businesses

Impacts Common to All Alternatives

Housing and Population Capacity

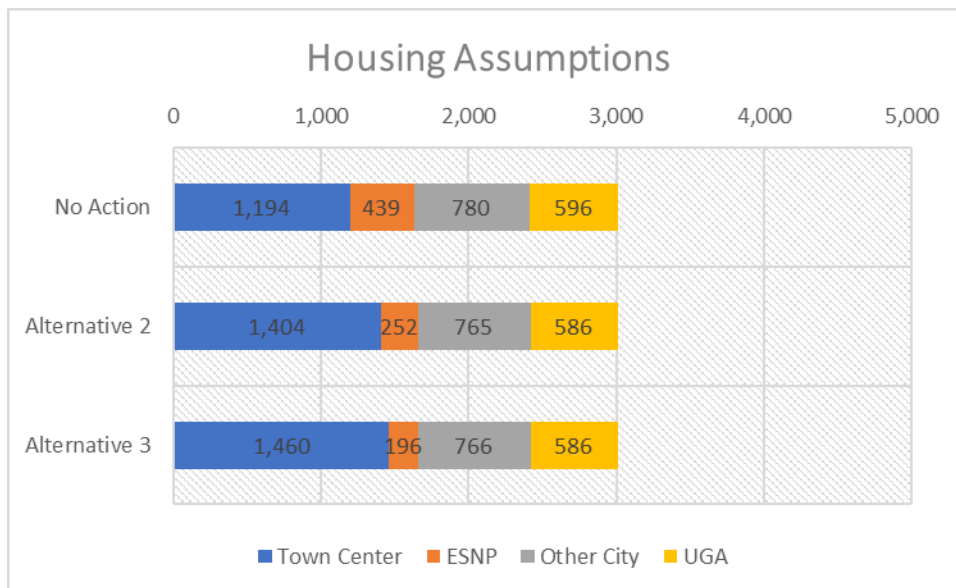
Redevelopable lands could result in changes of use or loss of existing structures, residential and non-residential, to uses and densities consistent with the Comprehensive Plan and Zoning Code. All alternatives would focus housing and associated population in the Town Center. The primary differences are ESNP and UGA shifts covered by alternative. See Exhibit 3-25 and Exhibit 3-26.

Exhibit 3-25 Housing Capacity by City Districts and UGA



Source: BERK, 2020.

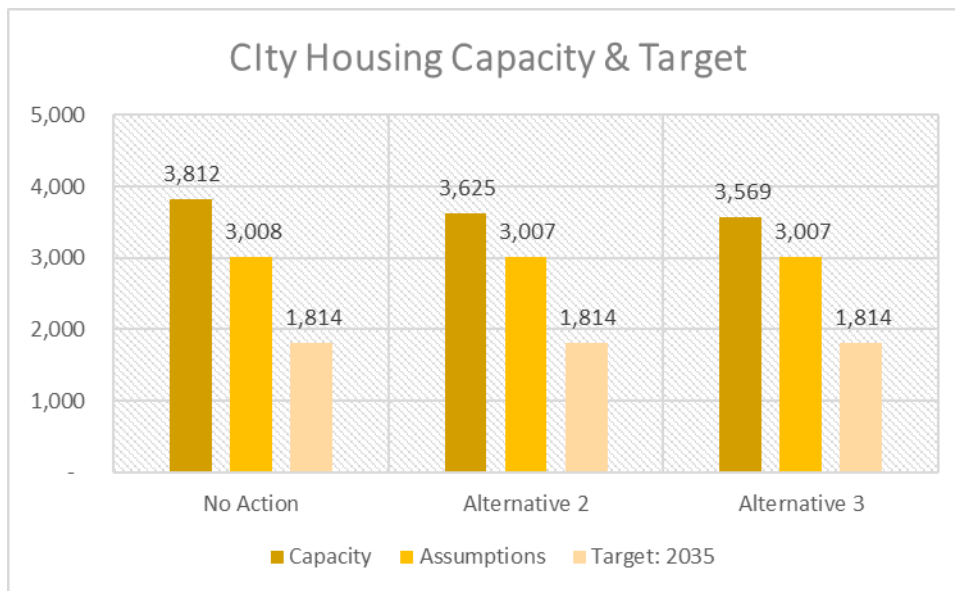
Exhibit 3-26 SEIS Housing Assumptions by City Districts and UGA



Source: BERK, 2020.

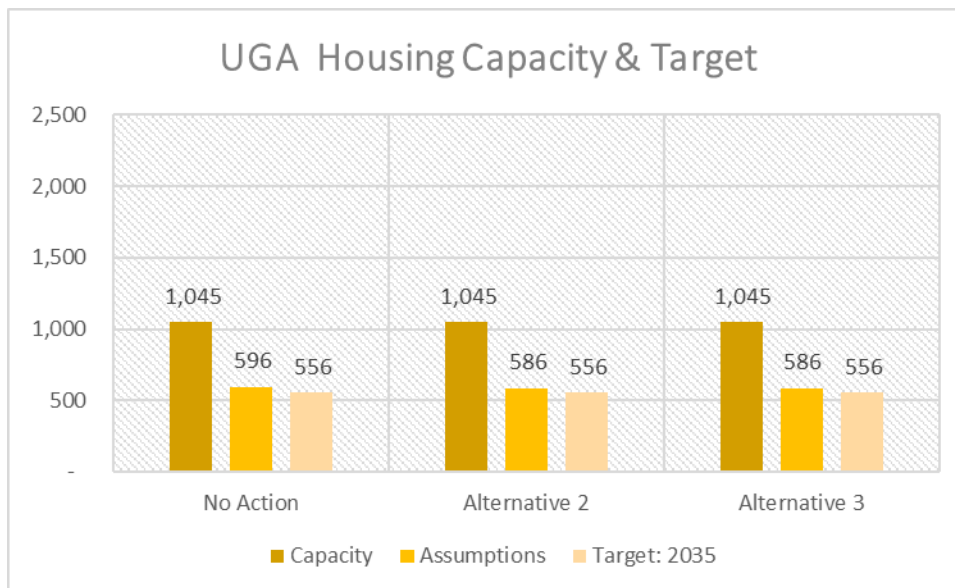
All Alternatives maintain sufficient housing capacity to meet anticipated growth targets for the city limits. As shown in Exhibit 3-24, the city's remaining growth target is about 1,533 given development that has occurred since 2010; the city's capacity would accordingly be reduced by about 281 dwelling units already constructed. See Exhibit 3-27. Similarly, each alternative anticipates sufficient capacity for UGA housing targets. See Exhibit 3-28.

Exhibit 3-27 City Housing Capacity, Assumptions, and 2035 Target



Source: BERK, 2020.

Exhibit 3-28 UGA Housing Capacity, Assumptions, and 2035 Target



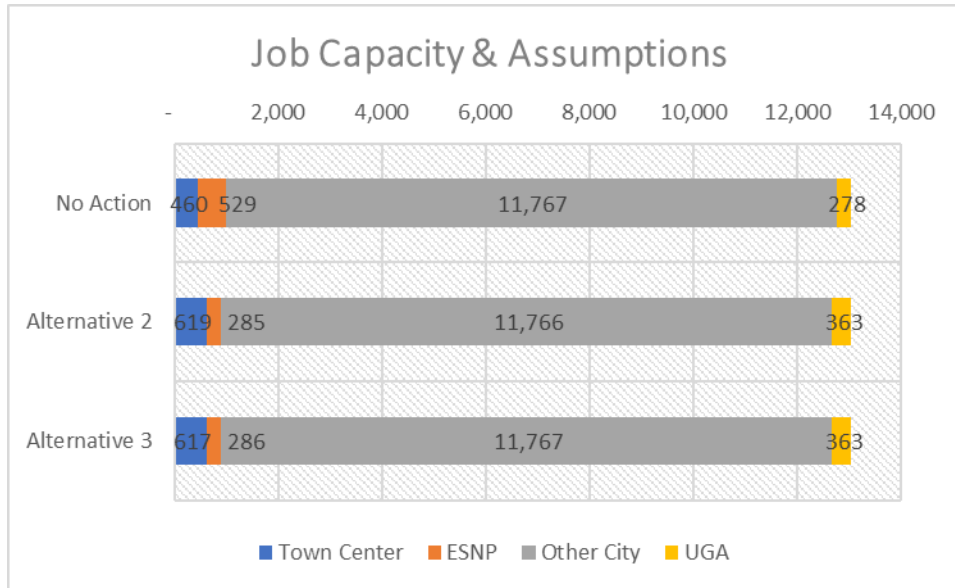
Source: BERK, 2020.

In correspondence with housing capacity, all alternatives include sufficient population capacity to meet targets. See Exhibit 3-18.

Employment Capacity

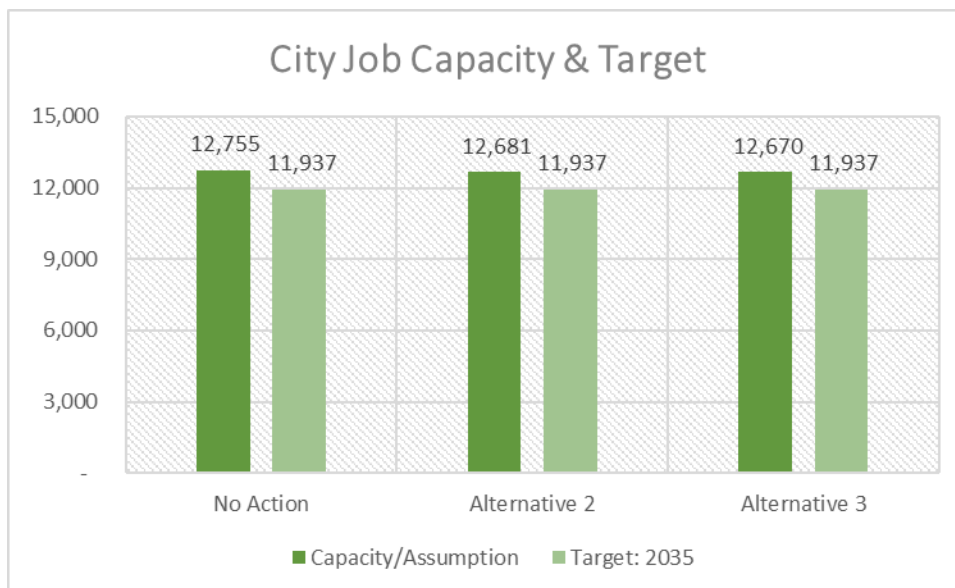
Each alternative also provides most growth capacity outside the Town Center or ESNP in areas that are primarily industrial and in the MIC. See Exhibit 3-29. All alternatives include sufficient capacity to meet city job targets. See Exhibit 3-30.

Exhibit 3-29 Job Capacity and Assumptions



Source: BERK, 2020.

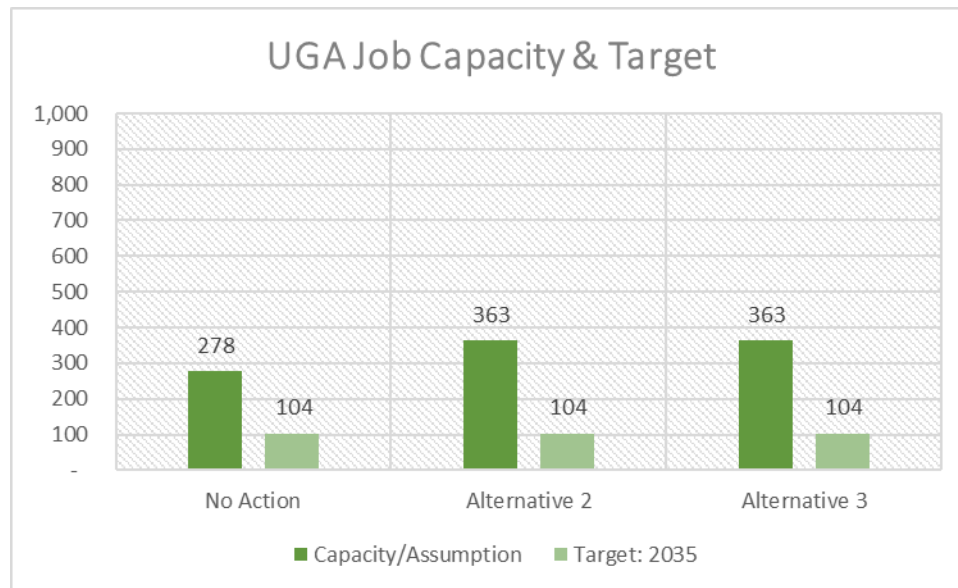
Exhibit 3-30 City Job Capacity and 2035 Target



Source: BERK, 2020.

Similarly, all alternatives include sufficient capacity to meet UGA job targets. See Exhibit 3-31.

Exhibit 3-31 UGA Job Capacity and 2035 Target



Source: BERK, 2020.

Differences among alternatives are addressed below.

No Action Alternative

The No Action Alternative would maintain the current share of land use designations and zoning districts, and provide capacity to meet growth targets.

The Houston Road UGA would continue with a Pierce County designation for housing, and associated small housing capacity in an incompatible location between freeways on a site that is in industrial use. Sumner's General Commercial designation would continue.

The School District properties would retain their current residential or mixed use designations and zoning districts; education uses are conditionally allowed in current zones. The City's land capacity assumptions for existing or future housing would not be valid in this location since dwellings have been removed.

There would be more mixed use residential and retail opportunities in the East Sumner Village designation and implementing General Commercial zone under the No Action Alternative compared to the Action Alternatives; however, existing zoning in the ESNP does not require housing. The level of housing and jobs in this location depend in part on the extension of a new road in the central block and offsite mitigation of a wetland.

Action Alternative 2

Action Alternative 2 would largely carry forward No Action land use designations and zoning districts, and provide capacity sufficient for growth targets.

- Houston Road parcels would be designated for industrial purposes matching the current and expected uses. Housing capacity would be reallocated to the Town Center, and instead industrial jobs capacity would be assumed.
- School District properties that once contained residences would no longer be considered as having housing capacity and the growth would be reallocated to the Town Center.
- East Sumner Village would recognize the central wetland area with a Resource Protection zone and place higher density to the north and south of the wetland. The areas added for High Density Residential would offer more housing variety and certainty for housing use; it could contribute to the City's policy of promoting opportunities for affordable housing. The overall capacity for housing and jobs is less than for No Action because the wetland is accounted as an area of restricted development. Job growth once planned for East Sumner would be reallocated to Houston Road and the Town Center, and housing growth would be reallocated to the Town Center.

Action Alternative 3

Action Alternative 3 is similar to Action Alternative 2 regarding docket application changes.

In East Sumner, the housing capacity would be lowest. The area of General Commercial would be retained and some portions not allowed for residential uses. Compared to Alternative 2, less area would be redesignated from General Commercial to High Density Residential and thus more housing growth would shift to the Town Center. However, the added Moderate Density Residential and High Density Residential would offer more housing variety supporting the City's housing goals and opportunities for greater housing supply and affordability in this neighborhood.

3.3.3 Mitigation Measures

Incorporated Plan Features

- Growth Targets: All studied alternatives would provide capacity estimates to the year 2035 and help the City meet its population, housing, and employment targets.
- Alternative housing types in the ESNP will help to create a wider range of housing options.

Regulations and Commitments

- Zoning regulations implement the City Comprehensive Plan to further its policies for business development, population and residential growth, and community character.

- The City's zoning code furthers Comprehensive Plan policies for housing density, types of housing, and character.

Other Proposed Mitigation Measures

None.

3.3.4 Significant Unavoidable Adverse Impacts

Population, housing, and employment capacity would support growth targets, although the location of residential and employment growth would vary by alternative. The Action Alternatives could support housing variety and affordability. Additional population growth would increase the demand for housing. Additional population and employment growth would result in secondary impacts on the natural and built environment and on the demand for public services. These impacts are addressed in other sections of this document.

3.4 Public Services and Utilities

This section documents existing public services and utilities provided within the City of Sumner. It details adopted and effective level of service standards, estimated demand for services, and projects future levels of service and demand for each alternative. Exhibit 3-32 lists which essential public services and utilities are analyzed here and notes what service plans or capital planning documents guide those services.

Exhibit 3-32 Public Services and Utilities Included in this Supplemental Environmental Impact Statement

Service	Provider	Guiding Documents
Police Protection	City of Sumner	▪ Sumner Police Department Annual Reports and Crime Statistics ▪ Washington Association of Sheriffs and Police Chiefs Crime in Washington Annual Reports, 2015-2019 ▪ Sumner Comprehensive Plan, 2018
Fire Protection	East Pierce Fire & Rescue	▪ East Pierce Fire & Rescue Annual Reports, 2015-2019 ▪ East Pierce Fire & Rescue Capital Facilities Plan, 2018 (updated plan is currently under development) ▪ Sumner Capital Facilities Plan, 2015-2021 ▪ Sumner Comprehensive Plan, 2018
Schools	Sumner School District	▪ Sumner -Bonney Lake School District Capital Facilities Plan ▪ Dieringer School Districts Capital Facilities Plan, 2021-2026 ▪ Sumner Capital Facilities Plan, 2015-2021 ▪ Washington State OSPI School Report Cards, 2015-2019
Parks	City of Sumner	▪ Sumer Trails & Parks: The Future, 2018 ▪ Sumner Capital Facilities Plan, 2015-2021 ▪ Sumner Comprehensive Plan, 2018
Sewer	City of Sumner	▪ Sanitary Sewer Comprehensive Plan, 2020 ▪ Wastewater Treatment Plant Capacity Increase Analysis, 2009 ▪ Sumner Capital Facilities Plan, 2015-2021 ▪ Sumner Comprehensive Plan, 2018
Water	City of Sumner	▪ Water System Plan Update, 2020 ▪ Sumner Capital Facilities Plan, 2015-2021 ▪ Sumner Comprehensive Plan, 2018

Sources: City of Sumner, 2020; BERK, 2020.

The methodology for impacts is based on analyzing data available in the Comprehensive Plan, functional plans, provider annual reports, budgets, and other data sources, as necessary. Impacts are quantified by population and employment based summaries and projections.

More detailed information on additional public services and utilities within the city can be found in:

- The 2015 Final EIS prepared for the Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Development Regulations and Critical Areas Ordinance Update, and East Sumner Neighborhood Planned Action.
- The 2018 Final EIS prepared for the Sumner Town Center Subarea Plan Update and Planned Action Final EIS.

3.4.1 Affected Environment

Police

The Sumner Police Department provides law enforcement services within city limits. Sumner Police Department headquarters are located at Sumner City Hall at 1104 Maple Street and includes 7,654 square feet of building area (City of Sumner, 2018).⁹ The Police Department has 29 authorized full-time employees for the 2019-2020 biennium, including 20 commissioned officers, 4 limited commission officers, and 5 civilians. The 20 commissioned officers are comprised of a Chief, a Deputy Chief, 2 police sergeants, 2 police detectives, and 14 patrol officers (City of Sumner, 2018).¹⁰ Sumner's court services operate through Bonney Lake Municipal Court and has jurisdiction over traffic infractions and criminal matters including misdemeanors, gross misdemeanors, criminal traffic violations, and other violations of City ordinances.

Law enforcement services in the UGA are provided by Pierce County Sheriff's Office.

Calls for Service

The Sumner Police Departments call load continues to increase as development occurs. Exhibit 3-33 lists districtwide calls for police service in Sumner over the last five years (2015-2019).¹¹

Exhibit 3-33 Five-year Calls for Service and Part A Offenses, 2015-2019

	2015	2016	2017	2018	2019	5-Yr Average
Population	9,660	9,705	9,920	10,030	10,120	
Calls for Service	14,046	15,578	15,868	17,818	15,512	1.59 per capita (1,593.61 per 1,000 residents)
Part A Offenses	1,110	1,027	1,036	992	887	0.10 per capita (102.34 per 1,000 residents)

Sources: Personal Communication with Police Chief Brad Moericke, 2020; Washington Association of Sheriffs and Police Chiefs Crime in Washington Annual Reports, 2015-2019; BERK, 2020.

⁹ City Hall also houses offices for Administration, Municipal Court, Finance, Community Development, City Attorney, Human Resources, and the Public Works Department. The building area for these services is 14,577 square feet, which does not include the Police Department, located in the same building.

¹⁰ Personal communication with Police Chief Brad Moericke, 2020. Limited commissioned officers include one community service officer (parking/code enforcement) and three full-time animal control officers. Civilians include two records clerks, one support services manager, one professional standards officer, and one shelter assistant.

¹¹ 911 calls for Sumner police are dispatched through South Sound 911, a regional dispatch center for Pierce County.

Police responded to 15,512 calls for service districtwide in 2019, a 10% increase over 2015. Between 2015-2019, the Department responded to an average of 1.59 calls per capita (the 5-year average calls per capita). Exhibit 3-33 also shows Part A offenses from 2015-2019 – the 5-year average Part A offenses committed per capita was 0.10, or 102.34 Part A offenses per 1,000 residents (Washington Association of Sheriffs and Police Chiefs, 2015-2019).¹²

Level of Service

The City of Sumner adopted the following LOS standards regarding police staffing levels in Policy 1.2.1 of the Comprehensive Plan's Capital Facilities and Public Services Element (City of Sumner, 2018, p. 104):

- Maintain a ratio of two (2) commissioned officers per 1,000 population.
- Establish and maintain a ratio of not less than 1 commissioned patrol officer for every 1,000 calls for service per year.
- Provide one (1) sergeant for every 6-7 commissioned patrol officers.
- Provide and maintain one detective position at a ratio of 1/400 Part A offenses.

Based on the 2020 estimated City population of 10,360, the City would require 20.7 commissioned officers to meet its adopted standard. Approximately 16.5 commissioned patrol officers and 2.4 sergeants would be required based on the 2015-2019 5-year average calls for service per capita of 1.59, and at least 2.7 detectives would be required based on the 2015-2019 5-year average Part A offenses committed per capita of 0.10.

As of 2020, the City is not currently meeting all of its staffing LOS standards: an additional 0.7 commissioned officer, 2.5 patrol officers, 0.4 sergeants, and 0.7 detectives are currently needed to meet adopted LOS standards. The City considers its staffing needs and available resources through its budget. The City can revisit its police staff LOS as part of its Capital Facilities Plan Update or next Comprehensive Plan periodic review.

Policy 1.5.1 of the Comprehensive Plan's Capital Facilities and Public Services Element also establishes an LOS standard of 0.44 square feet of police facilities per capita to meet the needs of city operations (City of Sumner, 2018, p. 105). Based on estimated City population of 10,360 in 2020, the City would require 4,558 square feet of building space to meet its adopted standard. With a current space allocation of 7,654 square feet, the City is currently meeting its adopted LOS standard for police building space.

East Sumner

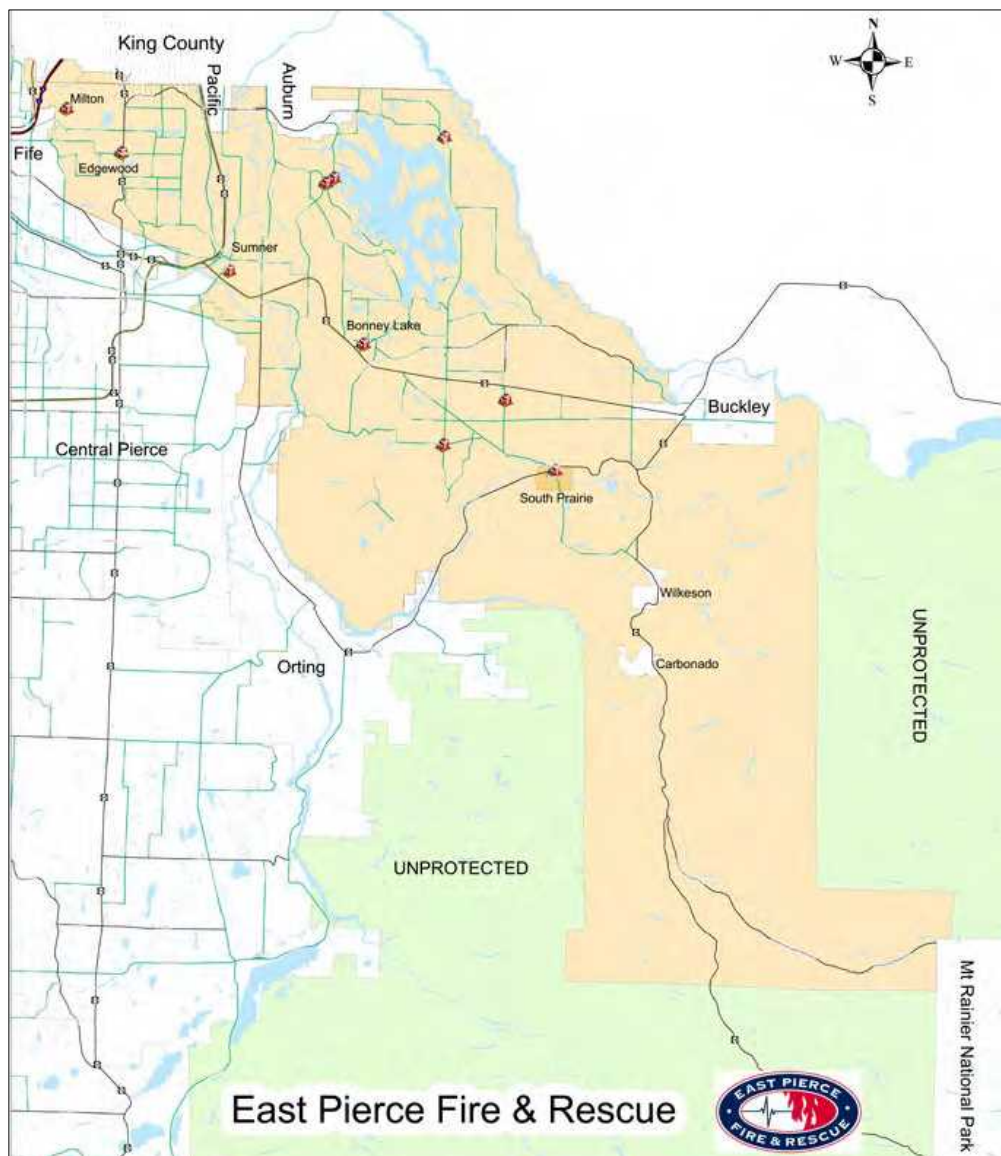
East Sumner is served by the Sumner Police Department. The Police Department building is not located in East Sumner.

¹² Personal Communication with Police Chief Brad Moericke, 2020.

Fire Protection

Fire protection and EMS in the City of Sumner is provided by East Pierce Fire & Rescue (East Pierce), a combination fire district serving a population of more than 97,000 living in and around Sumner, Bonney Lake, Lake Tapps, the Ridge Communities, South Prairie, Edgewood, and Milton. The district covers approximately 153 square miles and includes 11 stations – 6 staffed stations, 2 volunteer stations, 1 facility on Lake Tapps for the marine rescue unit, and 1 logistics warehouse (East Pierce Fire & Rescue, 2020).¹³ Station 113 (Sumner Station) is located in the city at 800 Harrison Street in Downtown Sumner (Exhibit 3-34).

Exhibit 3-34 East Pierce Fire & Rescue District Map



Source: East Pierce Fire & Rescue, 2020 (<https://www.eastpiercefirerescue.org/page.php?id=195>).

¹³ East Pierce does not respond to emergency calls from the logistics station.

East Pierce participates in a system of mutual and automatic aid agreements with adjoining jurisdictions. Mutual aid agreements are activated when initial resources are inadequate; for example, when all available East Pierce units are already on calls during a major fire, units from neighboring or private fire departments may respond into the district for mutual aid (East Pierce Fire & Rescue, 2019).¹⁴ Additional resources can be summoned by using the Pierce County Comprehensive Emergency Management Plan (Pierce County, 2020). When mutual aid and local resources are exhausted or nearly exhausted, the provisions for regional and state fire mobilization apply. For extraordinarily high risk/high loss incidents, East Pierce participates in the Washington State Fire Services Resource Mobilization Plan using task force and strike team resources from across the region, as well as military and other governmental agency resources (Washington State Fire Marshal's Office, 2020).

Personnel

East Pierce is a combination fire department utilizing both career and volunteer firefighters to handle a wide variety of emergencies. Career firefighters and paramedics are automatically dispatched to calls by a regional 911 dispatch center, South Sound 911, that sends the appropriate fire and EMS units from the fire stations closest to the emergency call.¹⁵ If unstaffed volunteer stations are located closer to an incident, volunteers will also be dispatched to the scene along with career crews (East Pierce Fire & Rescue, 2019). Each of the staffed stations houses crews 24-hours a day, seven days a week. The volunteer stations are not staffed on a regular basis, but fire engines, ambulances, and equipment are ready in case of an emergency and used by the volunteers as needed (East Pierce Fire & Rescue, 2020).

The district employs approximately 175 staff, including 1 fire chief, 4 assistant fire chiefs, 5 battalion chiefs, 5 chaplains, 129 career officers and firefighters, 10 volunteers, 1 public educator, and 20 administrative support staff (East Pierce Fire & Rescue, 2020). All career firefighters are trained as emergency medical technicians (EMTs) or paramedics, and each staffed station always includes at least one firefighter trained as a paramedic. Volunteers are trained as EMTs. Firefighters work in three shifts, each headed by a shift battalion chief who manages the day-to-day operations of the shift from the District's headquarter station in Bonney Lake. Districtwide, East Pierce is typically staffed by 25 firefighters daily. In recognition of risks within the district's boundaries, East Pierce also maintains four teams of personnel with specialized training in special operations disciplines – the district has trained select firefighters to serve as members of a Wildland Team, a Water Rescue Team, a Hazardous Materials Team, and a Technical Rescue Team (East Pierce Fire & Rescue, 2019).

Capital Facilities and Equipment

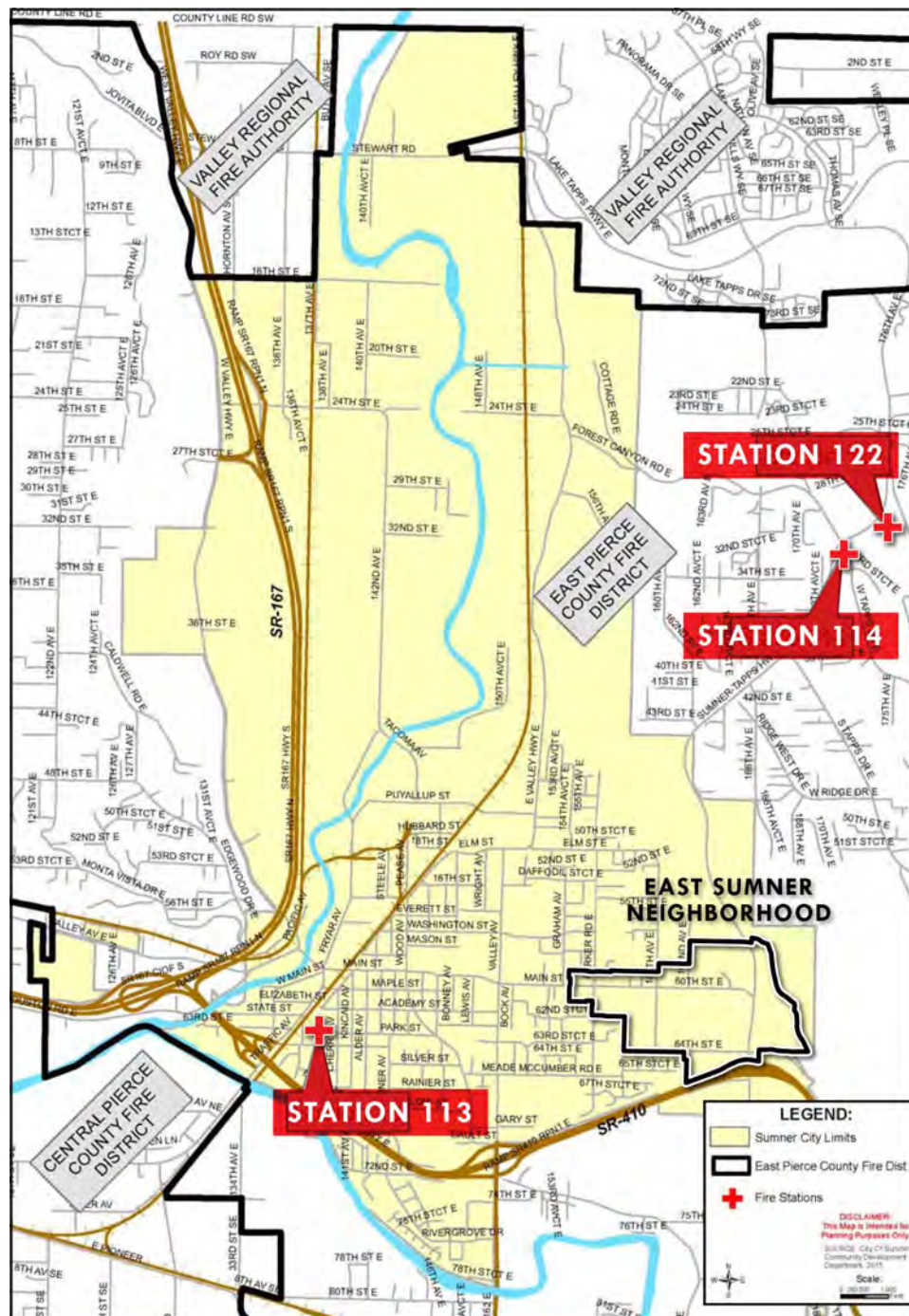
Operations are organized by Service Districts, which are built around station locations and generally describe the areas of principal responsibility for each facility. The city of Sumner is principally served by

¹⁴ In cases of mutual aid, residents may have to pay for ambulance transport, depending upon which agency provided the service. Mutual aid ambulances transported 40 district residents in 2019, less than 1% of the year's EMS patient transports (East Pierce Fire & Rescue, 2019).

¹⁵ South Sound 911 is an interlocal dispatch agency created by local governments and funded by a supportive vote of citizens in November 2011.

staffed Station 113 (see Exhibit 3-35) which is the newest station in the district at 29 years old. Station 113 is staffed daily by five firefighters and houses a ladder truck/or engine staffed by three fire fighters and medic unit staffed by two firefighters (East Pierce Fire & Rescue, 2019). Districtwide, East Pierce maintains 54 emergency response and support vehicles – including 10 fire engines, 1 ladder truck, 1 tender, 11 medic units, 2 brush trucks, and 29 support vehicles.

Exhibit 3-35 Fire Stations Near the City of Sumner



Sources: City of Sumner Capital Facilities Plan, 2015 (Figure 2-9); East Pierce Fire & Rescue, 2020; BERK, 2020.

According to Fire Chief Bud Backer, the district's fleet of emergency vehicles and ladder truck will soon need replacement to meet standards, and several fire stations need upgrades or to be replaced or relocated (East Pierce Fire & Rescue, 2020). East Pierce is currently updating their Capital Facilities Plan to guide facility and vehicle needs.

Call History

East Pierce's call load continues to increase as development occurs. Firefighters responded to 11,784 fire and EMS-related calls districtwide in 2019, a 20% increase over 2015. Station 113 received nearly one-quarter of all 911 calls (2,654 or 23%) in 2019, the most calls of all staffed and volunteer stations (East Pierce Fire & Rescue, 2019). A breakdown of districtwide call load by type is provided in Exhibit 3-36.

Exhibit 3-36 Five-year Call History for Service Districtwide by Call Type, 2015-2019

Call Type	2015	2016	2017	2018	2019
Emergency Medical Calls ¹	7,085	7,702	8,231	8,153	8,540
Good Intent	952	928	953	1,037	1,254
Public Assist ²	839	750	808	971	950
False Alarms	421	475	509	477	511
Hazardous Conditions	170	130	191	133	205
Fires ³	347	268	328	325	302
Severe Weather	12	2	10	1	6
Other Calls	9	7	8	17	16
Total Calls	9,835	10,259	11,039	11,150	11,784

¹ EMS calls include motor vehicle crashes.

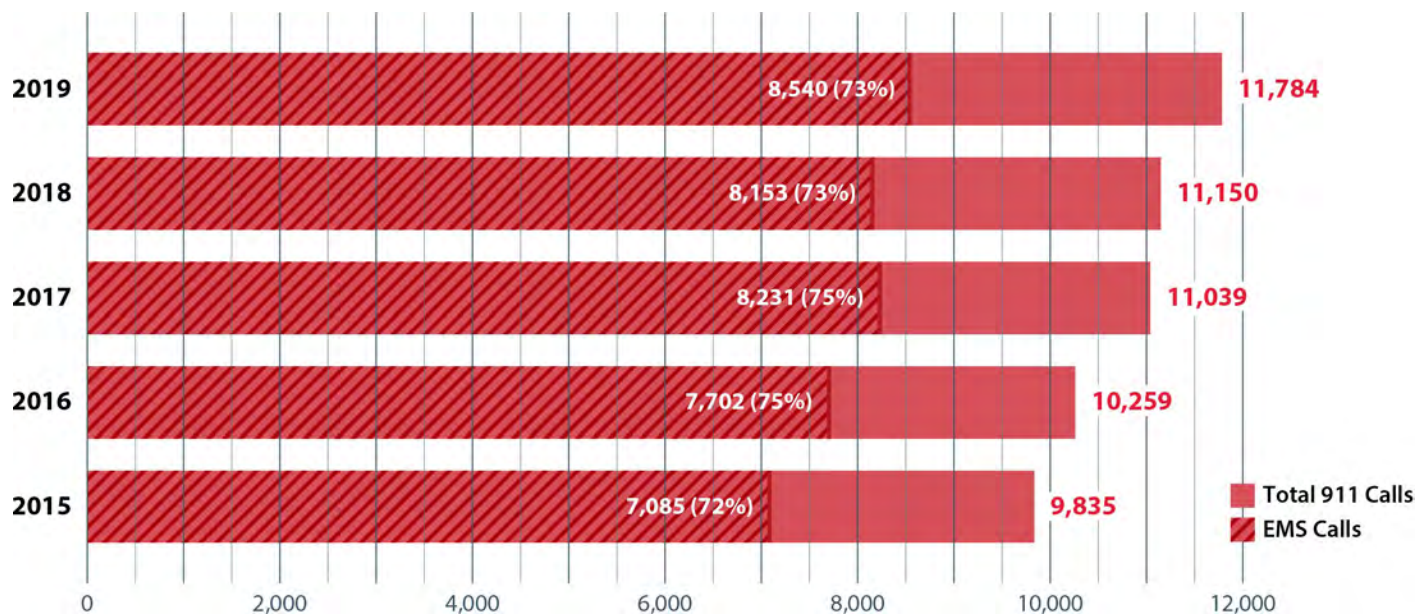
² Reported as "Service Calls" calls in the 2015-2017 Annual Reports.

³ Fires are reported separately as brush fires, other fires, structure fires, and vehicle fires in the 2015-2017 Annual Reports. The 2019 Annual Report simply reports total number of fires.

Sources: East Pierce Fire & Rescue Annual Reports, 2015-2019.

Most calls each year are for emergency medical services (EMS). Almost three-quarters of calls in 2019 were for EMS incidents (8,540 calls or 73%). See Exhibit 3-37.

Exhibit 3-37 Five-year Total 911 and EMS Call History, 2015-2019



Note: EMS calls are included in the total 911 calls.

Sources: East Pierce Fire & Rescue Annual Reports, 2015-2019; BERK, 2020.

Building Inspections and Plan Reviews

In 2019, the Fire Prevention Division of East Pierce provided 516 inspections and conducted 228 construction plan reviews in Sumner (East Pierce Fire & Rescue, 2019). Districtwide, tenant improvements and remodels in existing buildings were the primary drivers of commercial plan review and inspection activity, though development in the industrial areas of Sumner remained strong as well. While new residential construction increased throughout the district, a large amount of districtwide residential inspection activity was due to a new requirement for the installation of residential fire sprinklers in all new residential occupancies in Bonney Lake.

Plan reviews included permits for special events, pre-application conferences, plat reviews, SEPA reviews, site plan reviews, building plan review, and plan reviews for fire alarms and fire sprinklers. Projects ranged from large commercial projects to small tenant improvements, and from single-family dwellings to multi-unit apartment complexes. Five fire safety professionals, with oversight provided by the fire marshal, currently staff the Fire Prevention Division to cover all of the fire prevention duties for partner cities and the county. As the regional economy continues to improve, development activity has increased. With the number of personnel currently allocated, the division struggles to complete on-going inspections while keeping pace with plan review and inspection demands of new development.

Levels of Service

Response Time Standards

East Pierce and their partner cities, including Sumner, have adopted response time standards to effectively mitigate emergencies. The East Pierce standard is for first-due responding units to arrive at fire and emergency medical incidents in urban areas served by staffed fire stations within 5 minutes for 90% of all calls, and to provide a minimum acceptable (effective) response force within 10 minutes 90% of the time. The City of Sumner adopted these standards in Policy 1.3 of the Comprehensive Plan's Capital Facilities and Public Services Element (City of Sumner, 2018, p. 105).

The district has historically had difficulty meeting these standards; in 2019, average response time districtwide for the first unit to arrive on scene was 7 minutes and 34 seconds, 2 minutes, and 34 seconds below the standard (Exhibit 3-38). Response times have generally increased since 2015 due to the rising call volume and reliance on "second in" units responding to calls when the closest unit was already on a call (East Pierce Fire & Rescue, 2019).

Exhibit 3-38 Average Response Time in Minutes, 2015-2019

Year	Districtwide		Station 113	
	Dispatch to Arrival	Minutes Below Standard	Dispatch to Arrival	Minutes Below Standard
2015	6:43	1:43	6:58	1:58
2016	7:10	2:10	7:17	2:17
2017	7:35	2:35	7:39	2:39
2018	7:44	2:44	7:44	2:44
2019	7:34	2:34	8:00	3:00

Source: East Pierce Fire & Rescue, 2019.

Personnel

National and regional standards for staffing fire engines are between three to four firefighters per engine. Washington State law also requires at least three firefighters on scene to allow two to enter a building for a rescue (WAC 296-305-05002). Four of East Pierce's six fire engines are currently staffed by only two firefighters.

Neither the City of Sumner nor East Pierce have adopted a population-based LOS standard for fire department staffing. However, based on current employment of 129 career firefighters and the districtwide 2020 estimated population of 97,000, current staffing levels equate to approximately 1.33 career firefighters per 1,000 residents districtwide.

Fire Flow and Fire Suppression Storage

Fire flow requirements vary by land use and reflect guidance by the East Pierce Fire and Rescue Fire Marshal (BHC Consultants, 2020):

- 1,000 gpm for 2 hours – Medium- and low-density residential
- 1,500 gpm for 2 hours – High-density residential and commercial
- 3,500 gpm for 3 hours – Light industrial
- 4,500 gpm for 4 hours – Heavy industrial and several existing buildings

The 2001 Pierce County Coordinated Water System Plan requires 1,500 gpm for high-density residential and commercial areas. Industrial areas require 3,500 gpm based on the Fire Marshal's recommendations for fire-resistant construction (BHC Consultants, 2020).

Fire Hydrants

The City of Sumner's water system contains approximately 1,052 hydrants. East Pierce conducts flow tests periodically to assure proper hydrant operation. (BHC Consultants, 2020)

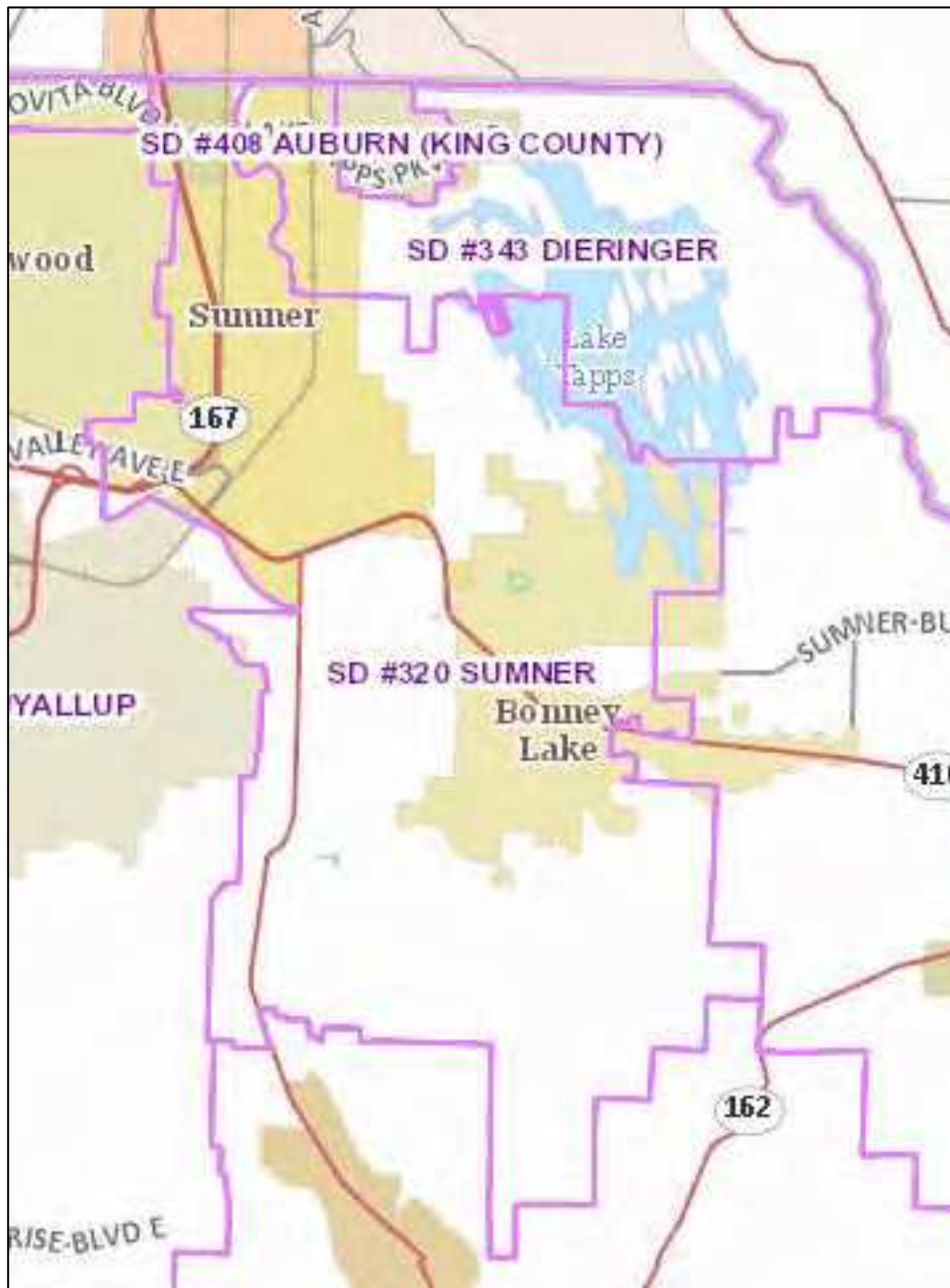
East Sumner

The East Sumner Neighborhood is served by East Pierce Fire. No fire stations are located in East Sumner.

Schools

The City of Sumner and UGA are served by the Sumner-Bonney Lake and Dieringer School Districts that also serve other adjacent municipalities and unincorporated areas. Exhibit 3-39 shows the boundaries of the two districts.

Exhibit 3-39 Sumner-Bonney Lake School District and Dieringer School District Map



Source: Pierce County Public ArcGIS Online, 2020 (<https://matterhornwab.co.pierce.wa.us/publicgis/>).

Sumner-Bonney Lake School District

Existing Facilities

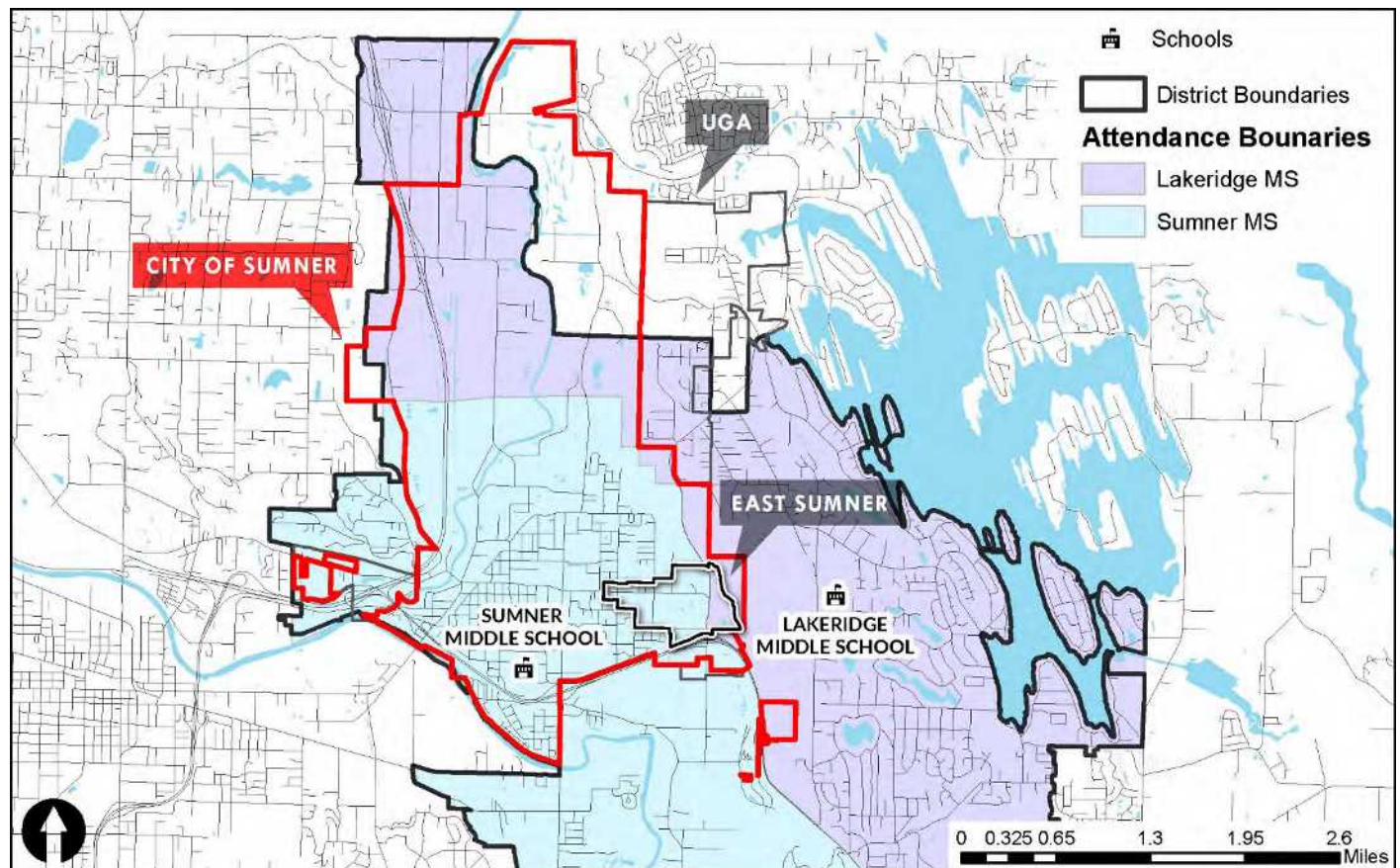
The Sumner-Bonney Lake School District (SBLSD) operates within the City of Sumner and serves all or portions of the cities of Bonney Lake, Edgewood, Pacific, and unincorporated areas of Pierce County. The District

consists of 14 schools, including 2 high schools, 3 middle schools, and 9 elementary schools (Sumner-Bonney Lake School District, 2020). The following schools serve the city and UGA:

- Sumner High School
- Lakeridge and Sumner Middle Schools
- Crestwood, Daffodil Valley, and Maple Lawn Elementary Schools – kindergarten students within the Daffodil Valley and Maple Lawn Elementary boundaries attend the Early Learning Center just west of Maple Lawn.
- Elhi Hill Alternative High School

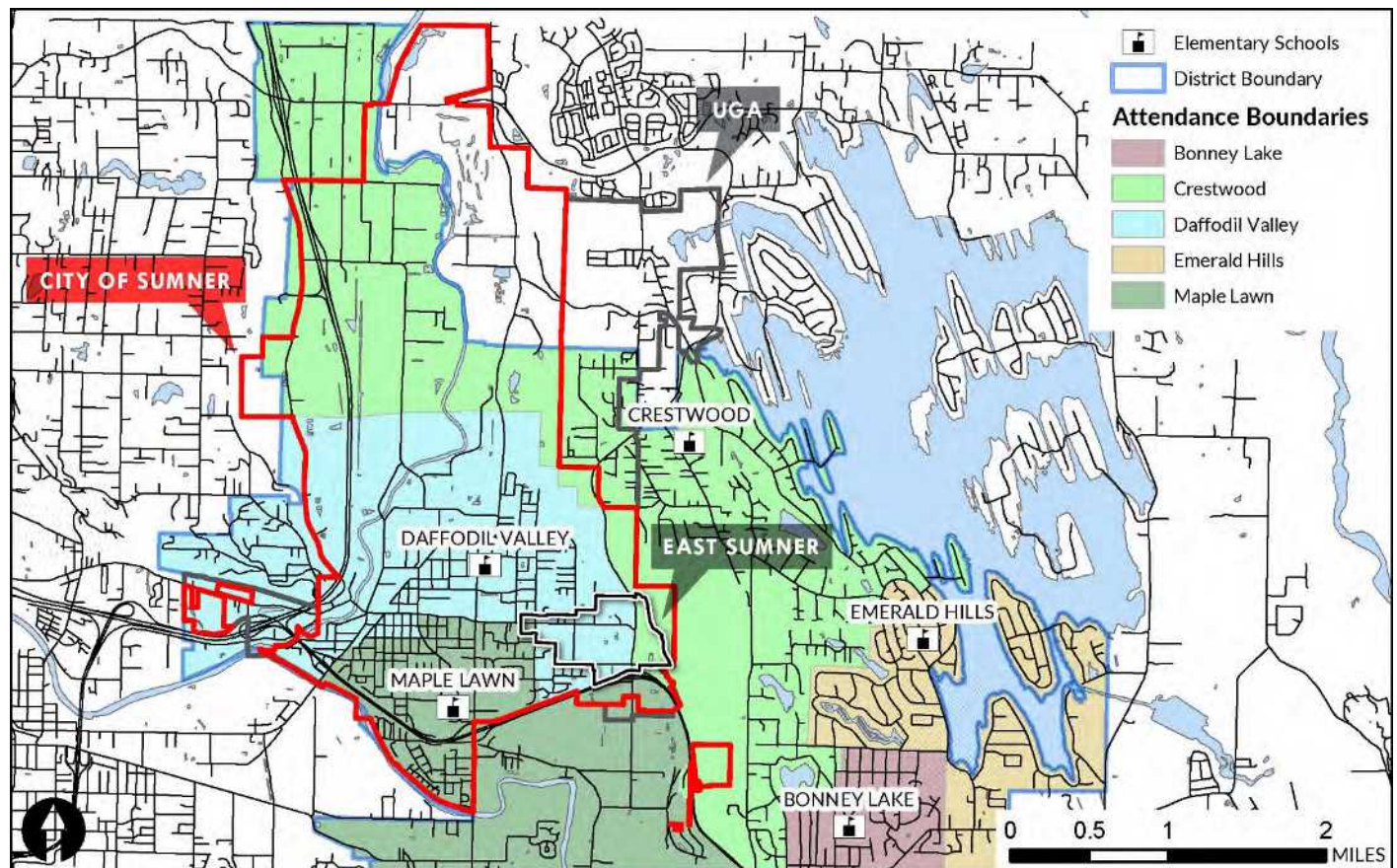
Exhibit 3-40 and Exhibit 3-41 show middle and elementary school attendance boundaries within the city and UGA. Sumner High School is the only traditional high school in the district that serves the City of Sumner and the UGA. Elhi Hill Alternative High School provides an environment for students who need services beyond the traditional school day and during the summer to meet state and district standards. Students who graduate from Elhi Hill receive a diploma from Bonney Lake or Sumner high school.

Exhibit 3-40 Sumner-Bonney Lake School District, Middle School Boundaries



Note: This map reflects the 2018-19 boundary adjustments adopted by the Sumner-Bonney Lake School District Board of Directors.
Sources: Sumner-Bonney Lake School District, 2018; City of Sumner, 2020; BERK, 2020.

Exhibit 3-41 Sumner-Bonney Lake School District, Elementary School Boundaries



Note: This map reflects the 2018-19 boundary adjustments adopted by the Sumner-Bonney Lake School District Board of Directors.
Sources: Sumner-Bonney Lake School District, 2018; City of Sumner, 2020; BERK, 2020.

An inventory of existing school facilities in the current plan area and their capacity is shown in Exhibit 3-42.

Exhibit 3-42 Sumner-Bonney Lake School District Serving the City and UGA

	Capacity (Students)
Sumner High School	1,300
Lakeridge Middle School	642
Sumner Middle School	750
Crestwood Elementary	474
Daffodil Valley Elementary	451
Maple Lawn Elementary	462

Sources: Sumner-Bonney Lake School District Capital Facilities Plan, 2014; City of Sumner Capital Facilities Plan, 2015; Bonney Lake Comprehensive Plan, 2015 (Table 6-5).

School Enrollment

According to the Washington State Office of the Superintendent of Public Instruction (OSPI), 10,353 students were enrolled in SBLSD during the 2019-2020 school year, which included 4,944 for the six schools serving the city and UGA. School enrollment, capacity, and average students per classroom are shown in Exhibit 3-43.

Enrollment exceeds capacity overall and at most schools, though Sumner Middle School and Crestwood Elementary School have slight excess capacity. Expansion of Sumner High School anticipated for completion in Fall 2022 seeks to provide permanent classroom space capacity for up to 1,830 students.

Exhibit 3-43 Sumner-Bonney Lake Schools: Enrollment, Capacity, and Average Classroom Size, 2019-2020

	Capacity ¹	Enrollment ¹	Over/(Under) Capacity	Students/Classroom ²
Sumner High School	1,300	1,722	(422)	15
Lakeridge Middle School	642	787	(145)	22
Sumner Middle School	750	740	10	20
Crestwood Elementary	474	466	8	20
Daffodil Valley Elementary	451	539	(88)	18
Maple Lawn Elementary	462	690	(228)	25

¹ Capacity is based on the SBLSD's 2014-20 Capital Facilities Plan (as reported in Bonney Lake's Comprehensive Plan). Enrollment is from the 2019-20 school year (the first business day in October is used as the enrollment count date for all schools/districts in Washington).

² Per OSPI, this figure shows the average number of students in each course offered. The average number of students in each course offered is based on the number of students in each course section. This number is different than student ratio because the number is based on student count per course section rather than school enrollment count. Class size is one of the key indicators of a learning environment for students.

Sources: Sumner-Bonney Lake School District Capital Facilities Plan, 2014; Bonney Lake Comprehensive Plan, 2015 (Table 6-5); Washington State OSPI, School Report Cards, 2020.

The City of Sumner's Capital Facilities Plan sets the following LOS goals for students per classroom by grade level (City of Sumner, 2015, p. 45):

- Kindergarten: 24 students/classroom¹⁶
- Grades 1-2: 26 students/classroom
- Grades 3-4: 28 students/classroom
- Grades 5-12: 30 students/classroom
- Special Education: 12 students/classroom

Enrollment Projections

SBLSD uses a modified version of OSPI enrollment projection methodology and has projected a 2022-23 enrollment of 9,666 students (Exhibit 3-44). This is an increase of 246 students or 2.6% between the 2019-20

¹⁶ Kindergarten LOS for "impacted schools" is 18 students/classroom.

and 2022-23 school years. Note that these figures are for the SBLSD as a whole and therefore include schools outside the plan area (Sumner-Bonney Lake School District, 2019).

Exhibit 3-44 Enrollment Projections for Sumner-Bonney Lake School District, 2019-2022

	2019-20 (actual)	2020-21 (forecast)	2021-22 (forecast)	2022-23 (forecast)
K-5	4,352	4,339	4,386	4,451
6-8	2,325	2,407	2,426	2,376
9-12 (excluding Running Start)	2,743	2,765	2,808	2,839
Total K-12	9,420	9,511	9,620	9,666

Note: Total K-12 enrollment for the District does not include Running Start of Alternative Learning Experience enrollment.
Source: Sumner-Bonney Lake School District F-195F 4-Year Projections, 2019 (<https://www.k12.wa.us/policy-funding/school-apportionment/safs-report-api>).

Based on districtwide housing units and student enrollment information over the past five school years, the 2015-2019 5-year average effective student generation rate in the SBLSD is 0.521 students per household (Exhibit 3-45).

Exhibit 3-45 Effective Student Generation Rates, Sumner-Bonney Lake School District

	2015-16	2016-17	2017-18	2018-19	2019-20	5-Yr Average
Housing Units Districtwide ¹	18,148	18,463	19,112	19,574	19,956	
SBLSD K-12 Enrollment ¹	9,447	9,841	9,922	10,100	10,353	
Effective Student Generation Rate	0.521	0.533	0.519	0.516	0.519	0.521 students per household

¹ OSPI uses the first business day in October as the enrollment count date for all schools and districts in Washington State. As such, OFM estimates for total housing units are from the first year of the school year (e.g., districtwide housing units for the 2015-16 school year are OFM's 2015 estimate of housing units).

Sources: OFM Small Area Estimates, 2020 (<https://www.ofm.wa.gov/washington-data-research/population-demographics/population-estimates/small-area-estimates-program>); Washington State OSPI, School Report Cards, 2020; BERK, 2020.

Impact Fees

The Sumner-Bonney Lake School District Board of Directors, in association with local jurisdictions, establishes impact fees for new residential construction. Impact fees are a means of collecting funds to meet the “unhoused student need” and provide funds to accommodate growth and demand for school facilities. These impact fees ensure that new development pays for a fair share proportional amount of the costs incurred by the school district for expanding facilities and new construction. The impact fee charged is based on the costs for providing the additional space and the projected number of students in each new residential unit. As of January 1, 2020, the City’s current impact fee for areas within SBLSD is \$3,815 for a single family residence and \$1,872 for a multi-family residential unit (SMC Chapter 3.50.090). These impact fees are not scheduled to change on January 1, 2021 (City of Sumner, 2020).

Recent Facilities Projects

In February 2016, voters approved a \$145.6 million Sumner-Bonney Lake School District capital construction bond. This bond funded construction projects of various scope located throughout every region of the District. The majority of these projects are complete, with only two still ongoing (see Planned Improvements). Completed projects include (Sumner-Bonney Lake School District, 2020):

- A new Early Learning Center, located behind Sumner Middle School on the southwest portion of the campus, features classrooms for preschool and kindergarten students.
- A new elementary, Tehaleh Elementary School, was built with STEM in mind with a capacity for approximately 550 students.
- A new Performing Arts Center with seating for an audience of 550, along with educational spaces, was built at Bonney Lake High School and a new covering for seating was built at the Bonney Lake High School athletic field.
- Emerald Hills Elementary was replaced with a new building that features 25 K-5 classrooms to serve approximately 550 students.
- Track and field upgrades were completed at Sumner Middle School, and a new artificial turf field and synthetic track surface with bleachers and lighting for all-weather access were installed at Lakeridge Middle School.

Planned Improvements

Two projects funded as part of the 2016 Capital Bond are ongoing: the phase 1 expansion of Sumner High School and expansion and track and field upgrades at Mountain View Middle School (Sumner-Bonney Lake School District, 2020):

- The phase 1 expansion of Sumner High School includes new commons, a new library, a new kitchen/cafeteria, additional new classrooms, and associated student services (technology, security, restrooms). The expansion is anticipated for completion in Fall 2022 and seeks to provide permanent classroom space capacity for up to 1,830 students.¹⁷
- Mountain View Middle School expansion and upgrades include additional classrooms, an artificial turf football field, and a synthetic track surface. The track and field upgrades are anticipated for completion in Fall 2020 and the classroom expansions are anticipated for completion in Fall 2021.

In addition, 13 District-owned vacant houses near Sumner High School were demolished in early 2020 to allow for modernization and expansion of the school and to provide a permanent location for the Elhi Hill High School Program. In 2020, an advisory committee developed recommendations on items that should be included in an upcoming bond in the SBLSD. These recommendations – including a gym, PAC, and pool at Sumner High School, land acquisition for a new middle school, and the construction of a new lighted turf field – were sent to the Superintendent on September 26, 2020. The School Board is scheduled to approve the proposal in November. The bond will go to the voters in February (Sumner-Bonney Lake School District, 2020).

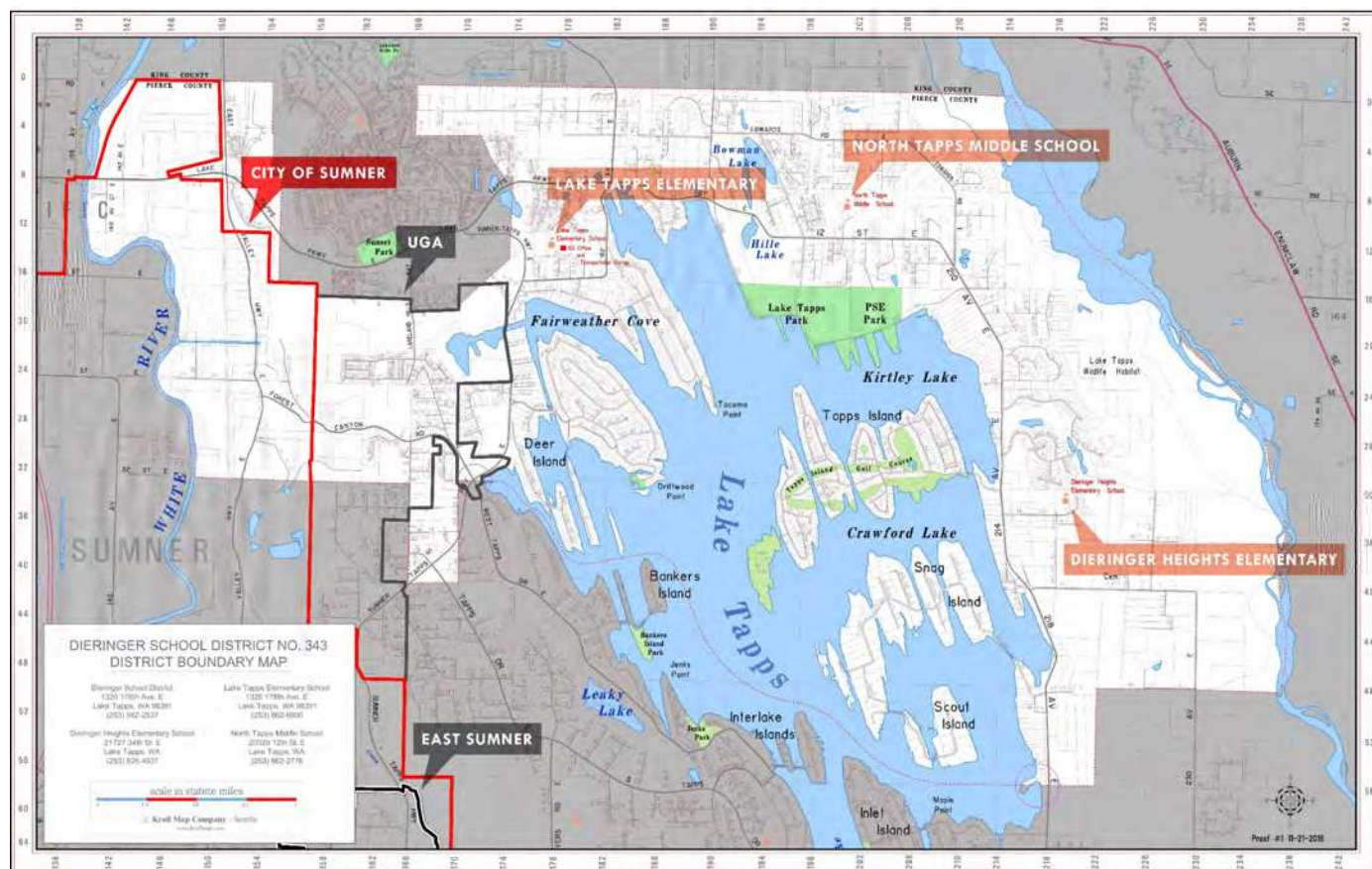
¹⁷ Per Superintendent Laurie D. Dent's June 14, 2019 memo "Recommendation on the Expansion and Modernization of Sumner High School" to the Sumner-Bonney Lake School District Board of Directors.

Dieringer School District

Existing Facilities

The Dieringer School District (DSD) includes three schools, Lake Tapps Elementary School, Dieringer Heights Elementary School, and North Tapps Middle School. The majority of Dieringer School District is located in unincorporated Pierce County, bounded on the east by the White River, on the west by the Stuck River, on the north by the city of Auburn, and on the south by the cities of Bonney Lake and Sumner. The District surrounds the northern two-thirds of Lake Tapps and covers approximately 5.5 square miles. Within the City of Sumner and UGA, the District serves the northeast Sumner city limits along East Valley Highway and portions of the UGA (Exhibit 3-46)– students in these areas attend Dieringer Heights Elementary for kindergarten, Lake Tapps Elementary for 1st–3rd grade, Dieringer Heights Elementary for 4th–5th grade, and North Tapps Middle School for 6th–8th grade. As a non-high school district, students moving on to high school choose if they would like to attend high school in the Auburn, Sumner-Bonney Lake, or White River School District (Dieringer School District, 2020).

Exhibit 3-46 Dieringer School District



Sources: Dieringer School District, 2020; City of Sumner, 2020; BERK, 2020.

School Enrollment

According to the OSPI, 1,572 students were enrolled in Dieringer School District (DSD) during the 2019-2020 school year. School enrollment, capacity, and average students per classroom are shown in Exhibit 3-47. The District's 2021-2026 Capital Facilities Plan indicates an enrollment of 1,523 students as of April 20, 2020 (slightly below OSPI's October 2019 count), and a total capacity of 1,401. Enrollment exceeds capacity overall and at all three schools.

Exhibit 3-47 Dieringer Schools: Enrollment, Capacity, and Average Classroom Size, 2019-2020 School Year

	Capacity	Enrollment ¹	Over/(Under) Capacity	Students/Classroom ²
North Tapps Middle School	536	551	15	19
Dieringer Heights Elementary	508	536	28	21
Lake Tapps Elementary	357	485	128	20
Total	1,401	1,572	171	

¹ The first business day in October is used as the enrollment count date for all schools and districts in Washington State. The District's 2021-2026 Capital Facilities Plan indicates a slightly lower enrollment of 1,523 students as of April 20, 2020.

² Per OSPI, this figure shows the average number of students in each course offered. The average number of students in each course offered is based on the number of students in each course section. This number is different than student ratio because the number is based on student count per course section rather than school enrollment count. Class size is one of the key indicators of a learning environment for students.

Sources: Dieringer School District, 2020; Washington State OSPI, School Report Cards, 2020.

Enrollment Projections

Dieringer School District forecasts a consistent student population between 2019 and 2022, with a 2022-23 enrollment of 1,464 (Exhibit 3-48). Note that these figures are for the Dieringer School District as a whole and therefore include students living outside the plan area (Dieringer School District, 2019).

Exhibit 3-48 Enrollment Projections for Dieringer School District, 2019-2022

	2019-20 (actual)	2020-21 (forecast)	2021-22 (forecast)	2022-23 (forecast)
North Tapps Middle School (1-3)	459	443	441	450
Dieringer Heights Elementary (K, 4-5)	466	498	487	464
Lake Tapps Elementary (6-8)	543	519	552	550
Total Students	1,468	1,460	1,480	1,464

Note: The actual 2019-2020 enrollment count in Exhibit 3-48 is based on Dieringer School District's 2019 F-195F 4-Year Projections report and is slightly lower than what OSPI reported as of October 1, 2019 in Exhibit 3-47.

Source: Dieringer School District F-195F 4-Year Projections, 2019 (<https://www.k12.wa.us/policy-funding/school-apportionment/safs-report-api>).

Based on districtwide housing units and student enrollment information over the past five school years, the 2015-2019 5-year average effective student generation rate in Dieringer School District is 0.396 students per household (Exhibit 3-49).

Exhibit 3-49 Effective Student Generation Rates, Dieringer School District

	2015-16	2016-17	2017-18	2018-19	2019-20	5-Yr Average
Housing Units Districtwide ¹	3,783	3,804	3,829	3,852	3,873	
SBLSD K-12 Enrollment ¹	1,564	1,439	1,488	1,519	1,572	
Effective Student Generation Rate	0.413	0.378	0.389	0.394	0.406	0.396 students per household

¹ OSPI uses the first business day in October as the enrollment count date for all schools and districts in Washington State. As such, OFM estimates for total housing units are from the first year of the school year (e.g., districtwide housing units for the 2015-16 school year are OFM's 2015 estimate of housing units).

Sources: OFM Small Area Estimates, 2020 (<https://www.ofm.wa.gov/washington-data-research/population-demographics/population-estimates/small-area-estimates-program>); Washington State OSPI, School Report Cards, 2020; BERK, 2020.

Impact Fees

As of January 1, 2020, the City of Sumner's current impact fee for areas within Dieringer School District are \$3,815 for a single family residence and \$2,025 for a multi-family residential unit (SMC Chapter 3.50.090). As of January 1, 2021, school impact fees for multi-family residential development in Dieringer School District will change from \$2,025 to \$1,872 per unit (City of Sumner, 2020).

Recent Facilities Projects

Three new classrooms at Lake Tapps Elementary School were funded as part of a 2006 bond and construction was completed in September 2017 (Dieringer School District, 2020).

Planned Improvements

The District's 2021-2026 Capital Facilities Plan calls for a third elementary school with projected capacity for 433 students to be added in 2022. The District primarily plans to fund acquisition and construction costs through a future bond (Dieringer School District, 2020).

East Sumner

East Sumner is served by the Sumner-Bonney Lake School District. Local schools serving the neighborhood include Crestwood Elementary, Daffodil Elementary and Maple Lawn Elementary (Exhibit 3-41), Lakeridge Middle School and Sumner Middle School (Exhibit 3-40), and Sumner High School. No schools are located within East Sumner.

Parks

Citywide

The information in this section is based on the *2018 Sumner Parks & Trails Plan*, which includes an updated parks and open space inventory, parks and open space goals, levels of service, new amenities, targeted new locations, and recommendations for funding improvements and revenues. The City's park and recreation facilities include seven parks ranging in size from less than 1 acre to 11 acres and totaling 28.3 acres and 9.28 miles of trails (City of Sumner, 2018).

Other City and public school properties serve a recreation and open space function. Four public schools include a wide variety of active recreation facilities available to the community. The Sumner Senior Center also functions as a community center with programs for elderly residents and a venue for community meetings, and the Sumner Library includes a community meeting room. Exhibit 3-50 and Exhibit 3-51 identify park and recreation facilities in the city. Open space lands owned by the City include the Pioneer Cemetery, resource protection land, watersheds, land along Salmon Creek, and Two-Rivers Point near the Sumner Wastewater Treatment Plant (Exhibit 3-52). City-owned parks and trails, other public-owned lands, and public schools account for about 14% of the city.

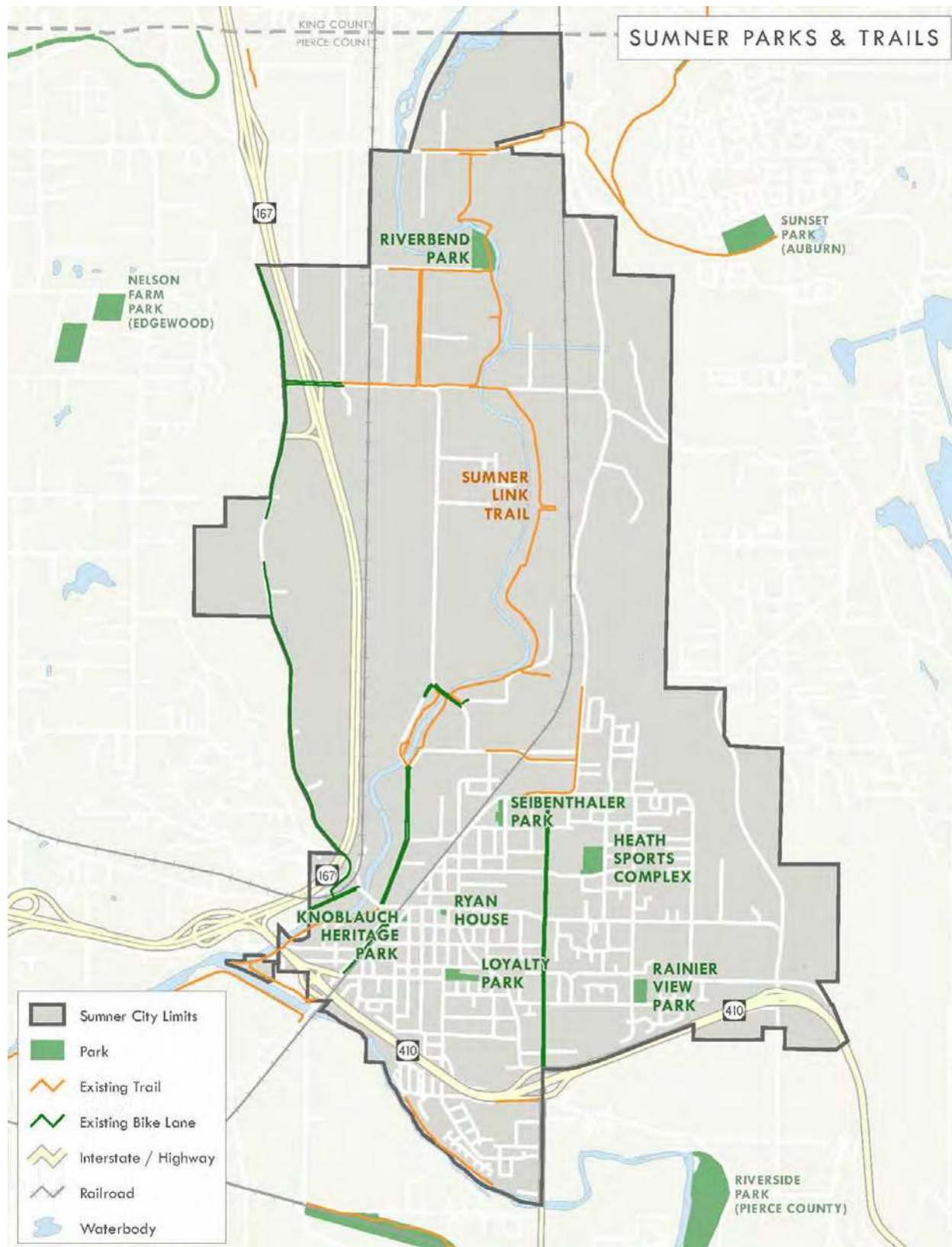
Regional parks and trails near Sumner managed by Pierce County Parks and Recreation (PCParks) and neighboring cities include Foothills Trail, Riverside Park, Dorothy Bothell Park, Sunset Park, and Nelson Farm Park (Exhibit 3-50). In addition, the Gordon Family YMCA opened in 2015 at the intersection of 64th Street E and 160th Avenue E in Sumner. The facility is about 109,000 square feet and functions as a health, community, and arts center (City of Sumner, 2018).

Exhibit 3-50 Park and Recreation Facilities in the City of Sumner

Park	Classification	Owner	Size
City Parks			28.3 acres
Bill Heath Sports Complex	Regional or Special Use Area	City of Sumner	7.0 ac
Loyalty Park	Community	City of Sumner	3.3 ac
Rainier View Park	Community	City of Sumner	3.9 ac
Riverbend Park	Resource	City of Sumner	11.0 ac
Reuben Knoblauch Heritage Park	Special Use Area	City of Sumner	0.5 ac
Ryan House	Special Use Area	City of Sumner	0.4 ac
Seibenthaler Park	Community	City of Sumner	2.3 ac
City Trails			9.28 miles
Sumner Link Trail: White River		City of Sumner	5.25 mi
Puyallup River Trail		City of Sumner	0.84 mi
River and street trails		City of Sumner	9.28 mi
Bike lanes		City of Sumner	7.93 mi
Public Schools			73.82 acres
Daffodil Valley Elementary School		Sumner School District	11.1 ac
Sumner Middle School		Sumner School District	28.7 ac
Sumner High School		Sumner School District	26.4 ac
Maple Lawn Elementary School		Sumner School District	7.62 ac
Public Open Space			
Cemetery		City of Sumner	
Resource Protection Land		City of Sumner	
Watershed		City of Sumner	~155 ac
Salmon Creek Land		City of Sumner	
Two-Rivers Point		City of Sumner	~1 ac
Other Facilities			
Sumner Senior Center		City of Sumner	
Sumner Library		Pierce County Library System	
Gordon Family YMCA		YMCA of Pierce/Kitsap Counties	
Foothills Trail		Pierce County	
Riverside Park		Pierce County	
Dorothy Bothell Park		City of Auburn	
Sunset Park		City of Auburn	
Nelson Farm Park		City of Edgewood	

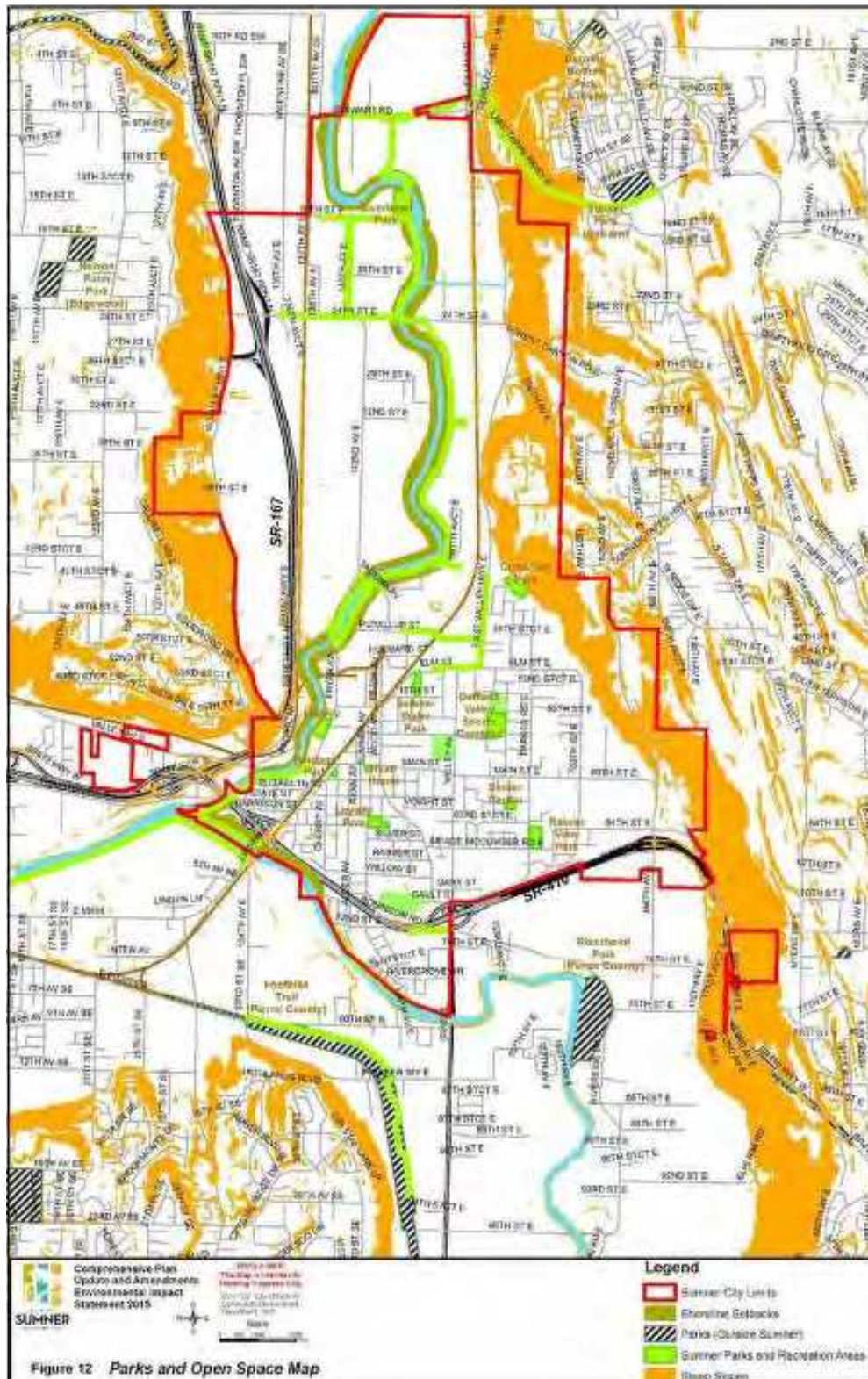
Source: City of Sumner, 2018.

Exhibit 3-51 City of Sumner Parks and Trail System



Source: City of Sumner Parks & Trails Plan, 2018 (Exhibit 2-3).

Exhibit 3-52 City of Sumner Open Space Lands



Note: This map focuses on formal open space (parks and schools), shorelines, and hillsides. In addition to these features, the Sumner Cemetery provides an open space function.
Source: City of Sumner Parks & Trails Plan, 2018 (Exhibit 2-7).

Recreation services for City residents are provided by the Sumner–Bonney Lake Parks and Recreation Program. The program is part of a tri-party collaboration between the City, Sumner-Bonney Lake School District, and City of Bonney Lake and is administered by the City of Bonney Lake (City of Bonney Lake, 2020).

Levels of Service

Parks and Trails

This Parks & Trails Plan adopts a combined LOS approach that addresses “how much” investment is needed, “what” kinds of facilities should be provided, and “where” they should be located (City of Sumner, 2018, pp. 6-24).

- **Investment (how much):** Maintain a level of investment per capita (resident equivalent) that is consistent with the current value of the system per person. The 2017 value is \$1,060 per resident equivalent, as may be adjusted periodically for system value, inflation, or annexation.¹⁸
- **Recreation Facilities (what):** Provide for a mix of parks and recreation facilities at a level consistent with the community’s current level of facilities:
 - Active Recreation Facilities (Fields, Courts, Tracks, Gyms): Resident equivalent population per Sumner facility consistent with the current ratio. The current 2017 ratio is 1,700 resident equivalent per facility.
 - Informal Recreation Facilities: Picnic Shelters, Off Leash Areas, Playgrounds, Paths, Community Gardens, Flexible Open Turf Areas, Gathering Spaces and Amphitheaters: Resident equivalent population per facility consistent with the current ratio. The current 2017 ratio is 1,500 resident equivalent per facility.
 - Trails: Resident equivalent population per trail mile consistent with the current ratio of 1,600.
 - Parks: Resident equivalent population per acre consistent with the current ratio of 500.
- **Access and Distribution (where):** Resident properties are located within 1/4 mile of a Sumner Park accessible by pedestrian or bicycle facilities.

The Parks & Trails Plan considers both resident population and equivalent resident population in setting LOS standards. Equivalent resident population converts employees to an equivalent resident based on hours of opportunity to use the Sumner Park System. The City converts employees at a rate of 45.9% to determine employee resident equivalent population and permanent residents at a rate of 93.8% to determine resident equivalent population – together, the Parks & Trails Plan considers these the total resident population equivalent. The 2017 resident equivalent population in the city was 14,918 (City of Sumner, 2018).¹⁹

Considering growth within city limits since 2017, the City would need to add 0.4 active recreation facilities, 0.7 informal recreation facilities, 0.7 miles of trails, and 3.7 acres of city parks as of 2020 to meet the adopted

¹⁸ Based on a 2017 land value of \$7,089,600, facility value of \$8,727,100, and resident equivalent population of 14,918. Adjusting to 2018\$, the first year of plan implementation, the per capita rate would be \$1,086.62. See Exhibit 6-3 in the Parks and Trails Plan (City of Sumner, 2018, pp. 6-26).

¹⁹ Based on a 2016 employee population of 12,235 and 2017 permanent resident population (city population) of 9,920. Using the City’s conversion factors resulted in an employee resident equivalent of 5,618 and resident equivalent of 9,300, for a total resident population equivalent of 14,918.

LOS standards. Demand increases by about 1.0 active recreation facilities, 1.1 informal recreation facilities, 1.1 miles of trails, and 3.3 acres of city parks when considering the city and UGA; see Exhibit 3-53.

Exhibit 3-53 Adopted Park and Recreation Facility Levels of Service and Existing Demand

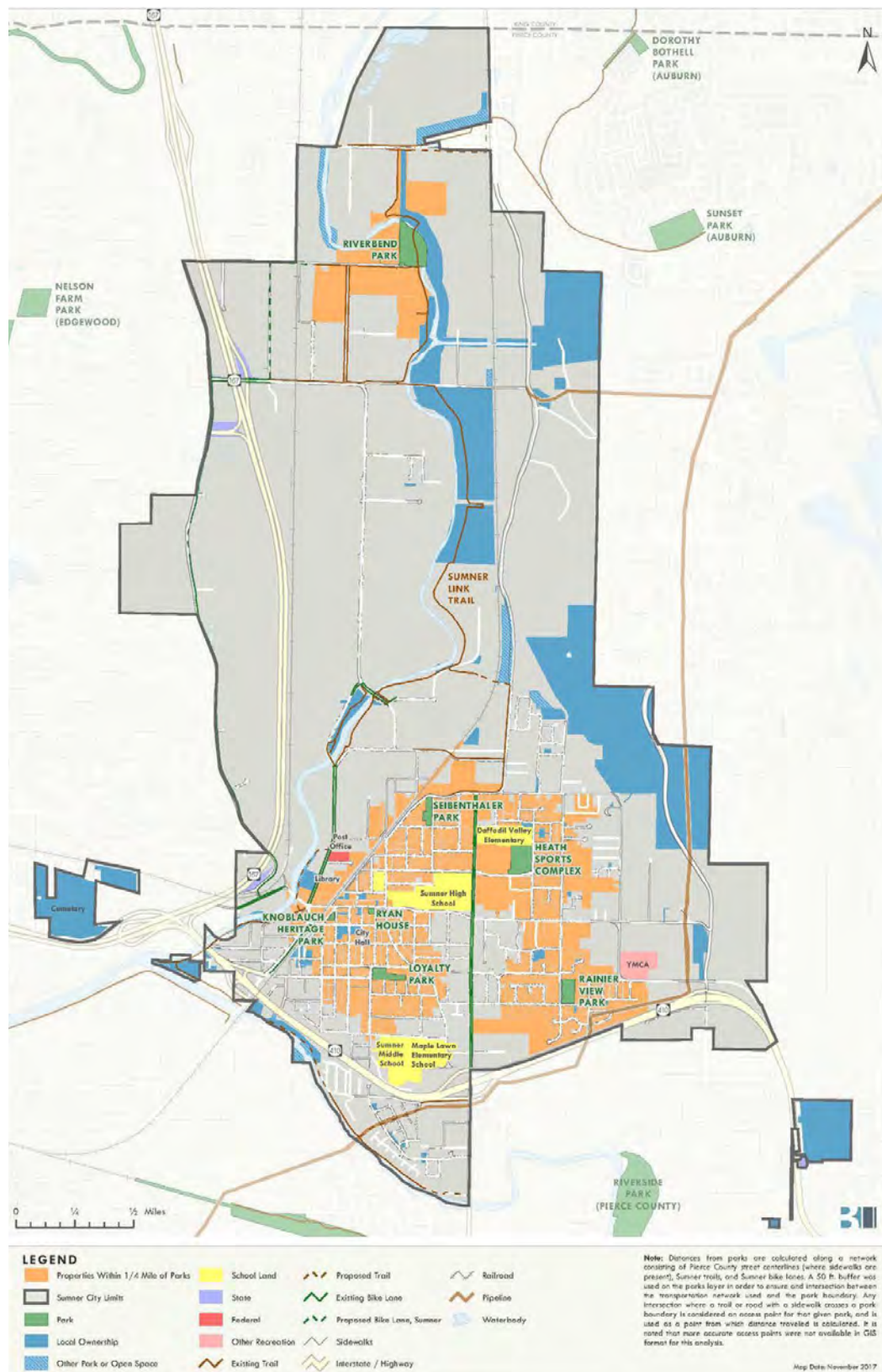
Facility Type	Required LOS	Existing Number/Size	2020 Net Demand	
			City	City + UGA
Active Recreation	1 facility / 1,700 resident equivalent population	9	0.4	1.4
Informal Recreation	1 facility / 1,500 resident equivalent population	10	0.7	1.8
Trails	1 mile / 1,600 resident equivalent population	23.3 miles	0.7	1.8
City Parks	1 acre / 500 resident equivalent population	28.3 acres	3.7	7.0

Note: 2017 demand is based on a 2016 employee population of 12,235 and 2017 permanent resident population (city population) of 9,920. Using the City's conversion factors results in an employee resident equivalent of 5,618 and resident equivalent of 9,300, for a total resident population equivalent of 14,918. Using the same methodology and assuming a 2020 city population of 10,360 and employment population of 16,399 (13,638 excluding 2,761 construction and resource jobs per the 2018 Parks & Trails Plan), the 2020 resident equivalent population in the city is 15,978. Incorporating the additional 1,751 residents and 68 employees in the UGA, the 2020 resident equivalent population in the city and UGA is 17,651.

Sources: City of Sumner, 2018; PSRC, 2019; BERK, 2020.

Exhibit 3-54 illustrates parcels located within a 0.25-mile from a Sumner park and accessible by sidewalks or bike lanes. Lands in the core of Sumner around Main Street, Elm Street, Alder Avenue, and Parker Road are generally well served. South of Loyalty Park, there are gaps, but the Sumner Middle School may fill a gap. Likewise, the Sumner High School may fill a gap at the intersection of Valley and Main Street. Lands less well served are West Sumner, East Sumner, Riverwalk, and the Manufacturing Industrial Center (MIC).

Exhibit 3-54 Sumner Park Accessibility



Source: City of Sumner Parks & Trails Plan, 2018 (Exhibit 5-1).

The Sumner Link Trail along the White and Puyallup Rivers has been a centerpiece of the Sumner Trail System, connecting the community to the region. The regional trail along the White River is nearing completion, but has a gap through the reach along the library down to Main Street. There are still significant gaps along the Puyallup River. There have been some efforts to add local bike trails such as on West Valley Highway, Valley Avenue, and a portion of Fryar Avenue. These routes provide some north-south access, but east-west access is limited. Largely, the Class II and III trails in the Sumner Trails Plan have not yet been realized.

A key barrier to connecting residential neighborhoods is SR-410. The trails plan identifies a potential SR-410 overpass to connect Riverwalk area to the main part of town to overcome that barrier. Creating a connected trail system and addressing barriers remains an issue. Park and trail opportunities and completion strategies will be explored in future updates to the Parks & Trails Plan (City of Sumner, 2018).

Open Space

Policy 2.10 in the City's Parks & Trails Plan and Parks and Open Space Element of the Comprehensive Plan establishes an open space standard of 35% for the entire city (City of Sumner, 2018); per the policy, open space includes areas that are public parks, cemeteries, critical areas and buffer areas, restricted steep slope areas, public lands such as watersheds, excess right-of-way, floodway, and river and buffers (Exhibit 3-52).

Impact Fees

As of January 1, 2020, the City of Sumner's current impact fee for Parks and Trails is \$2,763.43 per single family dwelling unit, \$2,371.28 per multi-family dwelling unit, \$1,386.69 per 1,000 square feet of commercial development, and \$650.01 per 1,000 square feet of industrial development (SMC Chapter 12.38.100). The impact fee ordinance allows periodic updates based on inflation.

East Sumner

The Gordon Family YMCA offers indoor facilities in East Sumner, but outdoor parks are limited in the neighborhood. Approximately 6.4 acres of land along Salmon Creek between 60th and 64th Streets E are under City ownership. Based on the current proposal for the *East Sumner Neighborhood Plan*, the area will be used for a passive park, wetlands mitigation for development in the area, stormwater detention, stream restoration, and flood control. The Comprehensive Plan calls for additional land to be purchased and for a new east-west extension of 62nd Street E as a multi-modal boulevard (City of Sumner, 2018); however, proposals for streets are to be updated in the 2020 Plan update.

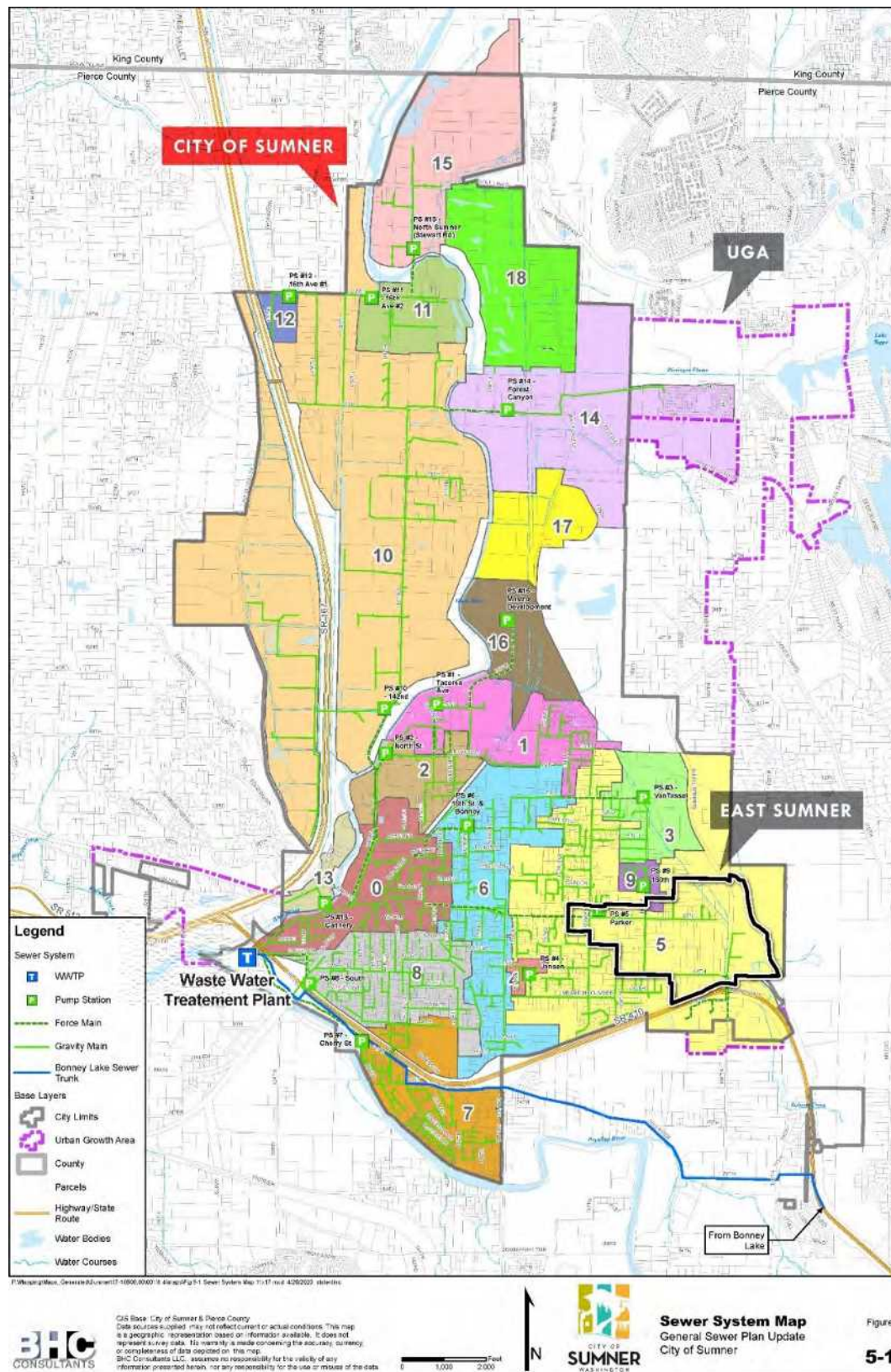
Sewer

Citywide

The information in this section is based on the *2020 Sanitary Sewer Comprehensive Plan* (BHC Consultants, 2020), and the *2009 Wastewater Treatment Plant Capacity Increase Analysis* (Gray & Osborne, 2009). The Sanitary Sewer Plan analyzes the City's collection system, identifies any system deficiencies for existing and future flow conditions, and provides recommended improvements and cost estimates. In preparing the plan, the City's wastewater collection system was analyzed for existing and future capacity.

The City has operated a sanitary sewer system since 1927 and a wastewater treatment plant since 1957. The City's sanitary sewer service area encompasses approximately 4,090 acres and includes the Sumner city limits, as well as portions of the Sumner UGA. As of 2020, the City owns and operates a collection system that includes 7.4 miles of force mains, 52.4 miles of gravity sewer, and 16 pump stations. The service area is divided into 18 basins to analyze capacity needs – delineation of basins is based on existing sewer service and topography (BHC Consultants, 2020). The boundaries of the service area and its constituent basins are shown in Exhibit 3-55, along with the existing collection system for sanitary sewer.

Exhibit 3-55 Sanitary Sewer System Map, 2020



Sources: BHC Consultants (Figure 5-1), 2020; BERK, 2020.

Wastewater Treatment Plant

The wastewater treatment plant (WWTP) is located at 13114 63rd Street E, at the confluence of the Puyallup and White (Stuck) rivers (Exhibit 3-55). The WWTP provides sanitary sewer treatment to all of the current plan area as well as the City of Bonney Lake. It is co-owned by the City of Sumner and City of Bonney Lake through an Intergovernmental Agreement for Wastewater Facilities Management and operated by the City of Sumner's Public Works Department. Areawide, the WWTP collects waste from 15+ square miles, serves 28,700 residents, processes 860 million gallons of flow annually (391 million from Sumner and 469 million from Bonney Lake), treats 2.8 million pounds of solids, removes 98.2% of solids, and gives away 338 tons of biosolid to gardeners (Sumner Regional Wastewater Treatment Facility, 2018).

The WWTP is a secondary treatment facility and discharges treated effluent to the White (Stuck) River. The last major upgrade to the WWTP occurred in March 2016. Capacity measurements for treatment plants include wastewater flow (measured in gallons per day) and organic influent loadings (or solids). The most common measurements of organic loadings are 5-day biochemical oxygen demand (BOD₅) and total suspended solids (TSS). As of 2020, the permitted capacity of the WWTP is (BHC Consultants, 2020, pp. 5-9, 8-2, 8-3):

- Maximum Month (Design Flow): 6.10 million gallons per day (mgd)
- Peak Day Flow: 11.66 mgd
- Peak Hour Flow: 19.87 mgd
- Influent 5-Day BOD₅: 10,900 pounds/day
- Influent TSS: 12,660 pounds/day

The City of Sumner maintains an agreement with the City of Bonney Lake which allows Bonney Lake to use up to 3.3 mgd of the plant's maximum month flow capacity, while the remaining 2.8 mgd of the plant's capacity is reserved for flows from the Sumner service area (BHC Consultants, 2020).

Wastewater Flow

The City's 2020 Plan analyzed 2015-2017 wastewater flow data recorded at the WWTP to determine current wastewater flow characteristics. Average annual flow in Sumner from 2015-2017 was 1.06 mgd, of which about 66% was assumed from residential flows and 34% from commercial/industrial flows. The 2020 Plan compares this to population and employment data from 2016 (a residential sewered population of 10,251 and 15,313 employees) to develop the following residential and employee based per capita flows used to project future flows (BHC Consultants, 2020, pp. 6-1, 6-2, 6-6):

- Residential per capita flow: 68 gpd/resident
- Commercial and industrial per employee flow: 23 gpd/employee

The 2020 Plan uses the following peaking factors, determined by dividing the measured maximum month (1.71 mgd), peak day (3.67 mgd), and peak hour (3.60 mgd) flows by average annual flows (BHC Consultants, 2020, pp. 6-10):²⁰

- Maximum month to annual average: 1.61
- Peak day to annual average: 3.46
- Peak hour to peak day in 2017: 1.27
- Peak hour to annual average: 4.39

The maximum month, peak day, and peak hour factors are related to the served population and typically these peak factors decline as the population increases.

Infiltration and inflow were also considered in determining the peak day and peak hour flows throughout the system. Inflow is runoff entering the sewer directly, typically from storm sewer connections, basement sump pumps, roof drains, and submerged manholes. Infiltration occurs as groundwater leaks into the sewer system through cracked or broken pipes and manholes or through loose joints and connections. I/I rates ranged from 267 gpd/acre in 2016 to 641 gpd/acre in 2015.²¹ The 2020 Plan uses the 2015 rate of 641 gpd/acre for planning purposes because it was the highest over the analyzed time period (BHC Consultants, 2020, pp. 6-7, 6-8).

Assumed Population and Employment

The *2020 Sanitary Sewer Comprehensive Plan* considers projected wastewater flows through the years 2024 and 2038 (BHC Consultants, 2020). Throughout the sewer service area that includes the city limits and portions of the UGA, the residential population planned for is 11,658 for 2024 and 13,146 for 2038. The 2020 Plan assumes that by 2038 all households within the service area will be sewered and that the sewered area (the area of all parcels and right-of-way adjacent to a sewer line) will include city limits and the entire UGA (BHC Consultants, 2020, pp. 3-2, 3-3, 6-11). The City's 2035 population growth target for the city limits and UGA is 14,898 (12,570 in the city and 2,328 in the UGA), which is greater than the 2020 Plan's 2038 assumption.

Anticipated employment in the sewer service area is 18,917 for 2024 and 21,046 for 2038. The City's 2035 employment growth target for the city limits and UGA is 21,934 (21,762 in the city and 172 in the UGA), which is greater than the 2020 Plan's 2038 assumption.

Major Recent and Planned Improvements

In addition to the 2016 WWTP upgrades, recently completed sanitary sewer projects in Sumner include:

- Smoke-testing of the collection system occurred to identify inflow and infiltration issues.

²⁰ Note that the peak flow day occurred on 12/9/2015 but hourly flow data was not available for this date. Peak Hour to annual average flow was calculated by using the 2017 peak hour to peak day factor of 1.27 (3/15/2017 peak hour flow of 3.60 mgd divided by peak day flow of 2.83 mgd), and multiplying it by the peak day to average annual factor from 2015 of 3.46. See Table 6-7 in the 2020 Sanitary Sewer Comprehensive Plan (BHC Consultants, 2020).

²¹ Existing infiltration and inflow rates were deemed non-excessive based on existing sewered population, average dry weather flow, and average wet weather flow (BHC Consultants, 2020).

- The City acquired a TV inspection truck and began video inspection of the sewer collections.
- Relining of pipe in problematic areas occurred in conjunction with water improvements.
- The City has worked with private property owners to identify and correct deficiencies in their facilities that were either improperly directing storm water to the sewer system or causing backups within residential areas.

The 2019-2020 City of Sumner Biennial Budget allocates funds to expand TV inspection capabilities to include a side sewer camera that will allow for the inspection of lateral service connections into the system. The 2019-2020 Budget also includes funds for the construction of a new dewatering centrifuge that will provide redundancy and additional capacity for the City to effectively manage biosolids from the WWTP. Longer-term, the City is also taking a larger role in overseeing waste discharges prior to their entering the system. This effort will be overseen by a pretreatment coordinator who will work with industrial dischargers along with providing improved tracking of the grease trap maintenance required throughout the City (City of Sumner, 2018).

Additional improvements are included as part of the *2020 Sanitary Sewer Comprehensive Plan*, including four long-term capital needs to address deficiencies resulting from the obsolescence or degraded condition of equipment, reliability concerns, or from operations staffing preferences and limitations (BHC Consultants, 2020, pp. 8-3, 8-4):

- **Dewatering System Upgrades:** Plant staff has identified the need to install a second centrifuge to complement the existing unit used for solids dewatering. The second unit will provide enhanced reliability to solids handling operations, should one unit be out of service when processing and dewatering needs to occur. Additionally, increased loading at the plant has resulted in extended durations needed to complete a solids processing operational cycle. Processing quantities have now limited operational staff's ability to complete a cycle during one work shift. The second unit will allow increased processing capacity during peak production periods, resulting in completion of work being manageable within a single shift.
- **Solids Hauling Vehicle Replacement:** Replacement of the existing dump trucks used to haul solids for disposal is necessary due to the aging and obsolescence of existing vehicles. Two new vehicles have been identified for City purchase.
- **Portable Wastewater Pumping System Replacement:** Due to existing system obsolescence, a new portable ScrewSucker pumping system has been identified by operations staff as necessary to support maintenance and emergency pumping operations conducted remotely at the City's collection system pump stations or at a spill site.
- **General O&M Capital Infrastructure Upgrades:** This annual allowance has been historically itemized and needed to address issues that arise at the WWTP during the year. Recently, this allocation has been used to repaint buildings, replace roofs, and purchase and integrate new SCADA system hardware.

Other improvements to the distribution system identified in the 2020 Plan include:

- **NPDES Permit:** The rated WWTP capacity numbers used in the 2020 Plan are taken from the *City of Sumner Wastewater Treatment Facility Final Comprehensive Facility Plan Addendum No. 2* approved by

Ecology. They have not been incorporated into the facility's NPDES permit yet but are anticipated to be adopted soon.

- **Reclaimed Water:** In accordance with [RCW 90.48.112](#), engineering reports for the construction of new sewer systems and facilities, or for improvements to existing sewer systems and facilities, submitted under [RCW 90.48.110](#) must include consideration of opportunities for the use of reclaimed water. The recent expansion of the WWTP provided capacity and facility upgrades to continue its function as a secondary treatment facility. For the City to produce reclaimed water that allows varied potential beneficial uses (such as irrigation), the plant's disinfection facilities would need to be upgraded and a filtration process added. Diversion structures for re-treatment of inadequately treated wastewater would also be added. Previous facility planning documents have included space provisions within the property that would allow for the addition of future filtration facilities, which were suggested to include an initial and ultimate production capacity of 1.5 and 3.0 mgd, respectively. Any treatment processes constructed to produce reclaimed water would be in compliance with [WAC 173-219-350](#) and Ecology's *Reclaimed Water Facilities Manual*.
- **WWTP Operating Agreement:** The Cities of Sumner and Bonney Lake jointly own the WWTP under an Intergovernmental Agreement that was last updated and executed in April 2012 to allocate project costs associated with the 2016 plant expansion. At such a time that influent flows necessitate the initiation of another expansion, the agreement would need to be updated to reallocate new capacity shares.

Level of Service

Policy 1.8.1 of the Comprehensive Plan's Capital Facilities and Public Services Element directs the City to establish and provide for the sanitary sewer system LOS defined in the Sanitary Sewer Plan (City of Sumner, 2018, p. 108). The *2020 Sanitary Sewer Comprehensive Plan* establishes the following per capita flows to project future flows:

- Residential per capita flow: 68 gpd/resident
- Commercial and industrial per employee flow: 23 gpd/employee

East Sumner

East Sumner is served by the City of Sumner's sanitary sewer system and overlaps basins #5 and #9. Pump station #5 (Parker) in East Sumner was recently replaced and needs no additional work. Pump station #9 (160th) was built in 1966 and was originally intended for temporary use only. Per the 2020 Plan, pump station #9 currently needs minor improvements, including a safety grate in the wet well hatch and revisions to the control panel to increase variable frequency drive ventilation. The 6-year 2018-2024 Capital Improvement Plan (CIP) included plans to replace obsolete equipment at both pump stations in 2019, while the 20-year 2024-2038 CIP calls for pump station #9 to eventually be abandoned and demolished, rerouting to pump station #5 (BHC Consultants, 2020).

Water

Citywide

Information in this section is primarily based upon the *2020 Water System Plan* (BHC Consultants, 2020). The City water system service area covers approximately 6,300 acres, 1,500 of which lie outside city limits. The service area is adjoined by the Bonney Lake, Valley (Alderton-McMillin), Puyallup, Pacific, Mountain View–Edgewood, and Tacoma water districts. The City of Sumner has assumed the spring supply, water rights, and customers of the Fowler Mutual Water Company, located in northwest Sumner, and portions of the Webstone Water District located outside the City of Pacific (City of Sumner, 2015; BHC Consultants, 2020).

Average Daily Demand

Based on actual usage for years 2015 through 2017, the average per capita residential water usage for the three years was 72.73 gpd/resident, and this was used for residential demand projections. Also for the 2015-2017 period, average per employee water usage for the three years was 25.28 gpd/employee.

These differ from assumptions in the 2015 Comprehensive Plan, which were based on a prior plan and indicated 60.30 gallons per capita per day for residents and 58.30 gallons per capita per day for employees.

Total annual use as of 2018 was estimated to be 1.75 millions of gallons per day (mgd). The projected 2038 amount is 1.96 mgd. The plan also extends to 2016 and has a range of 2.38 to 2.85 mgd annual use.

Maximum Daily Demand

Comparing maximum daily production to average demand for the period. The *2020 Water System Plan* uses 2.05 as the estimated peaking factor.

Water Facilities

Sumner's water system includes about 90 miles of transmission mains (2 inches to 18 inches). The City currently has the rights to utilize up to eight potable water sources, including four springs (Sumner Springs, County Springs, Weber Springs, and Elhi Springs) and four wells (South Well, Central Well, Dieringer Well, and West Well). The City's water system currently has a physical source capacity of approximately 5.31 mgd and a storage capacity of approximately 5.40 million gallons (BHC Consultants, 2020).

Source Evaluation

The Sumner water system has a current operational source capacity of approximately 3.59 mgd. Based on water demand projections, the instantaneous capacity of the existing City sources may be insufficient to meet the projected maximum day demand by the year 2028 if the City does not receive approval of the additional water rights for the Central Well to allow for the increased source capacity of 1.01 mgd.

Assumed Population and Employment

The *2020 Water System Plan* considers projected water demand through the years 2028, 2038, and 2068 for purposes of long range planning necessarily associated with planning for water rights acquisitions (BHC Consultants, 2020). Throughout the water service area that includes the city limits and a rural area to the south, the residential population planned is 12,321 for 2028 and is 13,343 for 2038. The anticipated population for the year 2068 is also considered in the plan at 16,946. The City's 2035 population growth target for the city limits is 12,570. This is less than the 2038 assumption as well as the 2068 assumption.

Anticipated employment in the water service area is 18,064 for 2028 and 19,096 for 2038. By 2068 this grows to 23,057. The City's 2035 employment growth target for the city limits is 21,762. This is greater than the plan's 2038 assumption but is within the longer-term 2068 assumption.

Major Recent and Planned Improvements

The 2019-2020 City of Sumner Biennial Budget allocates funds to install an emergency power generator at the Sumner Viewpoint Booster Station and to apply for a hazard mitigation grant from FEMA for funds to install seismic upgrades to the South Tank. The 2019-2020 Budget also includes funds for a project to slip line a water main beneath BNSF railroad track that was found in the City's leak protection program. In addition, city staff have indicated that per capita water consumption has been reduced through leak detection and repair as well as water conservation measures.

Longer-term, the General Water Plan Update plans improvements to the distribution system:

- Growth in the northern portions of the City requires installation of additional water lines. Most of these lines will be installed at the developer's expense. Although most new water lines will be installed at the expense of either development or surrounding properties, existing lines within the city will be replaced as needed. For example, the City plans for Project D1 8th Street East and East Valley Highway Loop.
- Many of the City's existing lines are made of asbestos concrete (AC) and have reached the end of their design life. These water lines are proposed to be replaced as significant repairs are made, leaks are found on a segment, in coordination with street improvements, or as needed due to inadequate sizing. For example, the City has a plan to replace existing AC and small steel pipes through Project D5 Water Main Replacement Program.

The City plans to continue to expand the water system to service areas not adequately served by the distribution system as currently constructed.

- Project D7 – Extend from 149th Avenue to East Valley Highway
- Project D8 – East Valley Highway from Salmon Creek to CTI

As significant City projects are constructed, the City will make improvements to realize efficiencies.

- Project C1 – Bridge Street Bridge Replacement
- Project C2 – Stewart Road Bridge Replacement
- Project C3 – Lower White River Restoration Project

- Project C4 – 64th & Sumner Tapps Highway
- Project C5 – Operations Facility

The proposed source and storage improvement projects address reliability.

- Project S1 – Additional Water Rights Acquisition
- Project S2 – Central Well Treatment Capacity Expansion
- Project S3 – South Well Improvements
- Project S4 – Dieringer Well Improvements
- Project S5 – West Well Improvements
- Project S6 – Sumner Springs Improvements
- Project S7 – County Springs Improvements
- Project ST1 – Earthquake Control Valves and Foundation Improvements
- Project ST2 – Viewpoint BPS Improvements
- Project ST3 – North Tank Improvements
- Project ST4 – Viewpoint Tank Detention Pond
- Project ST5 – Springs Tank Improvements

Additional projects have been identified to increase the operational effectiveness of the system:

- Project O&M1 – Hydrant and Isolation Valve Upgrades – 20 Years

Level of Service

The City of Sumner adopted the following LOS standards for the water system in Policy 1.6.1 of the Comprehensive Plan's Capital Facilities and Public Services Element (City of Sumner, 2018, p. 106):²²

- Residential Demand: 60.3 gpd/capita
- Employee Demand: 58.3 gpd/employee plus 252,000 gpd

While included in the 2018 Comprehensive Plan, the policies have not been updated since the adoption of the *2020 General Water Plan Update*. This SEIS includes analysis based on the *2020 General Water Plan Update*: 72.73 gpd/resident and 25.28 gpd/employee.

East Sumner

East Sumner is served by the City of Sumner's water system.

²² Per the 2009 Water System Plan.

3.4.2 Impacts

Thresholds of Significance

The impact analysis for each alternative applies City or District adopted LOS to projected housing, population, and employment growth:

- **Police:** The City's adopted LOS standards of 2 commissioned officers per 1,000 population, 1 commissioned patrol officer for every 1,000 calls for service per year, 1 sergeant for every 6-7 commissioned patrol officers, and 1 detective per 400 Part A offenses per year are used to address increased demand on staffing levels. The City's adopted LOS standard of 0.44 square feet of police facilities per capita is also applied to each alternative to address increased demand on city operations.
- **Fire Protection:** Response time LOS standards adopted by East Pierce and the City are addressed qualitatively considering the location and type of growth in each alternative (first-due responding units arrive at fire and emergency medical incidents in urban areas served by staffed fire stations within 5 minutes for 90% of all calls, and that a minimum acceptable (effective) response force is provided within 10 minutes 90% of the time). Though not an adopted LOS, firefighters per 1,000 capita is considered for the purposes of this EIS to address a potential increase in demand.
- **Schools:** The 2015-19 5-year average effective student generation rate of 0.521 students per household (based on 2015-2019 housing units in the Sumner-Bonney Lake School District and districtwide enrollment).
- **Parks:** The City's investment, facility, and access and distribution LOS standards adopted in the 2018 *Parks & Trails Plan* are applied to each alternative to address increased demand on recreation. The 35% open space LOS adopted in the *Parks & Trails Plan* and *Comprehensive Plan* is also discussed qualitatively.
 - Investment: Per capita investment of \$1,060.23 (2017\$) per resident population equivalent.
 - Recreation Facilities: 1 active recreation facility per 1,700 resident equivalent population, 1 informal recreation facility per 1,500 resident equivalent population, 1 trail mile per 1,600 resident equivalent population, and 1 acre of city parks per 500 resident equivalent population.
 - Access and Distribution: Resident properties are located within 1/4 mile of a Sumner Park accessible by pedestrian or bicycle facilities.
- **Sewer:** The 2020 *Sanitary Sewer Comprehensive Plan* standards of 68 gpd/resident and 23 gpd/employee are applied to each alternative and compared to the Sewer Plan growth assumptions for 2035 and beyond.
- **Water:** The 2020 *Water General Plan Update* standards of 72.73 gpd/resident and 25.28 gpd/employee are applied to each alternative and compared to the Water General Plan growth assumptions for 2035 and beyond.

Impacts Common to All Alternatives

All Alternatives result in similar overall Planning Area growth. Town Center is promoted as the primary area for housing under all alternatives, with the Action Alternatives shifting more housing to Town Center from East Sumner than the No Action Alternative. The shift in housing growth from East Sumner to the Town Center is greater for Alternative 3 than for Alternative 2 given proposed residential zoning differences. Dwelling units assumed in the Houston Road area under the No Action Alternative are also shifted to the Town Center under the Action Alternatives.

Under the Action Alternatives, jobs shift from East Sumner to the Town Center because of a large area in East Sumner designated as Resource Protection. In addition, the small share of jobs “displaced” in East Sumner by a reduction in commercial zoning under the Action Alternatives would be absorbed by the Houston Road site (which is already developed as industrial). Since Houston Road is mostly in the UGA, the shift in jobs from East Sumner shows an increase in growth in jobs in the UGA, though this is still a small share compared to the rest of the city (primarily the MIC).

Impacts to police, fire protection and emergency medical services, schools, parks, sewer, and water primarily result from increased demand generated by population or employment growth citywide. The projected housing, population, and employment growth associated with each alternative are presented in Exhibit 3-56.

Exhibit 3-56 2035 Housing, Population, and Job Growth, All Alternatives

Location	2035 Housing Units			2035 Population			2035 Jobs		
	No Action	Alt. 2	Alt. 3	No Action	Alt. 2	Alt. 3	No Action	Alt. 2	Alt. 3
Town Center	1,194	1,404	1,460	2,576	3,029	3,150	460	619	617
ESNP	439	252	196	947	544	422	529	285	286
Other City	780	765	766	1,683	1,651	1,652	11,767	11,766	11,767
UGA	596	586	586	1,285	1,264	1,264	278	363	363
Total	3,008	3,007	3,007	6,489	6,487	6,487	13,033	13,032	13,032

Note: Assumes an average 2030 household size of approximately 2.16 as estimated by PSRC. Small differences in total growth are due to rounding errors.
Source: BERK, 2020.

In addition, demand for public services and utilities generated by the Houston Road site (docket item MA-01) and SBLSD properties near Sumner High School (docket item MA-03) are expected to be the same under all alternatives:²³

- The Houston Road site is currently developed as industrial and so changing the designation to Industrial under the Action Alternatives (as opposed to General Commercial under the No Action Alternative) would not change planned use types.

²³ Docket item MA-01 proposes to amend the Houston Road site designation from General Commercial to Industrial and docket item MA-03 proposes to amend the SBLSD properties near Sumner High School to Public-Private Utilities/Facilities. See Chapter 2.

- The now vacant 13 School District-owned properties included residences that were recently demolished to allow for modernization and expansion of Sumner High School and to provide a permanent location for the Elhi Hill High School Program. The District expects to put a bond to voters in February 2021 to fund the modernization and expansion. As such, these sites will likely be developed as part of Sumner High School and capacity for high school aged students will likely increase by 2035 under all alternatives.

Police

Citywide

Personnel

All alternatives accommodate growth in Sumner with the primary difference in the distribution and location of that growth. It is anticipated that additional growth accommodated within the current plan area under all alternatives would result in increased demand for public safety services. In particular, additional police services would likely require additional personnel compared to existing conditions to meet demand. New development would likely enhance assessed valuation, tax base, and revenues available to the affected jurisdictions and special districts for providing police and emergency services.

Availability of services will be dependent on allocated budgets. As portions of the City's UGA are annexed to the City, police service would transfer from Pierce County Sheriff's Office to the Sumner Police Department.

As described above, the Comprehensive Plan sets LOS standards of at least two commissioned officers per 1,000 population, one commissioned patrol officer for every 1,000 calls for service per year, one sergeant for every 6-7 commissioned patrol officers, and one detective for every 400 Part A offenses (City of Sumner, 2018, p. 104). Applying these standards to 2035 estimated population in the city and UGA provides estimates of additional police staff needed above the 2020 budgeted level of 20 commissioned officers, including 14 commissioned patrol officers, 2 sergeants, and 2 detectives (City of Sumner, 2018). Exhibit 3-56 lists the planned housing and population growth under each alternative.²⁴ The 2015-2019 5-year average calls for service per capita and 5-year average Part A offenses per capita are used to estimate 2035 calls for service and Part A offenses – approximately 15 commissioned officers, 14 commissioned patrol officers, 2 sergeants, and 2 detectives are needed to meet LOS standards under each alternative (Exhibit 3-57). Overall, approximately 18 additional police staff would be required by 2035 to meet LOS standards, of which about 3 are for the UGA population.

²⁴ Total population estimates for 2035 are the same under all alternatives. The distribution of housing and jobs within the Town Center, East Sumner Neighborhood, and remaining city land varies between alternatives.

Exhibit 3-57 2035 Projected Calls for Service and Part A Offenses

	2010	2020 (Existing) ⁴	2035 No Action ⁴	2035 Alternative 1 ⁴	2035 Alternative 2 ⁴
Total Population¹	10,840	12,111	17,329	17,327	17,327
City Population	9,451	10,360	14,657	14,675	14,675
UGA Population	1,389	1,751	2,673	2,652	2,652
Calls for Service²		16,510	27,616	27,613	27,613
Part A Offenses²		1,060	1,774	1,773	1,773
Commissioned Officers³					
Budgeted (Existing)		20.0			
Needed to Meet LOS Standard (2/1,000 Population)		20.7	34.7	34.7	34.7
Net Needed (City + UGA)		0.7	14.7	14.7	14.7
Net Needed (UGA Only)			2.6	2.5	2.5
Commissioned Patrol Officers					
Budgeted (Existing)		14.0			
Needed to Meet LOS Standard (1/1,000 Calls for Service)		16.5	27.6	27.6	27.6
Net Needed (City + UGA)		2.5	13.6	13.6	13.6
Net Needed (UGA Only)			2.0	2.0	2.0
Sergeants					
Budgeted (Existing)		2.0			
Needed to Meet LOS Standard (1/6-7 Commissioned Patrol Officers)		2.4	3.9	3.9	3.9
Net Needed (City + UGA)		0.4	1.9	1.9	1.9
Net Needed (UGA Only)			0.3	0.3	0.3
Detectives					
Budgeted (Existing)		2.0			
Needed to Meet LOS Standard (1/400 Part A Offenses)		2.7	4.4	4.4	4.4
Net Needed (City + UGA)		0.7	2.4	2.4	2.4
Net Needed (UGA Only)			0.3	0.3	0.3
Total New Staff Needed³					
Net City + UGA			18.0	18.0	18.0
Net UGA Only			2.7	2.6	2.6

Note: Negative net need indicates an existing or projected surplus of personnel.

¹ The 2035 population estimates are based on the populations in Exhibit 3-56 and the 2010 base population used in the Comprehensive Plan (shown above). Assumes an average household size of approximately 2.16 as estimated by PSRC. Small differences in total growth are due to rounding errors.

² The 2015-2019 5-year average calls for service per capita (1.59) and 5-year average Part A offenses per capita (0.10 per capita) are used to estimate 2020 and 2035 calls for service and Part A offenses under each alternative. See Exhibit 3-33.

³ Commissioned officers include the Police Chief, Deputy Police Chief, sergeants, detectives, and patrol officers – total new staff needed is thus either the total commissioned officers needed or the sum of commissioned patrol officers, sergeants, and detectives needed to meet LOS standards, whichever is greater.

⁴ For comparison to current conditions, estimated calls for service, Part A offenses, commissioned officers, commissioned patrol officers, sergeants, and detectives needed to meet LOS standards in 2020 are based on OFM's estimated city population only (10,360). Estimates for the 2035 alternatives assume the UGA is annexed and are thus based on total projected city and UGA population. Sources: Personal Communication with Police Chief Brad Moericke, 2020; Washington Association of Sheriffs and Police Chiefs Crime in Washington Annual Reports, 2015-2019; City of Sumner, 2017; OFM, 2020; BERK, 2020.

Police Building Space

The Comprehensive Plan also establishes an LOS standard of 0.44 square feet of police facilities per capita to meet the needs of city operations (City of Sumner, 2018, p. 105). Based on the 2035 estimated city and UGA population of 17,327-17,329, the City would require 7,624 square feet of building space to meet its adopted standard. Under all alternatives, with a current space allocation of 7,654 square feet, the City would have sufficient police building space to meet its adopted LOS standard.

East Sumner

While demand for police services in East Sumner would vary slightly between alternatives based on the share of citywide housing and job growth, overall demand placed on the Sumner Police Department is similar regardless of where the growth occurs within the city and UGA.

Fire Protection

Citywide

Response Time Standards, Equipment, and Personnel

Under all alternatives, growth and development would generate additional potential for fires or medical emergencies, which would place additional demands on East Pierce staff and further challenge the district to meet its response time target. The district would need to take measures to maintain response times consistent with or better than current performance levels as the demand for service increases. Over time, additional staffing and equipment could be required to improve performance levels districtwide to adopted LOS standards.

Development under all alternatives is expected to occur incrementally in the city as individual development projects are constructed, and the associated impacts are expected to occur incrementally as well. This would allow time for East Pierce and the City of Sumner to address future needs for fire and emergency medical services in the study area through planned personnel, apparatus, and facility improvements. In addition, property values in the study area would likely increase as growth and development occur. Increased property tax revenues from the 2017 Fire Protection and EMS Levies could offset some of the additional costs for improvements needed to meet additional service needs.

Changes in population demographics may impact the amount of additional staffing and equipment needed to support increased service demands, particularly concerning calls related to emergency medical services (calls from assisted living centers, adult family homes, senior apartments, and dementia care centers, for example, generated 12% of total EMS call volume in 2019). As shown in Exhibit 3-36, emergency medical services typically generate the greatest percentage of calls for East Pierce. Monitoring and regularly reviewing the demographic trends of future growth in the study area would allow the City and East Pierce to determine if/when additional personnel, equipment, or facilities are needed to accommodate any demographic shifts.

Future traffic growth under all alternatives may also impact the response time of emergency vehicles as East Pierce is dependent upon the capability of the local street networks to handle traffic flow. Changes to the street network are designed to meet City transportation levels of service and would assist fire and emergency response vehicles. East Pierce's Fire Prevention Division reviews proposed street improvements on a project-by-project basis to identify potential negative impacts on response times and ensure street improvements are consistent with the City's Fire Code (SMC 15.24).

The district's fleet of emergency vehicles and ladder truck will soon need replacement to meet standards and several fire stations within the district need upgrades or to be replaced or relocated (East Pierce Fire & Rescue, 2020). Voters approved a Capital Facilities bond in 2018 for replacing and remodeling the district's fire stations and upgrading equipment. Emergency vehicles will be upgraded during the first phase of projects (East Pierce Fire & Rescue, 2018; East Pierce Fire & Rescue, 2020).

- Phase 1: replacement of four fire stations (111, 112, 114, and 118), construction of a new fire station (117), and upgrading emergency vehicles (ladder truck, fire engines, medics unit and equipment); 6-8-year timeline.
- Phase 2: remodel or replace remaining fire stations (113, 115, 116, and 124), and build a new training facility. Station 113 is included in Phase 2.

Phase 1 will be financed via an \$80 million bond to repay over 20 years and phase 2 will require financing later. East Pierce is currently updating their Capital Facilities Plan to guide the facility and vehicle upgrades.

Personnel currently allocated to the East Pierce Fire Prevention Division may be insufficient to handle the existing volume of building inspections and plan reviews; under all alternatives, any increase in construction activity in the study area would further strain the Division. Construction activities could also result in an increased demand for fire and emergency medical services because of construction-related accidents. Based on East Pierce review, planned personnel and equipment are anticipated to be sufficient in most cases to handle increased service needed to serve construction sites and ultimately occupied buildings for all alternatives (East Pierce Fire & Rescue, 2018).

Personnel

Under all alternatives, an additional 8.6 firefighters would be needed to maintain the district's current de facto ratio of approximately 1.33 career firefighters per 1,000 residents districtwide.

Fire Flow, Fire Suppression Storage, and Fire Hydrants

There are currently no fire flow or water pressure issues in the study area. Increased density and construction of taller buildings may impact the fire flow requirements (East Pierce Fire & Rescue, 2018). However, the City added and replaced water mains in the downtown neighborhood for increased flow and fire protection during the 2017-18 biennium (City of Sumner, 2018). Additional fire hydrants may be required in accordance with SMC 15.24, SMC 15.28, and the International Fire Code if fire flow needs increase. Development projects are required to provide hydrants and adequate water pressure at the time of permit approvals.

Building Heights

As redevelopment of vacant or underdeveloped sites occurs throughout the city, all alternatives would result in greater building heights than current conditions in some areas of the city, potentially requiring the use of a ladder truck to respond to fires. The current aerial ladder truck housed at Station 113 in Sumner is capable of servicing buildings up to 110 feet in height. However, as discussed above, the ladder truck needs to be replaced in the immediate future to be fully recognized by the insurance industry as a reliable unit. A new ladder truck will reach similar heights.

Fire Prevention and Suppression

Under all alternatives, any new development three or more stories tall would include increased fire prevention and suppression technology. Per SMC 15.24.080, automatic sprinkler systems are required in all new multifamily and commercial buildings with a gross floor area greater than 5,000 square feet, with an occupant load of 100 or more, 35 feet or more in height, or three or more stories tall. Approved manual and automatic fire alarm systems are also required for new structures exceeding 5,000 square feet of gross floor area, and multifamily residential or multi-story buildings are required to have an addressable fire alarm system capable of monitoring and sending notification to an approved central station. Fire related safety features of new construction would slow the spread of fire and provide more time for firefighters to extinguish a fire before it spreads to adjacent properties.

East Sumner

While demand for fire and EMS services in East Sumner would vary slightly between alternatives based on the share of citywide housing and job growth, overall demand placed on East Pierce is similar regardless of where the growth occurs within the city and UGA.

Schools

Citywide

Household growth under all alternatives would result in increased enrollment in the Sumner-Bonney Lake and Dieringer school districts. This study anticipates a net increase of 3,008 households by 2035. Additional students would, in turn, place increased demand on school facilities and services. As described above,

district projections show an increase in student enrollment in the SBLSD of 2.6% and no change in Dieringer School District between the 2019-20 and 2022-23 school years. Given this and because of most of the city and UGA are within the SBLSD, the SBLSD 5-year average effective student generation rate of 0.521 students per household is used to estimate net new enrollment under each alternative – approximately 1,569 new students would be added in the city and UGA between the current year and 2035 (Exhibit 3-58).

Exhibit 3-58 2035 Projected Net New Students

	2035 No Action	2035 Alternative 1	2035 Alternative 2
5-year Average Effective Student Generation Rate	0.521 students per household		
New Housing Units	3,008	3,007	3,007
Net New Students	1,569	1,568	1,568

Sources: City of Sumner, 2020; BERK, 2020.

East Sumner

The two primary elementary schools serving the East Sumner area are likely to be impacted by growth in population and new students under all Alternatives. OSPI enrollment figures and Sumner-Bonney Lake School District capacity figures show that in 2019 Crestwood Elementary was 2% under capacity and Daffodil Elementary was 20% over capacity.

East Sumner is also served by Lakeridge and Sumner middle schools and Sumner High School. In 2019 Lakeridge Middle School was 23% over capacity, Sumner Middle School was 1% under capacity, and Sumner High School was 32% over capacity. By the 2022-23 school year, Sumner High School is anticipated to be slightly under capacity with phase 1 expansion improvements.²⁵

Parks

Citywide

It is anticipated that increases in population and employment would result in an increased demand for parks and recreational facilities under all alternatives. Impacts on these facilities would be proportionate to the amount of population and employment increase, and each alternative would result in some LOS deficiencies if additional parks and recreation resources are not acquired.

Investment

The Parks & Trails Plan adopts a per capita investment of \$1,060.23 per resident population equivalent as of 2017. Adjusting to 2018\$, the first year of plan implementation, the per capita rate would be \$1,086.62 (City

²⁵ Anticipated Fall 2022 capacity of 1,830 is based on Superintendent Laurie D. Dent's June 14, 2019 memo "Recommendation on the Expansion and Modernization of Sumner High School" to the Sumner-Bonney Lake School District Board of Directors. Assumes about half of the projected change in 9-12 enrollment for the SBLSD would be absorbed by Sumner High School.

of Sumner, 2018, pp. 6-26). Given the projected population and employment growth associated with each alternative (Exhibit 3-56), the 2035 citywide net resident population equivalent would be between 10,715-10,738, requiring a minimum level of investment of \$11.6-\$11.7 million by 2035 under all alternatives. If the City were to annex all lands in the UGA, net resident population growth in the combined city and UGA would be between 12,067-12,069, requiring a minimum level of investment of \$13.1 million by 2035 (Exhibit 3-59)

Exhibit 3-59 2035 Park and Recreation Minimum Levels of Investment, All Alternatives

LOS Investment per Capita Resident Population Equivalent (2018\$): \$1,086.62	2035 No Action	2035 Alternative 2	2035 Alternative 3
City Limits			
Resident Population Equivalent (2035)¹	24,113	24,089	24,089
Population	14,657	14,675	14,675
Residential Equivalent @93.8%	13,748	13,765	13,765
Employees	22,581	22,495	22,495
Employee Residential Equivalent @45.9%	10,365	10,325	10,325
Net Resident Population Equivalent (2010-2035)²	10,738	10,716	10,715
Minimum Level of Investment	\$11,668,156	\$11,643,693	\$11,643,616
City and UGA			
Resident Population Equivalent (2035)¹	26,778	26,776	26,776
Population	17,329	17,327	17,327
Residential Equivalent @93.8%	16,255	16,253	16,253
Employees	22,926	22,925	22,925
Employee Residential Equivalent @45.9%	10,523	10,523	10,523
Net Resident Population Equivalent (2010-2035)²	12,069	12,067	12,067
Minimum Level of Investment	\$13,114,669	\$13,111,972	\$13,111,972

¹ The City converts employees at a rate of 45.9% to determine employee resident equivalent population and permanent residents at a rate of 93.8% to determine resident equivalent population – together, these are the total resident population equivalent.

² In 2010, city population was 9,451, UGA population was 1,389, city employment was 9,825 jobs, and UGA employment was 68 jobs. Using the City's conversion factors, the 2010 total population equivalent was 13,375 in the city and 14,709 in the city and UGA.

Sources: Sumner Parks & Trails Plan, 2017; BERK, 2020.

Recreation Facilities

If the City were to add facilities in the same ratio as found in the 2018 Parks & Trails Plan, there would be a need to add about 5 active recreation facilities, 6 informal recreation facilities, 5.8 trail miles, and 19.9 park acres by 2035 under all alternatives (Exhibit 3-60). The location of trails and parks is addressed under distribution below.

Exhibit 3-60 2035 Projected Park and Recreation Facility Additional Demand, City Limits Only

Facility Type	Required LOS	Existing Number/Size	2020 (Existing)	2035 No Action	2035 Alt. 2	2035 Alt. 3
Resident Population Equivalent (2035) ¹			15,978	24,113	24,095	24,095
Active Recreation	1 facility / 1,700 resident equivalent population	9	0.4	5.2	5.2	5.2
Informal Recreation	1 facility / 1,500 resident equivalent population	10	0.7	6.1	6.1	6.1
Trails	1 mile / 1,600 resident equivalent population	9.28 miles	0.7	5.8	5.8	5.8
City Parks	1 acre / 500 resident equivalent population	28.3 acres	3.7	19.9	19.9	19.9

¹ The City converts employees at a rate of 45.9% to determine employee resident equivalent population and permanent residents at a rate of 93.8% to determine resident equivalent population – together, these are the total resident population equivalent.
Sources: Sumner Parks & Trails Plan, 2017; PSRC, 2019; BERK, 2020.

If the UGA were annexed by 2035, the base population would be higher and population ratios would increase per facility since there are no park and recreation facilities in the UGA. Net growth would also be a little higher, and there would be a need for more facilities (Exhibit 3-61).

Exhibit 3-61 2035 Projected Park and Recreation Facility Additional Demand, City and UGA

Facility Type	Required LOS	Existing Number/Size	2020 (Existing)	2035 No Action	2035 Alt. 2	2035 Alt. 3
Resident Population Equivalent (2035) ¹			17,651	26,778	26,776	26,776
Active Recreation	1 facility / 1,700 resident equivalent population	9	1.4	6.8	6.8	6.8
Informal Recreation	1 facility / 1,500 resident equivalent population	10	1.8	7.9	7.9	7.9
Trails	1 mile / 1,600 resident equivalent population	9.28 miles	1.8	7.5	7.5	7.5
City Parks	1 acre / 500 resident equivalent population	28.3 acres	7.0	25.3	25.3	25.3

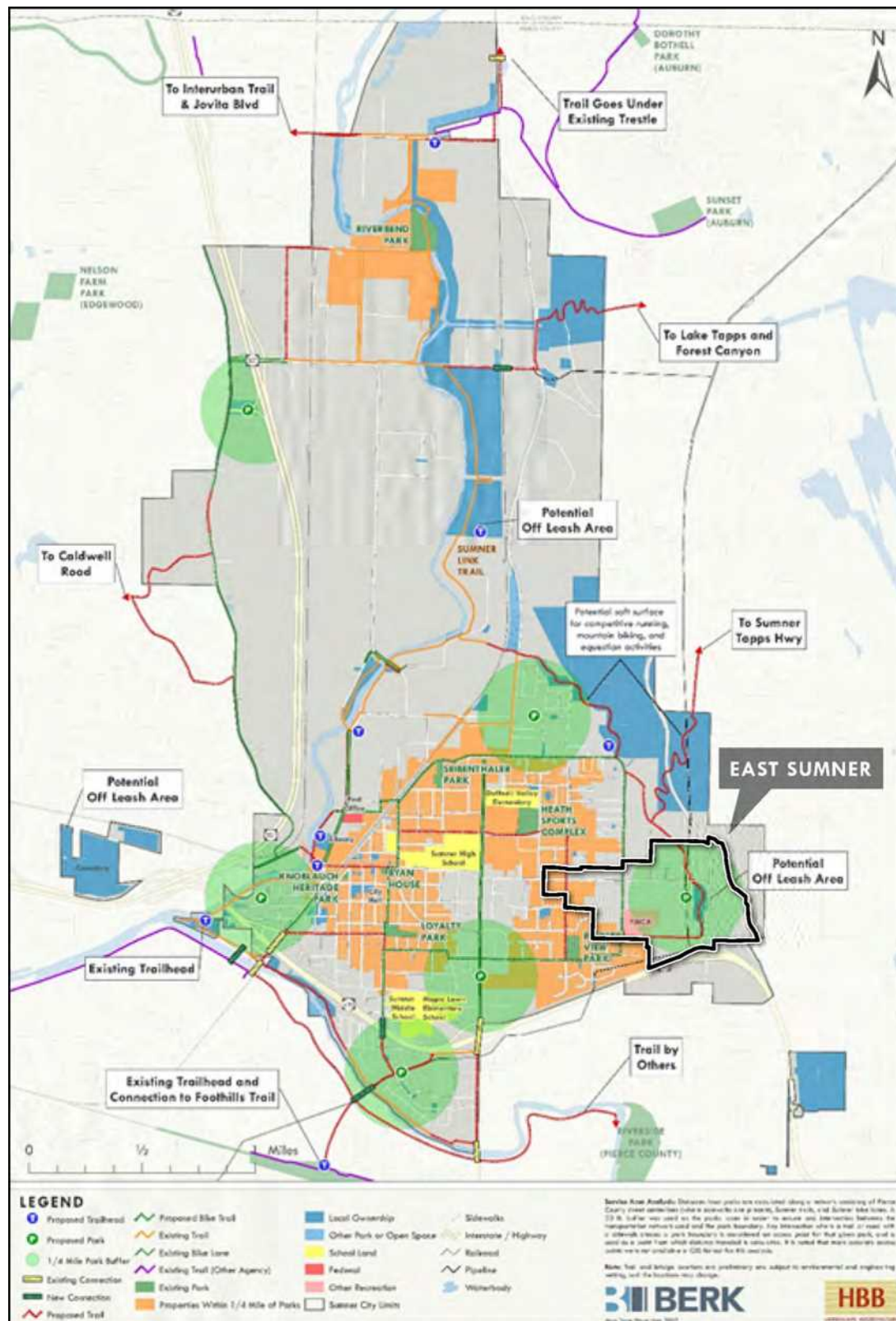
¹ The City converts employees at a rate of 45.9% to determine employee resident equivalent population and permanent residents at a rate of 93.8% to determine resident equivalent population – together, the Parks & Trails Plan considers these the total resident population equivalent.
Sources: Sumner Parks & Trails Plan, 2017; PSRC, 2019; BERK, 2020.

Park classifications would further determine the number of parks. For example, the Regional Park class assumes 10 acres minimum and the Community Park class assumes 2-4 acres. Special Use Parks would depend on the nature of the activity; a dog park would likely be about 2-4 acres whereas another urban park like Heritage would be smaller at 1 acre or less (City of Sumner, 2018).

Access and Distribution

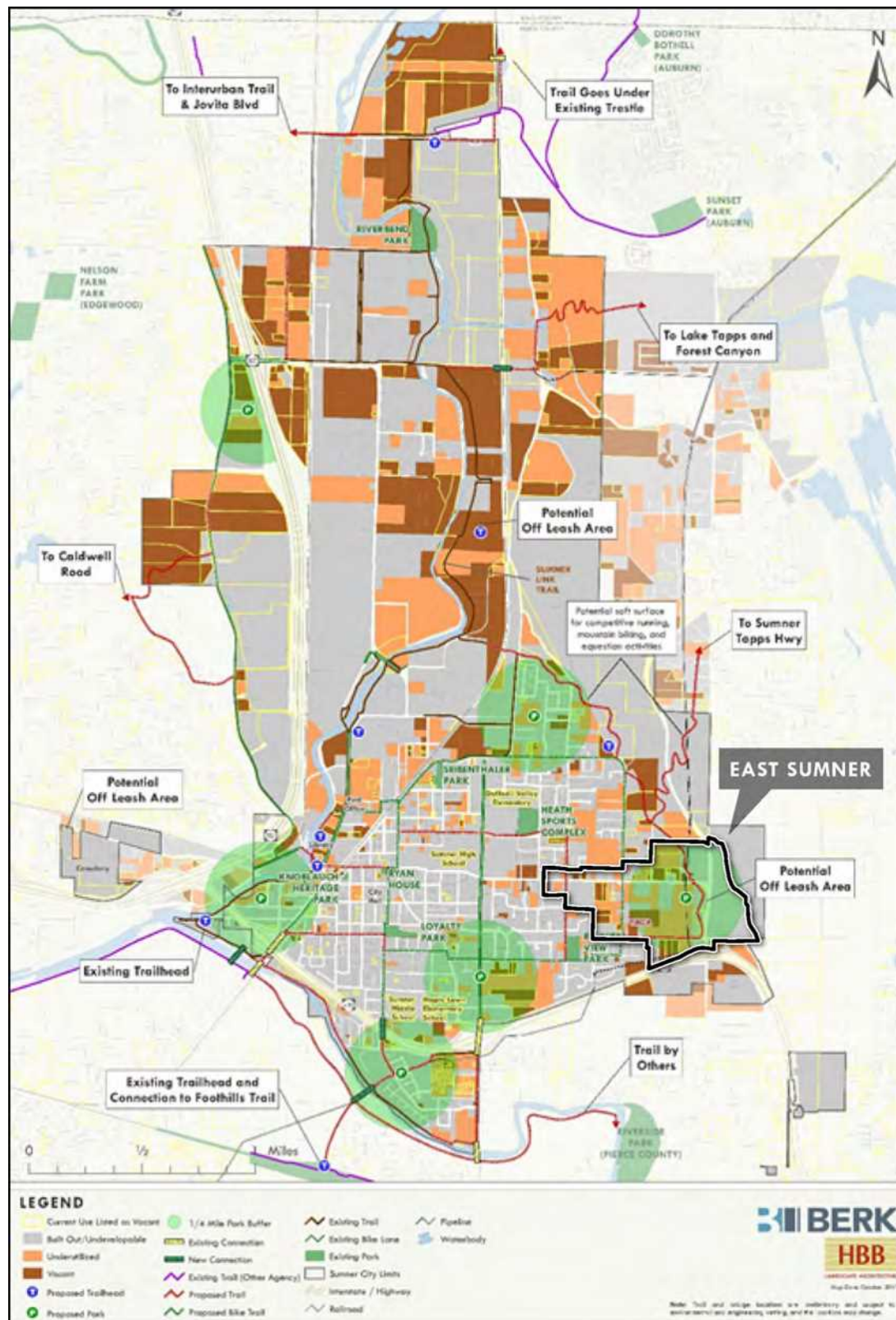
Per the 2018 Parks & Trails Plan, if parks were added in the gap areas identified in Exhibit 3-54, there would be a need to add five parks in the city limits. See Exhibit 3-62. There would also need to be improvements in trail connectivity both along the White and Puyallup Rivers and within the community to connect parks, schools, and other nodes (Exhibit 3-62). Exhibit 3-63 shows opportunities to acquire land and extend the trail network on vacant and underutilized land and along rights of way.

Exhibit 3-62 Potential Additional Parks and Trails to Address Gaps



Sources: City of Sumner Parks & Trails Plan, 2018 (Exhibit 6-6); BERK, 2020.

Exhibit 3-63 Developable Land 2010 and 2017 in Park Gap Areas



Note: Buildable lands data is based on 2010, and current use Vacant is from 2017 data.
Sources: City of Sumner Parks & Trails Plan, 2018 (Exhibit 6-7); BERK, 2020.

Open Space

Policy 2.10 in the City’s Parks & Trails Plan and Parks and Open Space Element of the Comprehensive Plan establishes an open space standard of 35% for the entire city (City of Sumner, 2018). About 14% of the city is currently considered open space, including City-owned parks and trails, other public-owned lands, and public schools. If the UGA were annexed, this deficit would increase under all alternatives as there are no park and recreation facilities in the UGA.

East Sumner

Demand for park resources in East Sumner will likely increase as development occurs. New passive open space planned as part of the ESNP would improve access to recreation opportunities in East Sumner under all alternatives.

Sewer

Citywide

WWTP Flows

Increased population and employment under all alternatives would increase wastewater flows in the city and UGA, requiring conveyance and treatment, thus placing greater demand on the City’s wastewater collection system. The 2020 Plan assumes that by 2038 all households within the service area will be sewered and that the sewered area will include city limits and the entire UGA (BHC Consultants, 2020). Influent wastewater flows have grown more slowly than originally predicted, however, and the 2020 Plan does not anticipate the WWTP will reach its average annual flow, maximum month flow, peak day flow, or peak hour flow capacity by 2038 (BHC Consultants, 2020, pp. 8-2, 8-3). Projected 2038 influent flows for the City of Sumner are compared to Sumner’s portion of the WWTP’s rated capacity in Exhibit 3-64.

Exhibit 3-64 Existing and Projected WWTP Sumner Influent Flows (mgd)

	Average Annual Flow	Maximum Month Flow	Peak Day Flow	Peak Hour Flow
WWTP Rated Capacity¹	4.27	6.10	11.66	19.87
Sumner Allocated WWTP Capacity²	1.74	2.80	6.02	7.64
Existing (2016) Flows	1.06	1.71	3.67	4.66
Year 2024 Flows	1.23	1.86	3.93	5.00
Year 2038 Flows	1.53	2.32	4.38	5.56
2038 Surplus/(Deficit) Based on Sumner’s Allocated Capacity	0.21	0.48	1.64	2.08

1 The rated WWTP capacity numbers are taken from the *City of Sumner Wastewater Treatment Facility Final Comprehensive Facility Plan Addendum No. 2* approved by Ecology. They have not been incorporated into the facility’s NPDES permit yet but are anticipated to be adopted soon.

2 The maximum month flow of 2.80 mgd is the only specified capacity for Sumner stated within the WWTP Operating Agreement between the cities of Sumner and Bonney Lake. Other values are interpolated using the peaking factors for flow established within Chapter 6 of the 2020 Sanitary Sewer Comprehensive Plan for purposes of illustrating hydraulic adequacy of the existing WWTP to meet future projections.

Sources: BHC Consultants (Table 8-1), 2002; BERK, 2020.

However, 2035 combined city and UGA population and employment studied in this SEIS (17,329 and 22,926, respectively) are greater than the Sanitary Sewer Comprehensive Plan estimates for 2038 (14,898 and 21,934, respectively) as listed below.²⁶

Population (City + UGA)

- Population Target 2035: 14,898
- SEIS Studied Assumption 2035: 17,329
- Sanitary Sewer Service Plan Population 2038: 13,146

Employment (City + UGA)

- Employment Target 2035: 21,934
- SEIS Studied Assumption 2035: 22,926
- Sanitary Sewer Service Plan Employment 2038: 21,046

Based on the per capita flow rates from the 2020 Plan (68 gpd/resident and 23 gpd/employee), an additional 0.33 mgd of annual average flow or 0.53 mgd of maximum month flow (using the peaking factor of 1.61 established in the 2020 Plan) is expected over the 2038 flows from the Sanitary Sewer Comprehensive Plan. This results in an anticipated deficit of approximately 0.05 mgd based on Sumner's allocated WWTP capacity for maximum month flow under all alternatives. This can likely be accommodated through regular monitoring and capital planning. The Capital Facility Plan Element of the Comprehensive Plan is updated every 6 years, and the City's next Comprehensive Plan periodic review is due in 2024, and every eight years thereafter.

As Bonney Lake anticipates more rapid growth of its sewer service area than Sumner in the future, another plant expansion might become necessary and would likely be funded heavily by Bonney Lake. In anticipation of this need, the *Wastewater Treatment Plant Phase III Feasibility Study* was completed, concluding that a maximum month WWTP capacity of 9.2 mgd was achievable on the current site. At such a time that influent flows necessitate the initiation of another expansion, the agreement would need to be updated to reallocate new capacity shares (BHC Consultants, 2020).

WWTP BOD₅ and TSS Loading

Per the 2020 Plan, with the completion of the WWTP expansion in 2016, the WWTP has sufficient capacity to accommodate projected influent 5-day BOD₅ and TSS loads through 2038. The 2038 projected maximum month influent loadings to the WWTP are 8,620 pounds/day for 5-day BOD₅ and 9,400 pounds/day for TSS, approximately 2,280 and 3,260 pounds/day less than the respective permitted capacities (BHC Consultants, 2020, pp. 5-9, 8-2).

²⁶ The 2020 Sanitary Sewer Comprehensive System Plan considers projected water demand through the years 2024 and 2038 for purposes of long range planning (BHC Consultants, 2020).

East Sumner

While projected wastewater flows and associated BOD₅/TSS loading generated from East Sumner would vary slightly between alternatives based on proposed shares of population and employment, overall citywide flows are similar and would be processed at the WWTP regardless of where they are generated.

Water

Citywide

Under all alternatives, increased population and employment would result in increased demand for water service, placing additional load on the current water supply system. Average 2035 daily water demand for each alternative is estimated using factors in the *2020 General Water Plan Update*. Focusing only on the city limits, the anticipated demand is less than the current water source capacity.

Exhibit 3-65 2035 Water Demand by Alternative – City Limits

	2035 No Action	2035 Alternative 2	2035 Alternative 3
2020 General Water Plan Update	72.73 gpd/resident and 25.28 gpd/employee		
Average Daily Water Demand	1,645,557	1,646,847	1,646,841
Maximum Daily Water Demand	3,373,392	3,376,036	3,376,025
Water Source Capacity	3,590,000	3,590,000	3,590,000
Surplus/(Deficit)	216,608	213,964	213,975

Notes: Average and maximum daily water demands are based on 2035 projected population and employment for the city and UGA. The 2020 General Water Plan Update uses a peaking factor of 2.05 to estimate maximum daily demand.
Sources: City of Sumner, 2018; BHC Consultants LLC, 2020; BERK, 2020.

However, using lower population than anticipated in this SEIS, the General Water Plan Update notes that existing City sources may be insufficient to meet the projected maximum day demand by the year 2028 if the City does not receive approval of the additional water rights for the Central Well to allow for the increased source capacity of 1.01 mgd.

Anticipated 2035 population in city limits studied in this SEIS (14,655) is more than the assumed General Water Plan Update estimates for 2038 (13,343) but is less than the 2068 estimates (16,946-20,681). Anticipated 2035 employment growth studied in this SEIS (22,580) also exceeds the General Water Plan Update estimates for 2038 (19,096) but is less than the 2068 assumptions (23,057-26,777).²⁷ See Exhibit 3-66.

²⁷ The *2020 Water System Plan* considers projected water demand through the years 2028, 2038, and 2068 for purposes of long range planning necessarily associated with planning for water rights acquisitions (BHC Consultants, 2020).

Exhibit 3-66 Sumner Retail Water Service Area: Residential Population and Employment Projections

Year	Population	Annual Population Growth (%)	Employment	Annual Job Growth (%)
2018	11,044	—	16,563	—
2024	11,793	1.1	17,712	1.2
2028	12,321	1.1	18,064	0.5
2038	13,343	0.8	19,096	0.6
2068	16,946	0.8	23,057	0.6
2068(H)	20,681		26,777	

Population

- City Limits Population Target 2035: 12,570
- SEIS Studied Assumption 2035: 14,655
- Retail Water Service Area Population 2038: 13,343
- Retail Water Service Area Population 2068: 16,946-20,681

Employment

- City Limits Employment Target 2035: 21,762
- SEIS Studied Assumption 2035: 22,580
- Retail Water Service Area Employment 2038: 19,096
- Retail Water Service Area 2068: 23,057-26,777

Sources: BHC Consultants LLC, 2020; BERK, 2020.

Since the General Water Plan Update anticipates growth to 2068 and associated strategies and investments, the SEIS growth assumptions can be accommodated. Growth timing can be addressed through regular monitoring and capital planning. The Capital Facility Plan Element of the Comprehensive Plan is updated every 6 years, and the City's next Comprehensive Plan periodic review is due in 2024, and every eight years thereafter.

Most of the UGA is located on the east hill and served by the City of Bonney Lake. That portion of the UGA would have a slightly reduced population (~10 homes less). The Houston Road UGA docket site is in the UGA and is mostly inside the Sumner water service area. The site is already in employment use and jobs may increase over time.

East Sumner

While projected water use generated from East Sumner would vary slightly between alternatives based on the share of citywide housing and job growth, overall demand placed on the City's water system is similar regardless of where the growth occurs. Exhibit 3-67 shows the net estimated maximum daily water demand generated by population and employment growth in East Sumner for each alternative – maximum daily water demand generated by estimated population and job growth in East Sumner varies from approximately 2.3-5% of total maximum daily water demand for the city.

Exhibit 3-67 2035 Net Daily Water Demand Generated in East Sumner by Alternative (Gallons/Day)

	2035 No Action	2035 Alternative 1	2035 Alternative 2
Average Daily Water Demand	82,255	46,754	37,954
Maximum Daily Water Demand	168,623	95,846	77,805
East Sumner Percent of Overall Maximum Daily Water Demand (City + UGA)	5.0%	2.8%	2.3%

Sources: City of Sumner, 2020; BERK, 2020.

No Action Alternative

Police and Fire Protection

Citywide impacts for this alternative are consistent with those described under Impacts Common to All Alternatives. Demand for police, fire, and EMS services in the East Sumner Neighborhood may be greater than the Action Alternatives because of the greater share of citywide housing and job growth. Citywide staffing needed to meet police LOS standards, however, would be the same as the Action Alternatives – approximately 18 additional police would be required by 2035 to meet LOS standards, of which about 3 are for the UGA population.

Schools

Citywide impacts for this alternative are consistent with those described under Impacts Common to All Alternatives – approximately 1,569 new students would be added in the city and UGA between the current year and 2035 (Exhibit 3-58). Crestwood Elementary and Lakeridge Middle School would likely experience slightly higher new enrollment under the No Action Alternative than the Action Alternatives because of the greater share of citywide housing in East Sumner.²⁸ In 2019, Crestwood Elementary was 2% under capacity and Lakeridge Middle School was 23% over capacity.

Capacity for high school aged students will likely increase before 2035. Thirteen SBLSD-owned properties near Sumner High School were recently demolished to allow for modernization and expansion of the school and to provide a permanent location for the Elhi Hill High School Program. The District expects to put a bond to voters in February 2021 to fund the modernization and expansion.

Parks

Citywide impacts for this alternative are consistent with those described under Impacts Common to All Alternatives. Based on residential and employment growth, the minimum level of investment needed to meet LOS standards would be \$11.7 million by 2035, and at least \$13.1 million by 2035 if the City were to

²⁸ East Sumner is primarily served by Crestwood and Daffodil Elementary Schools, Lakeridge and Sumner Middle Schools, and Sumner High School. Daffodil Elementary also serves the Town Center.

annex all lands in the UGA (Exhibit 3-59). The City helps meet its investment standard and adds capacity based on the collection of impact fees for parks and trails.

If the City were to add facilities in the same ratio as found in the 2018 Parks & Trails Plan, there would be a need to add 5 active recreation facilities, 6 informal recreation facilities, 5.8 trail miles, and 19.9 park acres by 2035 under the No Action Alternative (Exhibit 3-60). If the UGA were annexed by 2035, the base population would be higher and population ratios would increase per facility since there are no park and recreation facilities in the UGA. Net growth would also be a little higher, and there would be a need for more facilities (Exhibit 3-61).

Demand for park resources in the East Sumner neighborhood will increase as development occurs and would likely be highest under the No Action Alternative because of the greater share of citywide housing and job growth. The existing Comprehensive Plan and 2015 ESNP call for additional land to be purchased and propose a network of sidewalks and pathways throughout East Sumner. However, the major access route for new development identified in the 2015 ESNP (a new east-west extension of 62nd Street E as a multi-modal boulevard) was found to be financially infeasible and so major non-motorized access and network improvements in East Sumner would be less likely to occur under the No Action Alternative.

Sewer

Citywide impacts for this alternative are consistent with those described under Impacts Common to All Alternatives. Without capacity upgrades, the WWTP would have a maximum monthly flow capacity deficit of approximately 0.05 mgd in 2035 under the No Action Alternative. This deficit would likely be accommodated if the WWTP capacity were increased to 9.2 mgd per the *Wastewater Treatment Plant Phase III Feasibility Study*. As Bonney Lake anticipates more rapid growth of its sewer service area than Sumner in the future, another plant expansion might become necessary and would likely be funded heavily by Bonney Lake (BHC Consultants, 2020). While projected wastewater flows generated from East Sumner under the No Action Alternative would vary slightly from the Action Alternatives, overall citywide flows are similar and would be processed at the WWTP regardless of where they are generated.

Water

Citywide impacts for this alternative are consistent with those described under Impacts Common to All Alternatives. Depending on the analysis methodology used, approximately 5% of maximum daily water demand for the city and UGA would be generated by population and employment growth in East Sumner under the No Action Alternative (Exhibit 3-67). This is the highest of all alternatives because the No Action Alternative does not shift housing and jobs from East Sumner to the Town Center and Houston Road site. Overall demand on the City's water system, however, remains consistent between alternatives.

Action Alternative 2

Police and Fire Protection

Citywide impacts for this alternative are consistent with those described under Impacts Common to All Alternatives. Demand for police, fire, and EMS services may be less in the East Sumner Neighborhood than under the No Action Alternative because of the shifts in housing and jobs from East Sumner to the Town Center and Houston Road site. Citywide staffing needed to meet police LOS standards, however, would be the same as the No Action Alternative –approximately 18 additional police would be required by 2035 to meet LOS standards, of which about 3 are for the UGA population.

Additional areas of High Density Residential zoning along 60th Street E and 64th Street E under Alternative 2 could result in greater building in portions of East Sumner, thus requiring the use of a ladder truck to respond to fires. The City's current aerial ladder truck housed at Station 113 is capable of servicing buildings up to 110 feet in height, greater than the maximum 35 foot height of the High Density Residential and General Commercial zones. A new ladder truck will reach similar heights.

Schools

Citywide impacts for this alternative are consistent with those described under Impacts Common to All Alternatives – approximately 1,568 new students would be added in the city and UGA between the current year and 2035 (Exhibit 3-58). Maple Lawn Elementary and Sumner Middle School would likely experience slightly higher new enrollment under the Action Alternatives than the No Action Alternative because of the shift in housing from East Sumner to the Town Center.²⁹ In 2019, Maple Lawn Elementary was 49% over capacity, and Sumner Middle School was 1% under capacity. The small number of dwelling units shifted from the Houston Road area to the Town Center under the Action Alternatives could also slightly increase enrollment at Maple Lawn Elementary.

Capacity for high school aged students will likely increase before 2035 per SBLSD's plans for modernization and expansion of Sumner High School.

Parks

Citywide impacts for this alternative are consistent with those described under Impacts Common to All Alternatives. Based on residential and employment growth, the minimum level of investment needed to meet LOS standards would be \$11.6 million by 2035, and at least \$13.1 million by 2035 if the City were to annex all lands in the UGA (Exhibit 3-59). Under Alternative 2, parks related impact fees would continue to be collected as new growth occurs.

²⁹ The Town Center is served by Daffodil Elementary, Maple Lawn Elementary, Sumner Middle School, and Sumner High School. Daffodil Elementary also serves East Sumner.

If the City were to add facilities in the same ratio as found in the 2018 Parks & Trails Plan, there would be a need to add 5 active recreation facilities, 6 informal recreation facilities, 5.8 trail miles, and 19.9 park acres by 2035 under the Action Alternatives (Exhibit 3-60). If the UGA were annexed by 2035, the base population would be higher and population ratios would increase per facility since there are no park and recreation facilities in the UGA. Net growth would also be a little higher, and there would be a need for more facilities (Exhibit 3-61).

Zoning updates to the ESNP under the Action Alternatives would rezone a wetland complex and the Salmon Creek corridor to Resource Protection (currently zoned General Commercial and Low Density Residential). This change in zoning would help protect and conserve natural resource in the area and maintain large areas free of impervious surfaces. Permitted principal uses in the Resource Protection district include agriculture and forestry, parks and playgrounds, wetland mitigation banks, wildlife habitat mitigation and conservation projects. Alternative 2 also calls for a Neighborhood Center with Nature Park central to the East Sumner Neighborhood. Acquiring lands for the Nature Park would increase open space opportunities in East Sumner and expand watershed protection in the city.

Under the Action Alternatives, the ESNP also proposes an internal network of sidewalks and pathways throughout East Sumner to connect key amenities (such as the central wetlands/central park and the YMCA) to residences and businesses. The east-west extension of 62nd Street E previously proposed as part of the 2015 ESNP was found to be financially infeasible and is not included in the proposed ESNP. However, the proposed ESNP suggests a north-south extension of 162nd Avenue E could be possible between 60th Street and 64th Street (possibly south to the YMCA) as the area redevelops. Under the Action Alternatives, the ESNP recommends exploring the potential for a partial north-south connection of 162nd Avenue E between 60th Street and 64th Street (possibly south to the YMCA) that could improve access to businesses (especially those on deep parcels), residential development, and the central wetlands/park area.

Sewer

Citywide impacts for this alternative are consistent with those described under Impacts Common to All Alternatives. Without capacity upgrades, the WWTP would have a maximum monthly flow capacity deficit of approximately 0.05 mgd in 2035 under the Action Alternatives. This deficit would likely be accommodated if the WWTP capacity were increased to 9.23 mgd per the *Wastewater Treatment Plant Phase III Feasibility Study*. As Bonney Lake anticipates more rapid growth of its sewer service area than Sumner in the future, another plant expansion might become necessary and would likely be funded heavily by Bonney Lake (BHC Consultants, 2020). While projected wastewater flows generated from East Sumner under Alternative 2 would vary slightly from the No Action Alternative because of proposed zoning changes, overall citywide flows are similar and would be processed at the WWTP regardless of where they are generated.

Water

Citywide impacts for this alternative are consistent with those described under Impacts Common to All Alternatives. Approximately 2.8% of maximum daily water demand for the city and UGA would be generated by population and employment growth in East Sumner under Alternative 2 (Exhibit 3-67).

Projected water demand is less in East Sumner under the Action Alternatives than the No Action Alternative because of the shift in housing and jobs from East Sumner to the Town Center and Houston Road site. Overall demand on the City's water system, however, remains consistent between alternatives.

Action Alternative 3

Police and Fire Protection

Citywide impacts for this alternative are consistent with those described under Impacts Common to All Alternatives and Action Alternative 2. Demand for police, fire, and EMS services may be less in the East Sumner Neighborhood than under the No Action Alternative because of the shifts in housing and jobs from East Sumner to the Town Center and Houston Road site. A greater number of housing is shifted away from East Sumner under Alternative 3 than Alternative 2; as such, demand for emergency services generated by residential uses in East Sumner may be slightly less under Alternative 3. Citywide staffing needed to meet police LOS standards, however, would be the same as the No Action Alternative – approximately 18 additional police would be required by 2035 to meet LOS standards, of which about 3 are for the UGA population.

Additional areas of High Density Residential zoning along 60th Street E and Medium Density Residential north of 60th Street E along 162nd Avenue E under Alternative 3 could result in greater building heights up to 35 feet in portions of East Sumner, thus requiring the use of a ladder truck to respond to fires. The City's current aerial ladder truck housed at Station 113 is capable of servicing buildings up to 110 feet in height. A new ladder truck will reach similar heights.

Schools

Citywide impacts for this alternative are consistent with those described under Impacts Common to All Alternatives and Action Alternative 2 – approximately 1,568 new students would be added in the city and UGA between the current year and 2035 (Exhibit 3-58). Maple Lawn Elementary and Sumner Middle School would likely experience slightly higher new enrollment under the Action Alternatives than the No Action Alternative because of the shift in housing from East Sumner to the Town Center.³⁰ In 2019, Maple Lawn Elementary was 49% over capacity and Sumner Middle School was 1% under capacity. The shift in housing growth from East Sumner to the Town Center is greater for Alternative 3 than for Alternative 2 given proposed residential zoning differences. The small number of dwelling units shifted from the Houston Road area to the Town Center under the Action Alternatives could also slightly increase enrollment at Maple Lawn Elementary.

Capacity for high school aged students will likely increase before 2035 per SBLSD's plans for modernization and expansion of Sumner High School.

³⁰ The Town Center is served by Daffodil Elementary, Maple Lawn Elementary, Sumner Middle School, and Sumner High School. Daffodil Elementary also serves East Sumner.

Parks

Citywide impacts for this alternative are consistent with those described under Impacts Common to All Alternatives and Action Alternative 2. Based on residential and employment growth, the minimum level of investment needed to meet LOS standards would be \$11.6 million by 2035, and at least \$13.1 million by 2035 if the City were to annex all lands in the UGA (Exhibit 3-59). Under Alternative 3, parks related impact fees would continue to be collected as new growth occurs.

If the City were to add facilities in the same ratio as found in the 2018 Parks & Trails Plan, there would be a need to add 5 active recreation facilities, 6 informal recreation facilities, 5.8 trail miles, and 19.9 park acres by 2035 under the Action Alternatives (Exhibit 3-60). If the UGA were annexed by 2035, the base population would be higher and population ratios would increase per facility since there are no park and recreation facilities in the UGA. Net growth would also be a little higher, and there would be a need for more facilities (Exhibit 3-61).

Zoning updates to the ESNP under the Action Alternatives would rezone a wetland complex and the Salmon Creek corridor to Resource Protection (currently zoned General Commercial and Low Density Residential). This change in zoning would help protect and conserve natural resource in the area and maintain large areas free of impervious surfaces. Permitted principal uses in the Resource Protection district include agriculture and forestry, parks and playgrounds, wetland mitigation banks, wildlife habitat mitigation and conservation projects. Alternative 3 also calls for a Central Nature Park central to the East Sumner Neighborhood. Acquiring lands for the Central Nature Park would increase open space opportunities in East Sumner and expand watershed protection in the city.

Under the Action Alternatives, the ESNP also proposes an internal network of sidewalks and pathways throughout East Sumner to connect key amenities (such as the central wetlands/central park and the YMCA) to residences and businesses. See the discussion under Action Alternative 2 above.

Sewer

Citywide impacts for this alternative are consistent with those described under Impacts Common to All Alternatives and Action Alternative 2. Without capacity upgrades, the WWTP would have a maximum monthly flow capacity deficit of approximately 0.05 mgd in 2035 under the Action Alternatives. This deficit would likely be accommodated if the WWTP capacity were increased to 9.2 mgd per the *Wastewater Treatment Plant Phase III Feasibility Study*. As Bonney Lake anticipates more rapid growth of its sewer service area than Sumner in the future, another plant expansion might become necessary and would likely be funded heavily by Bonney Lake (BHC Consultants, 2020). While projected wastewater flows generated from East Sumner under Alternative 3 would vary slightly from the No Action Alternative because of proposed zoning changes, overall citywide flows are similar and would be processed at the WWTP regardless of where they are generated.

Water

Citywide impacts for this alternative are consistent with those described under Impacts Common to All Alternatives and Action Alternative 2. Projected water demand is less in East Sumner under the Action Alternatives than the No Action Alternative because of the shift in housing and jobs from East Sumner to the Town Center and Houston Road site. Demand under Alternative 3 is slightly lower than Alternative 2 because Alternative 3 shifts more housing growth from East Sumner to the Town Center as a result of proposed residential zoning differences. Overall demand on the City's water system, however, remains consistent between alternatives.

3.4.3 Mitigation Measures

Incorporated Plan Features

Police, Fire Protection, Schools, Sewer, and Water

No mitigation measures for police, fire, schools, and sewer are proposed as part of the 2020 docket updates or East Sumner Neighborhood Plan.

Parks

Zoning updates to the ESNP under the Action Alternatives would rezone a wetland complex and the Salmon Creek corridor to Resource Protection (currently zoned General Commercial and Low Density Residential). This change in zoning would help protect and conserve natural resource in the area and maintain large areas free of impervious surfaces (thus increasing the potential for natural infiltration of rainfall and the retention of natural drainage water patterns, minimizing the need for storm water facilities, and increasing the protection of ground water resources).

Permitted principal uses in the Resource Protection district include agriculture and forestry, parks and playgrounds, wetland mitigation banks, wildlife habitat mitigation and conservation projects. Alternative 2 calls for a Neighborhood Center with Nature Park and Alternative 3 calls for a Central Nature Park. Acquiring lands for the Nature Park under either alternative would increase open space opportunities and expand watershed protection in the city.

Under the Action Alternatives, the ESNP also proposes an internal network of sidewalks and pathways throughout East Sumner to connect key amenities (such as the central wetlands/central park and the YMCA) to residences and businesses. The east-west extension of 62nd Street E previously proposed as part of the 2015 ESNP was found to be financially infeasible and is not included in the proposed ESNP. However, the proposed ESNP suggests a north-south extension of 162nd Avenue E could be possible between 60th Street and 64th Street (possibly south to the YMCA) as the area redevelops. Under the Action Alternatives, the ESNP recommends exploring the potential for a partial north-south connection of 162nd Avenue E between 60th

Street and 64th Street (possibly south to the YMCA) that could improve access to businesses (especially those on deep parcels), residential development, and the central wetlands/park area.

Regulations and Commitments

Police

- Policies 1.2.1 and 1.5.1 in the City's Comprehensive Plan Capital Facilities and Public Services Element adopt LOS standards for staffing and police building space to meet the community's public safety needs.
- The Sumner Police Department enforces various City regulations such as Title 9 Criminal Code and Title 10, Vehicles and Traffic.
- The Department addresses any potential impacts to staffing and equipment levels as necessary and dependent on the City's budget and funding authorization. Long-term capital and operating needs for the Department would be addressed on a broad basis through incremental capital facilities planning by the City of Sumner over the full buildout period.

Fire Protection

- The City collects a SEPA fire mitigation fee for new construction. As of October 26, 2020, the current fire mitigation fee is \$80 per dwelling unit for residential development and \$30 per employee for commercial or industrial development (City of Sumner, 2020).
- Ongoing capital facilities improvement, budgeting, and operational planning by East Pierce Fire and the City of Sumner are anticipated to address incremental increased demand and other changes in demand for fire services, including need for additional personnel, additional apparatus, and facility improvements. East Pierce is currently updating their Capital Facilities Plan.
- East Pierce Fire has adopted response time objectives and prepares annual reports.
- Policies 1.3 and 1.6 in the City's Comprehensive Plan Capital Facilities and Public Services Element adopt response time, minimum acceptable (effective) response force, and fire flow standards to meet the community's fire and emergency medical service needs.
- The City's 2020 *General Water Plan* Update establishes utility system needs and improvements (BHC Consultants, 2020, pp. 2-3).
- All new development is required to meet City development regulations as well as the International Building Code and International Fire Code.
- Voters approved a Capital Facilities bond in 2018 for replacing and remodeling the district's fire stations and upgrading equipment. Phase 1 will replace four fire stations (111, 112, 114, and 118), construct a new fire station (117), and upgrade emergency vehicles (ladder truck, fire engines, medics unit and equipment). Phase 2 will remodel or replace the remaining fire stations (113, 115, 116, and 124) and build a new training facility. Phase 1 will be financed via an \$80 million bond to repay over 20 years and phase 2 will require financing later.
- The City and East Pierce Fire will continue to work with mutual aid partners for backup response to emergency incidents.

- National and state industry standards address fire district response times and staffing minimums (Fire Protection Association Standard 1710 and State's Labor & Industries safety requirements (WAC 296-305-05001).

Schools

- The Sumner School District has established impact fees for new residential construction. As of January 1, 2020, the City's current impact fee for areas within SBLSD is \$3,815 for a single family residence and \$1,872 for a multi-family residential unit. The current impact fee for areas within Dieringer School District are \$3,815 for a single family residence and \$2,025 for a multi-family residential unit (SMC Chapter 3.50.090).³¹ As of January 1, 2021, school impact fees for multi-family residential development in Dieringer School District will change from \$2,025 to \$1,872 per unit (City of Sumner, 2020). Multi-family accessory dwelling units are charged 50% of the fee for a dwelling unit.

Parks

- The City collects an impact fee for parks and trails for new construction. As of January 1, 2020, the current park/trail mitigation fee is \$2,763.43 per single family dwelling unit, \$2,371.28 per multi-family dwelling unit, \$1,386.69 per 1,000 square feet of commercial development, and \$650.01 per 1,000 square feet of industrial development (SMC Chapter 12.38.100).³² As of January 1, 2021 park/trail mitigation fees for residential development will increase to \$2,896.07 per single family dwelling unit and \$2,485.10 per multi-family dwelling unit – mitigation fees for commercial and industrial development will be unchanged (City of Sumner, 2020). Multi-family accessory dwelling units are charged 50% of the fee for a dwelling unit.
- The *2018 Parks & Trails Plan* establishes LOS standards for future investment per capita, facilities, and access and distribution. Additional goals and policies in the plan will guide future park and recreation investments to meet new demand and address existing gaps or deficiencies in the system.
- Policy 2.10 in the City's Parks & Trails Plan and Parks and Open Space Element of the Comprehensive Plan establishes an open space standard of 35% for the entire city.

Sewer

- The U.S. Environmental Protection Agency (EPA) regulates wastewater discharge under the Federal Water Pollution Control Act and the Clean Water Act. EPA administers the National Pollutant Discharge Elimination System, which requires permits for various types of discharge to streams and rivers, including treated wastewater effluent. In Washington State, EPA delegates its permitting authority to the Washington State Department of Ecology (Ecology).
- Public sanitary sewer system operations in Washington State are regulated under Chapters [35.67](#) and [36.94](#) of the Revised Code of Washington (RCW), as well as [RCW Title 57](#).
- The City manages its sewer system under SMC Title 13, Public Services.

³¹ For the purpose of school impact fees, mobile homes are treated as single-family dwellings and duplexes are treated as multifamily dwellings (SMC Chapter 3.50.090).

³² For the purpose of park/trail impact fees, mobile homes are treated as single-family dwellings and duplexes are treated as multifamily dwellings (SMC Chapter 12.38.040).

Water

- The Washington State Department of Health requires water systems with 1,000 or more connections to submit water system plan updates every six years.
- Ecology regulations apply to water rights and source development, including rules for the appropriate treatment of groundwater.
- The City has adopted the *2020 Water General Plan Update*.
- The 2019-2020 City of Sumner Biennial Budget directs the City to install an emergency power generator at the Sumner Viewpoint Booster Station and to apply for a hazard mitigation grant from FEMA for funds to install seismic upgrades to the South Tank. The 2019-2020 Budget also includes funds for a project to slip line a water main beneath BNSF railroad track that was found in the City's leak protection program.

Other Proposed Mitigation Measures

Police

- The City could implement Crime Prevention through Environmental Design principles to allow for appropriate lighting, landscaping, and visibility.

Fire Protection

- Future development would generate tax revenue that may support additional capital and operating expenses for East Pierce Fire.
- In addition to the existing LOS Standards for response time and fire flow, the City and/or East Pierce Fire could consider adopting a population-based standard for fire and EMS to help identify project-specific demand.

Schools

- Consistent with City policies, the City should coordinate with the Sumner-Bonney Lake School District and Dieringer School District along with adjacent municipalities and the county to ensure timely exchange of growth information.

Parks

- The City could more aggressively pursue grant and bond financing for parks and trails projects.

Sewer

- The City could implement recommendations of the City Sanitary Sewer Plan to correct existing deficiencies in the 6-year planning period.
- The City could identify additional improvements to the sewer system for the 20-year planning period to address deficiencies projected in the long-term.
- The City could partner with the City of Bonney Lake if another plant expansion becomes necessary. As Bonney Lake anticipates more rapid growth of its sewer service area than Sumner in the future, expansion would likely be funded heavily by Bonney Lake.

Water

- The City could implement an aggressive water conservation program – including water reuse and recycling or demand management measure – for residential, commercial, and industrial users.
- The City could expand watershed protection by acquiring additional land around the existing watershed.

3.4.4 Significant Unavoidable Adverse Impacts

Police, Fire Protection, Schools, and Parks

Future population growth and development will continue to increase the need for police services, fire protection, schools, and park facilities under all alternatives. Regular planning for future capital facility and staffing needs can minimize impacts and meet future demand. No significant unavoidable adverse impacts are expected.

Sewer and Water

Additional population, employment, and industrial/commercial growth throughout the City's service area would result in increased demands on sanitary sewer facilities and water services. Advance planning for sewer/water system and capital facility improvements should minimize the possibility of unavoidable impacts. No significant unavoidable adverse impacts are expected.

3.5 Transportation

This section provides a summary of the current transportation conditions and potential impacts associated with the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update. Transportation impacts are identified through a comparison of the No Action Alternative to the Action Alternatives.

This transportation analysis builds on and updates previous City of Sumner studies including:

- *Sumner Town Center Subarea Plan Update Transportation Study* (Transpo Group, September 2018)
- *East Sumner Neighborhood Plan Update – Traffic Analysis* (Transpo Group, June 4, 2019)
- *2015 Sumner Comprehensive Plan*

The transportation analysis scope is limited to the areas in the City of the Sumner that would be impacted by the alternatives. The Action Alternatives would shift anticipated residential and commercial densities from East Sumner to the Town Center. Transportation conditions for areas outside of the Town Center and East Sumner neighborhoods would be consistent with the *2015 Sumner Comprehensive Plan*.

3.5.1 Affected Environment

This section describes existing transportation conditions within the Town Center and East Sumner neighborhoods. The following 13 study intersections are included:

- Fryar Avenue/Traffic Avenue/Bridger Street/W Main Street
- Traffic Avenue/Maple Street
- Traffic Avenue/SR 410 WB Ramps/Thompson Street
- Traffic Avenue/SR 410 EB Ramps
- Alder Avenue/W Main Street
- Wood Avenue/W Main Street
- Fryar Avenue/Zehnder Street
- 160th Avenue E/Main Street E/60th Street E
- Sumner Tapps Highway E/60th Street E
- Sumner Tapps Highway E/62nd Street E (future conditions only)
- Sumner Tapps Highway E/64th Street E
- 160th Avenue E/64th Street E

Street System

The street system is described in terms general facility characteristics as well as traffic volumes and operations.

Roadway Characteristics

The characteristics of the existing roadway network are summarized in Exhibit 3-68. As shown in Exhibit 3-68, a majority of the streets in the study area are minor or collector arterials with a posted speed limit of 25 mph. No on-street parking is allowed with the exception of some streets near the Town Center.

Exhibit 3-68 Existing Street System Characteristics

Roadway	Arterial Classification	Posted Speed Limit	Number of Travel Lanes	Parking?
SR 410	Freeway	55 mph	4	No
SR 167	Freeway	60 mph	4	No
Traffic Avenue	Minor Arterial	25 mph	5	No
Fryar Avenue	Minor Arterial	25 mph	3	No
Main Street ¹	Minor Arterial	25 mph	2	Yes
Bridge Street	Minor Arterial	25 mph	2	No
Alder Avenue	Collector	25 mph	2	Yes
Thompson Street	Collector	25 mph	2 to 3	Yes
Wood Avenue	Collector	25 mph	2	Yes
Zehnder Avenue	Collector	25 mph	2	No
160 th Avenue E	Minor Arterial	25 mph	2	Yes
64 th Street E	Minor Arterial	25 mph	2 to 3	Yes
Sumner Tapps Highway E	Minor Arterial	35 mph	3	No

¹ Classified as a Collector between 160th Avenue E and Sumner Tapps Highway E.
Source: Transpo Group, 2020.

Traffic Volumes

The most recent existing traffic volumes are provided in the *2015 Sumner Comprehensive Plan* and represent 2013/2014 conditions. The City streets of Traffic Avenue, Main Street, Sumner Tapps Highway/166th Avenue E and 64th Street E carry the highest traffic levels within the study area. Thompson Street also has high weekday PM peak hour volumes due to the access it provides to the Sounder Station. The remaining local streets within the Town Center and East Sumner carry approximately 200 to 300 vehicles per hour during the weekday PM peak period.

Traffic Operations

Intersection operations analysis provides a quantitative method for evaluating existing transportation conditions. The operational characteristics of intersections are determined by calculating level of service (LOS), which is a tool to qualitatively measure the operational conditions of a transportation system. The

operations of an intersection and its individual turning movements can be described alphabetically by a range of levels of service designations from LOS A, indicating free-flowing traffic, to LOS F, indicating extreme congestion and long vehicle delays. At signalized intersections, LOS is measured in terms of average control delay per vehicle and is reported for the intersection as a whole. Control delay is a complex measure based on many variables, including signal phasing and coordination (i.e., progression of movements through the intersection and along the corridor), signal cycle length, and traffic volumes with respect to intersection capacity and resulting queues. At unsignalized intersections, LOS is expressed in terms of the weighted average control delay of the overall intersection for all-way stop controlled intersections or by minor street movement for side-street stop-controlled intersections. Appendix E contains a detailed explanation of LOS criteria and definitions.

Exhibit 3-69 summarizes the existing weekday PM peak hour LOS for the study intersections based on the analysis completed as part of the *2015 Sumner Comprehensive Plan, SR410/Traffic Avenue Overpass Improvements and Intersection Control Analysis* (Parametrix, August 2017) and the *Intersection Control Evaluation for SR 410 and 166th Avenue E Interchange* (KPG, May 2020) as noted in the table. Existing traffic operations were analyzed based on the procedures documented in the 2010 *Highway Capacity Manual* (HCM) (Transportation Research Board, 2010). The adopted standard at all of the study intersections is LOS D with the exception of the Traffic Avenue/Bridge Street/Main Street and Alder Avenue/Main Street intersections which have a LOS F standard.

Exhibit 3-69 Existing Weekday PM Peak Hour Intersection LOS Summary

Intersection	Traffic Control ¹	LOS ²	Delay ³	WM ⁴
Fryar Avenue/Traffic Avenue/Bridge Street/W Main Street	Signal	C	27	-
Traffic Avenue/Maple Street	PCS	B	10	WB
Traffic Avenue/SR 410 WB Ramps/Thompson Street ⁵	Signal	B	13	-
Traffic Avenue/SR 410 EB Ramps ⁵	Signal	D	49	-
Alder Avenue/W Main Street	AWSC	B	12	-
Wood Avenue/W Main Street	Signal	B	13	-
Fryar Avenue/Zehnder Avenue	TWSC	C	21	WB
160 th Avenue E/Main Street E/60 th Street E	TWSC	C	22	SB
Sumner Tapps Highway E/60 th Street E	TWSC	F	>50	EB
Sumner Tapps Highway E/64 th Street E ⁶	Signal	F	102	-
160 th Avenue E/64 th Street E	AWSC	B	10	-

¹ PSC = Partial Stop Control (or side-street stop), AWSC = All-way Stop Control, TWSC = Two-way Stop Control.

² Level of service, based on 2010 Highway Capacity Manual methodology.

³ Average delay in seconds per vehicle

⁴ Worst movement (WM) reported for unsignalized intersections, where SB = southbound, EB = eastbound and WB = westbound.

⁵ Operations from *SR410/Traffic Avenue Overpass Improvements and Intersection Control Analysis* and represent Existing 2016 conditions.

⁶ Operations from the *Intersection Control Evaluation for SR 410 and 166th Avenue E Interchange* and represent Existing 2019 conditions.

Sources: Transportation Research Board, Highway Capacity Manual, 2010; Transpo Group, 2010.

As indicated in Exhibit 3-69, a majority of the intersections operate at LOS D or better with the exception of the Sumner Tapps Highway E/60th Street E and Sumner Tapps E/60th Street E intersections, which operate at LOS F.

Non-Motorized Facilities

The City's existing transportation system was historically designed and constructed for vehicular traffic. Arterial and collector roadways that currently have sidewalks within the Town Center and East Sumner Neighborhoods include:

- Main Street (Traffic Avenue to 158th Avenue Court East)
- Traffic Avenue (Main Street to Thompson Street)
- Thompson Street (Traffic Avenue to Alder Avenue)
- Alder Avenue (Main Street to Thompson Street)
- Wood Avenue (Southern terminus to Zehnder Street)
- Portions of 64th Street E (160th Avenue E to Sumner Tapps Highway E)
- Portion of east side 160th Avenue E (64th Street E to 60th Street E)

Additionally, sidewalks are provided along both sides of the local streets in the lower density residential area of the Town Center and in the vicinity of the Sumner Station. Marked crosswalks are also provided at a number of the local streets in the Town Center. Marked crosswalks are only available at the 60th Street E and 64th Street E intersections with 160th Avenue E in East Sumner.

There are limited formal bicycle facilities in Sumner with none provided in the Town Center or East Sumner neighborhoods. Bicyclists share the road with motorized traffic or use paved roadway shoulders. Formal bike lanes are present on both sides of Valley Avenue and both sides of Fryar Avenue from Main Street to the Fryar Avenue Bridge, outside of the Town Center.

Transit

Sound Transit provides service in the Town Center with stops east of Traffic Avenue at the Sumner Station. No transit service is provided in East Sumner. Exhibit 3-70 provides a summary of the transit service in the Town Center.

Exhibit 3-70 Existing Transit Service

Route Number	Area Served	Approximate Operating Hours	PM Peak Headways (min)
577/578	Puyallup to Seattle	8:00 a.m. – 12:00 a.m.	30
596	Bonney Lake to Sumner	5:00 a.m. – 7:30 a.m. 3:15 p.m. – 7:15 p.m.	20 to 30

Source: Sound Transit, September 2020.

Sound Transit's Sounder line offers commuter rail service between Lakewood and downtown Seattle with stops in Tacoma, Puyallup, Sumner, Auburn, Kent, and Tukwila. Sound Transit's Sounder service shares the Burlington Northern Santa Fe (BNSF) tracks. There are 13 daily roundtrips now available at the Sumner Station between Everett and Lakewood.

The Sumner Station is located south of Maple Street between Narrow and Traffic Streets in the Town Center. Access to commuter parking is accessed via Harrison Street, Narrow Street, and Academy Street. Amenities at the Sumner Station also include bicycle lockers and racks. Additionally, sidewalk connectivity is provided along local streets to residential neighborhoods to the east.

Improvements are planned at the station that would enhance access to the station for all modes and includes construction of a parking garage that would add approximately 500 new parking spaces. Additionally, improvements include sidewalk and lighting enhancements.

3.5.2 Impacts

Thresholds of Significance

For the purposes of this Supplemental EIS, the transportation thresholds of significance considered are:

- **City of Sumner LOS Standards:** The City of Sumner has an adopted LOS D standard for peak hour traffic flow except at the Traffic Avenue/Bridge Street/Main Street and Alder Avenue/Main Street intersections where a LOS F standard is adopted.
- **WSDOT:** WSDOT has adopted a LOS D standard for State highways in urban areas. For non-HSS facilities, the State requires that an agency coordinate with WSDOT in establishing a LOS standard for those facilities. SR 410 is a non-HSS-designated facility. Puget Sound Regional Council (PSRC) has adopted LOS standards for regionally significant state highways or state transportation facilities that are non-HSS such as SR 410. Based on the PSRC tiered LOS system, SR 410 have an adopted LOS D standard.

Impacts Common to All Alternatives

The following conditions and impacts are common to all alternatives, including the No Action Alternative.

Planned Improvements

Several transportation improvement projects are currently planned in and around the study area to increase capacity and improve connectivity. Improvements in the study area were identified in the *2015 Sumner Comprehensive Plan* and/or are on the City's 2021-2026 Six-Year Transportation Improvement Program (TIP). These transportation improvements have been identified as needs with previous evaluations of future 2035 conditions and are assumed to be in place as part of the background conditions with the alternatives. The planned improvements in study area are described below and are included in the evaluation of the impacts of the alternatives:

- **SR 410/Traffic Avenue Interchange Improvements.** This project was identified in the *2015 Sumner Comprehensive Plan* and is fully funded and under construction with completion anticipated in December 2020. The improvement includes widening the Traffic Avenue bridge to provide four travel lanes with turn lanes at the ramp intersections. At the SR 410 westbound ramp terminal intersection, the existing northbound and southbound right-turn lanes would be converted to a shared through/right turn lane and the eastbound approach would be expanded to have a separate left-turn. At the SR 410 eastbound ramp terminal, the northbound and southbound approaches would be expanded to provide an additional through lane and the eastbound off-ramp approach would be expanded to provide a left-turn lane, shared left/right-turn lane and right-turn lane. The signal timing would also be updated at both ramp terminal intersections as evaluated in the *SR 410/Traffic Avenue Overpass Improvements Intersection Control Analysis* (Parametrix, August 2017). Improvements to or sidewalk facilities are also planned as part of the SR 410/Traffic Avenue interchange improvements.
- **Main Street and Wood Avenue Intersection Improvements.** This project was identified in the *2015 Sumner Comprehensive Plan* and is in the 2021-2026 Six-Year TIP and the City has recently completed an Intersection control evaluation. The improvements include upgrading the traffic signal and would maintain the permissive left-turn phasing on the eastbound approach. In addition, the traffic signal would be upgraded to comply with ADA standards and the intersection would be reconstructed to minor arterial roadway standards.
- **Fryar Avenue/Zehnder Avenue.** The *2015 Sumner Comprehensive Plan* identified signalization as a future need at this intersection to support anticipated growth. The signal would need to be installed as development occurs and warrants are met.
- **160th Avenue E/Main Street E/60th Avenue E.** This project was identified in the *2015 Sumner Comprehensive Plan* and is in the 2021-2026 Six-Year TIP. Improvements include a traffic signal and widening the streets to minor arterial standards with bike paths and sidewalks.
- **166th Avenue/SR 410 Interchange.** This project was identified in the *2015 Sumner Comprehensive Plan*, *East Sumner Neighborhood Plan* and is in the 2021-2026 Six-Year TIP. An Intersection Control Evaluation (ICE) has been completed by the City to determine improvements at the intersections. The preferred alternative identified a roundabout at the Sumner Tapps Highway E/SR 410 WB Ramp and Sumner Tapps Highway E/64th Street E intersections. The roundabout at the Sumner Tapps Highway E/SR 410 WB Ramp intersection would be one lane with a southbound left turn lane extending to the EB ramps. The roundabout at the Sumner Tapps Highway E/64th Street E intersection would be two-lanes north-south and one-lane east-west with two eastbound right-turn lanes.

Non-Motorized Facilities

Sidewalks, walkways, and trails are integral parts of the pedestrian system. As documented in the *2015 Sumner Comprehensive Plan*, the City desires to have sidewalks on both sides of all City streets, unless special circumstances on topography make it cost prohibitive. The Public Works Director will make the determination. Sidewalks should also be located along streets providing access to the downtown areas, schools, parks, shopping areas, office buildings, and the transit station and routes. Bicycle facilities within the study area are designated bicycle routes along the existing roadways due to the limited right-of-way to accommodate bicycle lanes.

The *2015 Sumner Comprehensive Plan* includes a project to construct a non-motorized overcrossing of SR 410 located south of the Town Center. The SR 410 Trail Bridge is included in the 2021-2026 Six-Year TIP with construction anticipated in 2024. The non-motorized crossing is anticipated to connect Sumner Avenue to 143rd Avenue E. The overcrossing is an important pedestrian and bicyclist connection and helps link the southern part of the City to the shopping and residential areas of the downtown area. In addition, the overcrossing provides an alternate route for pedestrians to cross SR 410 rather than using the existing SR 162/Valley Avenue Bridge or bridges at the other interchanges.

Transit Service and Transportation Demand Management

As documented in the *2015 Sumner Comprehensive Plan*, the City recognizes the importance of Transit and Transportation Demand Management (TDM) programs. In general, these programs build on regional programs with some refinements to reflect the specific needs of the City. Some reductions in future peak hour traffic generation were incorporated into the travel forecasting process to reflect the potential effect of regional and local transit/TDM programs. With additional density under the alternatives, there would be an increase focus on transit, TDM and non-motorized that could result in further reduction in vehicular traffic.

The *2015 Sumner Comprehensive Plan* includes projects for enhancing transit facilities and suggested service improvements. Successful use of transit and other high occupancy vehicle (HOV) modes in the City is largely tied to the development of a regional system of HOV facilities and programs. The WSDOT Puget Sound Gateway Program includes multiple projects that are essential to connecting between Tacoma and Seattle. These projects are anticipated to be completed by 2028 and within the Sumner area include southbound HOV lanes on SR 167 between 8th Street to 277th Street and SR 167/SR 509 to I-5 Stage One - New Freeway in the vicinity of the Town Center. In addition, the SR 167 Auburn to Puyallup HOT lane extension from 8th Street E (Jovita Blvd) on SR 167 northbound lanes to 15th Street SW in Auburn would improve mobility to and from Sumner.

Parking

Parking pressures in the Town Center would increase under the alternatives. The Town Center Plan includes policies to both increase parking supply as well develop a mixed-use environment and improve access via walking, biking, and transit to reduce the need for vehicle ownership. On-street parking is planned along key facilities including Main Street, Bridge Street, Thompson Street, Kincaid Avenue, and areas north of Main Street. The Plan also includes continuing to study parking so that short-, mid- and long-term parking strategies can be adjusted and refined to meet the parking needs.

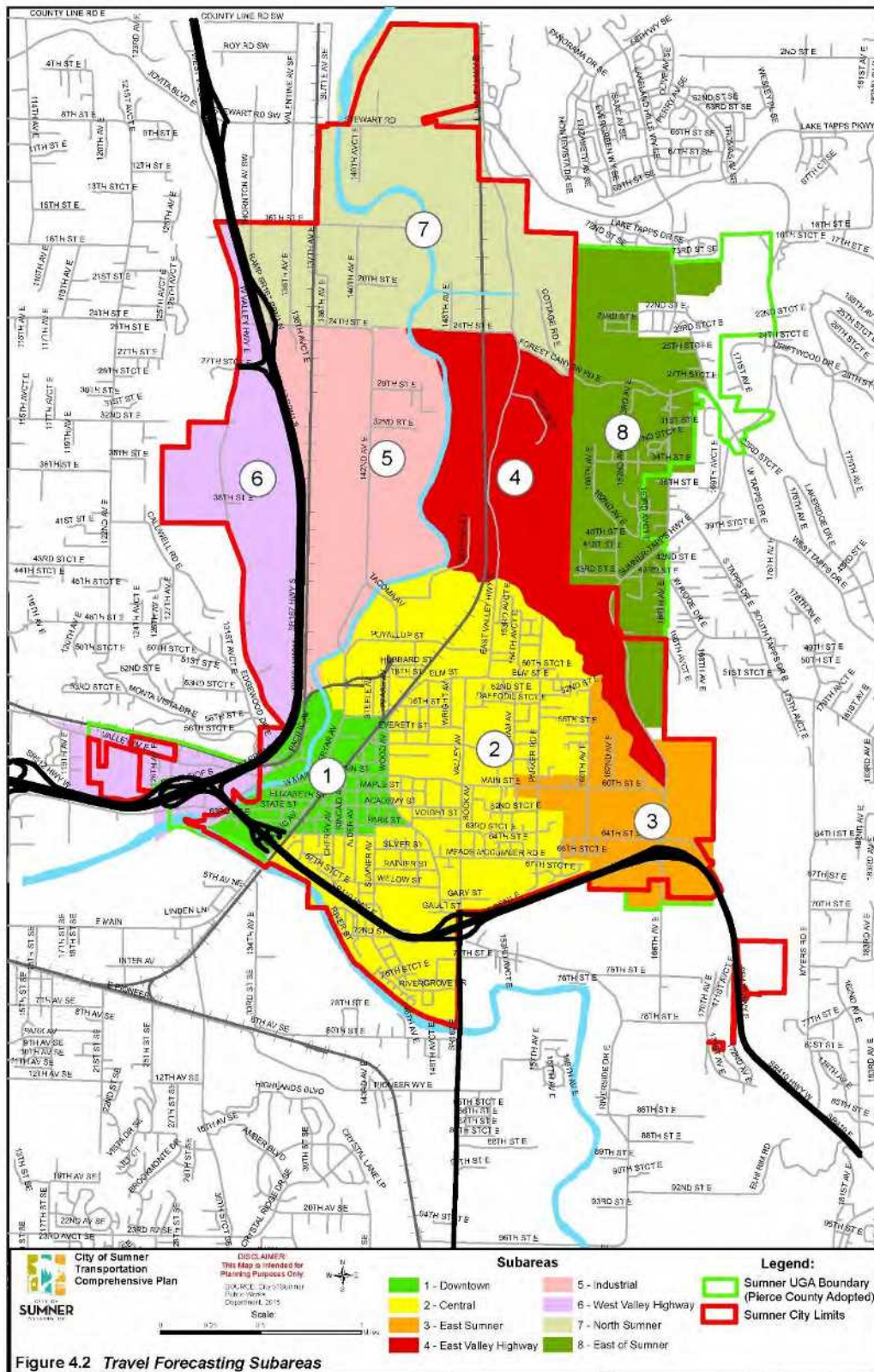
No Action Alternative

This section describes the transportation-related impacts of the No Action Alternative. The No Action Alternative represents the adopted Town Center Subarea Plan and the East Sumner Neighborhood Plan. The East Sumner Neighborhood Plan is consistent with the *2015 Sumner Comprehensive Plan*.

The No Action Alternative would increase land use density resulting in growth in traffic over current conditions. The future growth is supported by planned transportation improvements that are described in Impacts Common to All Alternatives. In addition, within the East Sumner neighborhood a new 62nd Street E connection between 160th Avenue E and Sumner Tapps Highway as well as closure of the Sumner Tapps Highway E/60th Street E intersection is planned.

Future 2035 traffic forecasts were based on the same method and assumptions as the *Sumner Comprehensive Plan 2015* and the adopted neighborhood subarea plans. The *2015 Sumner Transportation Plan* (Transpo Group, June 2015) summarized the travel demand model land use data by district including a Downtown and East Sumner district as shown in Exhibit 3-71.

Exhibit 3-71 Travel Demand Model Subareas



Source: City of Sumner Transportation Plan (Figure 4.2), 2015.

The land use data within the Districts are based on the model transportation analysis zones (TAZs) and do not specifically match the Town Center and East Sumner Subareas. The Town Center is located within the Downtown district and the East Sumner neighborhood is within the East Sumner district. Exhibit 3-72 provides a summary of the Downtown and East Sumner district 2035 housing and employment for the three alternatives. Land use within the other districts would be consistent with the *2015 Sumner Transportation Plan* since the alternatives only impact the Town Center and East Sumner neighborhoods.

Exhibit 3-72 2035 No Action Alternative Downtown and East Sumner Districts Total Land Use

District	Total Households	Total Jobs
Downtown	1,782 units	1,922 employees
East Sumner	1,256 units	1,453 employees

Note: Represents the total land use in 2035 (existing plus future).

Sources: Sumner Town Center Subarea Plan Update Transportation Study, September 2018; City of Sumner Transportation Plan, 2015.

The land use shown in Exhibit 3-72 represents the total Downtown and East Sumner Districts, which include the Town Center and East Sumner neighborhoods. Based on the land use and trip rates in the City of Sumner travel demand model, Exhibit 3-73 summarizes the weekday PM peak hour trip generation for the No Action Alternative.

Exhibit 3-73 2035 No Action Alternative Estimated Weekday PM Peak Hour Trip Generation

District	Inbound	Outbound	Total
Downtown	1,230	1,240	2,470
East Sumner	830	840	1,670
City Total	10,120	11,850	21,970

Note: Trip generation is based on the City of Sumner Travel Demand Model with the No Action Alternative land use.

Source: Transpo Group, 2020.

The future 2035 weekday PM peak hour traffic volumes for No Action Alternative were forecasted in the study area using the City's travel demand model based on the trip generation presented in the exhibit above. The recent City of Sumner Traffic Impact Fee update found that the previous forecasts for the Town Center in the *Sumner Town Center Subarea Plan Update Transportation Study* (Transpo Group, September 2018) overestimated truck trips; therefore, this study provides updated forecasts for the No Action Alternative. The No Action Alternative forecasts are less than previously presented in the *Sumner Town Center Subarea Plan Update Transportation Study* (Transpo Group, September 2018). The No Action Alternative traffic volumes are shown in Appendix F. Similar to existing conditions, Traffic Avenue, Main Street, Sumner Tapps Highway/166th Avenue E, and 64th Street E would carry the highest traffic levels within the study area.

Future 2035 intersection operations were evaluated at the study intersections based on the procedures identified in the *Highway Capacity Manual (HCM)*, 6th Edition and using the *Synchro 10* software program.

Exhibit 3-74 provides a summary of the traffic operations and traffic control at the study intersection under future 2035 No Action Alternative conditions. As described previously, the analysis assumes traffic control and transportation improvements that were identified as needs in the *2015 Comprehensive Plan* given projected 2035 growth in traffic volumes. The intersection operations reflect planned transportation improvements described under Impacts Common to All Alternatives. The intent of this transportation analysis is to identify additional improvements or differences in improvements from the adopted City of Sumner *2015 Comprehensive Plan*, ESNP, and other currently adopted planning documents.

Exhibit 3-74 2035 No Action Weekday PM Peak Hour Intersection LOS Summary

Intersection	Traffic Control ¹	LOS Standard	LOS ²	Delay ³	WM ⁴
Fryar Avenue/Traffic Avenue/Bridge Street/W Main Street	Signal	F	F	152	-
Traffic Avenue/Maple Street	PCS	D	B	13	WB
Traffic Avenue/SR 410 WB Ramps/Thompson Street ⁵	Signal	D	E	69	-
Traffic Avenue/SR 410 EB Ramps ⁵	Signal	D	D	51	-
Alder Avenue/W Main Street	AWSC	F	F	136	-
Wood Avenue/W Main Street	Signal	D	C	27	-
Fryar Avenue/Zehnder Avenue	Signal	D	C	32	-
160 th Avenue E/Main Street E/60 th Street E	Signal	D	A	5	-
Sumner Tapps Highway E/60 th Street E	Closed				
Sumner Tapps Highway E/62 nd Street E	Signal	D	D	37	-
Sumner Tapps Highway E/64 th Street E	Roundabout	D	A	6	WB
160 th Avenue E/64 th Street E	AWSC	D	B	13	-

¹ Represents traffic control with planned improvements that were previously determine through future 2035 analyses in the *2015 Comprehensive Plan*, *2015 East Sumner Neighborhood Plan* and *Sumner Town Center Subarea Plan Update Transportation Study* (Transpo Group, September 2018). PSC = Partial Stop Control, AWSC = All-way Stop Control, TWSC = Two-way Stop Control

² Highway Capacity Manual, TRB, 6th Edition.

³ Average delay in seconds per vehicle.

⁴ Worst movement (WM) reported for unsignalized intersections, where WB = westbound.

⁵ The Alternative land use is denser in the Town Center resulting in higher traffic forecasts and projected future delay and LOS than shown in the *SR410/Traffic Avenue Overpass Improvements and Intersection Control Analysis* (Parametrix, August 2017).

Source: Transpo Group, 2020.

As shown in Exhibit 3-74, all of the study intersection would meet the LOS standard except for Traffic Avenue/SR 410 WB Ramps/Thomas Street during the weekday PM peak hour under the No Action Alternative. Poor operations at this intersection is consistent with findings of the *2015 Sumner Comprehensive Plan* and *Sumner Town Center Subarea Plan Update Transportation Study* (Transpo Group, September 2018). Detailed LOS worksheets are provided in Appendix G. It is noted that the *SR410/Traffic Avenue Overpass Improvements and Intersection Control Analysis* (ICA) showed LOS C operations at the Traffic Avenue/SR 410 WB Ramps/Thomas Street intersection (Parametrix, August 2017); the difference in results is because the No

Action Alternative traffic forecasts are higher than projected in the ICA due to an increase in land use density within the Town Center.

Action Alternative 2

The overall City of Sumner land use for Action Alternative 2 is consistent with the No Action Alternative; however, some anticipated growth in jobs and housing would shift from East Sumner to the Town Center. Exhibit 3-75 summarizes the land use changes for the Downtown and East Sumner districts with Action Alternative 2. As described previously, the land use data within the Districts are based on the model transportation analysis zones (TAZs) and do not specifically match the Town Center and East Sumner Subareas. The Town Center is located within the Downtown district and the East Sumner neighborhood is within the East Sumner district.

Exhibit 3-75 Comparison of 2035 No Action and Alternative 2 Total Land Use in Downtown and East Sumner

District	Households (dwelling units)			Jobs (employees)		
	No Action	Alternative 2 ¹	Difference	No Action	Alternative 2 ¹	Difference
Downtown	1,782	1,969	+187	1,922	1,678	+244
East Sumner	1,256	1,069	-187	1,453	1,209	-244

¹ Households and jobs assumed in the 2015 Sumner Comprehensive Plan move from East Sumner to the Town Center. The overall number of households and jobs within the City of Sumner stay the same.
Sources: Sumner Town Center Subarea Plan Update Transportation Study, September 2018; 2015 Sumner Transportation Plan, 2015; BERK, 2020.

As shown in Exhibit 3-75, Action Alternative 2 would shift 187 households and 244 jobs to the Downtown district (Town Center) from the East Sumner neighborhood. The shift in households and jobs would reduce trips in the East Sumner neighborhood and increase trips in the Town Center neighborhood compared to the No Action Alternative.

The adopted ESNP includes a new 62nd Street E connection between 160th Avenue E and Sumner Tapps Highway as well as closure of the Sumner Tapps Highway E/60th Street E intersection. Building the 62nd Street E connection is environmentally challenging; therefore, Action Alternative 2 would not include the 62nd Street E connection or the closure of the Sumner Tapps Highway E/60th Street E intersection. A traffic signal would be provided at the Sumner Tapps Highway E/60th Street E intersection with turn lanes.

Action Alternatives 2 and 3 would both shift households and jobs to the Town Center from East Sumner; however, Alternative 3 would shift slightly more households compared to Alternative 2. It is anticipated that Alternative 2 would generate slightly less trips in the Town Center compared to Alternative 3. Alternative 2 trips in East Sumner would be less than the No Action Alternative. The transportation impacts of Alternative 2 are anticipated to be similar to Alternative 3. The following section provides additional detail on the Alternative 3 transportation impacts.

Action Alternative 3

This section describes the transportation-related impacts of Action Alternative 3 compared to the No Action Alternative. The overall City of Sumner land use for Action Alternative 3 is consistent with the No Action Alternative; however, some anticipated growth in jobs and housing would shift from East Sumner to the Town Center. Exhibit 3-76 summarizes the land use changes for the Downtown and East Sumner districts with Action Alternative 3. As described previously, the land use data within the Districts are based on the model transportation analysis zones (TAZs) and do not specifically match the Town Center and East Sumner Subareas. The Town Center is located within the Downtown district and the East Sumner neighborhood is within the East Sumner district.

Exhibit 3-76 Comparison of 2035 No Action and Alternative 3 Land Use in Downtown and East Sumner

District	Households (dwelling units)			Jobs (employees)		
	No Action	Alternative 3 ¹	Difference	No Action	Alternative 3 ¹	Difference
Downtown	1,782	1,539	+243	1,922	1,676	+242
East Sumner	1,256	1,013	-243	1,453	1,211	-242

¹ Households and jobs assumed in the 2015 Sumner Comprehensive Plan move from East Sumner to the Town Center. The overall number of households and jobs within the City of Sumner stay the same.

Sources: Sumner Town Center Subarea Plan Update Transportation Study, September 2018, 2015 Sumner Transportation Plan, 2015; BERK, 2020.

As shown in Exhibit 3-76, Action Alternative 3 would shift 243 households and 242 jobs to the Town Center from East Sumner.

Based on the land use and trip rates in the City of Sumner travel demand model, Exhibit 3-77 summarizes the weekday PM peak hour trip generation for the No Action Alternative.

Exhibit 3-77 Comparison of 2035 No Action and Alternative 3 Trip Generation

District	No Action	Alternative 3	Difference ¹
Downtown	2,470	2,830	+360
East Sumner	1,670	1,205	-465
City Total	21,970	21,950	-20

Note: Trip generation is based on the City of Sumner Travel Demand Model with the No Action Alternative land use.

¹ Alternative 3 minus No Action Alternative.

Source: Transpo Group, 2020.

As shown in the exhibit above, Alternative 3 would reduce East Sumner trips and increase the Town Center trips. With the increased density in the Town Center, there would be additional opportunities to live and work in this area and use alternative modes to travel. The resulting overall trip generation for the City of Sumner is slightly less for Alternative 3 compared to the No Action Alternative.

Similar to Alternative 2, there would be no 62nd Street E connection between 160th Avenue E and Sumner Tapps Highway with Alternative 3. In addition, Alternative 3 includes a traffic signal and turn lanes at the Sumner Tapps Highway E/60th Street E intersection. Traffic forecasts were developed for Alternative 3 incorporating the proposed land use changes. Alternative 3 future 2035 traffic forecasts were based on the same method and assumptions as the *Sumner Comprehensive Plan 2015* and the adopted neighborhood subarea plans. The No Action Alternative and Action Alternative 3 traffic volumes are similar within the Town Center study area with differences mainly along Traffic Avenue where Alternative 3 would have approximately 85 more vehicles during the weekday PM peak hour. East-west corridors within East Sumner would have higher traffic volumes with Alternative 3 compared to the No Action Alternative because the 62nd Street E connection would not be provided. Alternative 3 traffic volumes are shown in Appendix F.

Future 2035 intersection operations were evaluated at the study intersections using the same method as described for the No Action Alternative and incorporating the planned transportation improvements. Exhibit 3-78 provides a comparison of the No Action and Action Alternative 3 intersection operations. The intent of this transportation analysis is to identify additional improvements or differences in improvements from the adopted City of Sumner *2015 Comprehensive Plan*, East Sumner Neighborhood Plan and other currently adopted planning documents.

Exhibit 3-78 2035 No Action and Action Alternative 3 Weekday PM Peak Hour Intersection LOS Summary

Intersection	2035 Traffic Control ¹	LOS Standard	2035 No Action			2035 Action Alternative 3			Change in Delay
			LOS ²	Delay ³	WM ⁴	LOS	Delay	WM	
Fryar Avenue/Traffic Avenue/ Bridge Street/W Main Street	Signal	F	F	152	-	F	167	-	15
Traffic Avenue/Maple Street	PCS	D	B	13	WB	B	13	WB	0
Traffic Avenue/SR 410 WB Ramps/Thompson Street ⁵	Signal	D	E	69	-	E	70	-	1
Traffic Avenue/ SR 410 EB Ramps ⁵	Signal	D	D	51	-	D	53	-	2
Alder Avenue/W Main Street	AWSC	F	F	136	-	F	132	-	-4
Wood Avenue/W Main Street	Signal	D	C	27	-	C	25	-	-2
Fryar Avenue/ Zehnder Avenue	Signal (current PSC)	D	C	32	-	C	29	-	-3
160th Avenue E/Main Street E/ 60 th Street E	Signal (current AWSC)	D	A	5	-	A	7	-	2
Sumner Tapps Highway E/ 62 nd Street E	Signal	D	D	37	-	No New Connection			-

Intersection	2035 Traffic Control ¹	LOS Standard	2035 No Action			2035 Action Alternative 3			Change in Delay
			LOS ²	Delay ³	WM ⁴	LOS	Delay	WM	
Sumner Tapps Highway E/ 60 th Street E	Signal (current PSC)	D	Closed			C	28	-	-
Sumner Tapps Highway E/ 64 th Street E	Round- about (current signal)	D	A	6	WB	A	6	WB	0
160 th Avenue E/64 th Street E	AWSC	D	B	13	-	D	35	-	22

Legend: PSC = Partial Stop Control, AWSC = All-way Stop Control, TWSC = Two-way Stop Control.

¹ Represents traffic control with planned improvements that were previously determined through future 2035 analyses in the 2015 *Comprehensive Plan*, 2015 *East Sumner Neighborhood Plan* *East Sumner Neighborhood Plan Update – Traffic Analysis* (Transpo Group, June 4, 2019) and *Sumner Town Center Subarea Plan Update Transportation Study* (Transpo Group, September 2018).

² Level of service, based on Highway Capacity Manual 6th Edition methodology.

³ Average delay in seconds per vehicle.

⁴ Worst movement (WM) reported for unsignalized intersections, where WB = westbound.

⁵ The Alternative land use is denser in the Town Center resulting in higher traffic forecasts and projected future delay and LOS than shown in the *SR410/Traffic Avenue Overpass Improvements and Intersection Control Analysis* (Parametrix, August 2017).

Source: Transpo Group, 2020.

As shown in Exhibit 3-78, overall changes in delay at the study intersections are minor with the largest increases in delay at the Fryar Avenue/Traffic Avenue/Bridge Street/W Main Street and 160th Avenue E/64th Street E intersections. With Alternative 3 and the No Action Alternative, the Traffic Avenue/SR 410 WB Ramps/Thompson Street intersection would not meet the LOS standard during the weekday PM peak hour. The Traffic Avenue/SR 410 WB Ramps/Thompson Street intersection delay would increase by 1 second during the weekday PM peak hour with Alternative 3. Given that Alternative 3 only increases delay by 1 second at the Traffic Avenue/SR 410 WB Ramps/Thompson Street intersection, the traffic impacts are not considered significant. Detailed LOS worksheets are provided in Appendix G. It is noted that the *SR410/Traffic Avenue Overpass Improvements and Intersection Control Analysis (ICA)* showed LOS C operations at the Traffic Avenue/SR 410 WB Ramps/Thomas Street intersection (Parametrix, August 2017); the difference in results is because the No Action and Action Alternative traffic forecasts are higher than projected in the ICA due to an increase in land use density within the Town Center.

Potential mitigation measures for all the alternatives are described in the following section.

3.5.3 Mitigation Measures

This section presents mitigation measures that would offset or reduce potential transportation impacts of the alternatives. The impacts of the Action Alternatives are similar, which results in similar mitigation measures.

Incorporated Plan Features

All alternatives would include frontage improvements following City and State design standards including sidewalk, curb, and gutter. The Comprehensive Plan and ESNP identify street designs to create neighborhoods and thoroughfares that enhance the community. The street types identify whether mobility or access are priorities and align with the form-based code approach of the Comprehensive Plan. Arterial, collectors, and local streets are identified within the Comprehensive Plan and ESNP. The ESNP identifies Main Street as the primary east-west arterial with 64th Street E as a collector. North-south routes in East Sumner are facilitated by Sumner Tapps Highway E a minor arterial and 160th Avenue E a collector.

East Sumner has a gridded network; however, the spacing between streets is not compact so walking distances are greater. The proposed central park with the Action Alternatives would facilitate trail connections between uses along Main Street, 160th Avenue E and 64th Street E and shorten walking distances within East Sumner. As development occurs within Sumner, required frontage improvements would help complete the network. Frontage improvements should consider the appropriate pedestrian and bicycle facilities based on the street and travel classifications.

The proposed ESNP also includes improvements along key corridors and at intersections, which the transportation analysis shows would support the Action Alternatives. These improvements include:

Intersection Improvements

- **Sumner Tapps Highway E/60th Street E:** The Action Alternatives would not include the 62nd Street E connection or the closure of the Sumner Tapps Highway E/60th Street E intersection. A traffic signal would be provided at the Sumner Tapps Highway E/60th Street E intersection with turn lanes.
- **160th Avenue E/Main Street E/60th Avenue E:** Improvements include a traffic signal and widening the streets to minor arterial standards with bike paths and sidewalks.
- **166th Avenue/SR 410 Interchange and 166th Avenue/Sumner Tapps Highway/64th Street E:** A roundabout would be provided at the Sumner Tapps Highway E/SR 410 WB Ramp and Sumner Tapps Highway E/64th Street E intersections. The roundabout at the Sumner Tapps Highway E/SR 410 WB Ramp intersection would be one lane with a southbound left turn lane extending to the EB ramps. The roundabout at the Sumner Tapps Highway E/64th Street E intersection would be two-lanes north-south and one-lane east-west with two eastbound right-turn lanes.

Non-Motorized Improvements

- Wide sidewalks and other pedestrian amenities along major commercial streets such as Main Street, 60th Street E, 160th Avenue E, and 64th Street E.
- Bicycle lanes or other facilities along Main Street, 60th Street E, 160th Avenue E, and 64th Street E.
- Pedestrian connections to the central wetlands/park including a north-south extension of 162nd Avenue E south of 60th Street E.

Regulations and Commitments

The overarching transportation goal outlined in the *2015 Sumner Comprehensive Plan* is to “Provide an efficient and safe multimodal transportation system to improve mobility for residents, employees, and visitors of Sumner while maintaining the small-town quality of life within the City and supporting the economic vitality of the City.” In addition, the *2015 Sumner Comprehensive Plan* includes a range of transportation goals and policies cover the following elements:

1. Public Involvement
2. Agency Coordination
3. Streets and Highways
4. Pedestrians and Bicycles
5. Rail, Transit, and TDM
6. Land Use and Environment
7. Program Financing and Implementation
8. Manufacturing Industrial Center Designation

The ESNP is consistent with the Comprehensive Plan goals and policies.

The following City projects, programs, and policies also apply to the alternatives:

- **Traffic Impact Fee:** All new development requiring a building permit is required to pay a transportation impact fee based on the number of new weekday P.M. peak hour equivalent car trips generated by the development.
- **Concurrency:** Transportation improvements or strategies shall be constructed to ensure that an adequate transportation system is in place to serve increased travel demands. Concurrency is defined as having a financial commitment in place to resolve the deficiency within six years. Concurrency is implemented as part of the City’s development review process under SEPA and under Planned Action Ordinances. The City will not approve new developments unless the LOS standards are met; therefore, additional projects would likely need to be incorporated into the TIP as part of the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update to meet concurrency and/or concurrency policies may need to be revisited.
- **Commute Trip Reduction (CTR):** The City of Sumner has adopted a CTR program that establishes goals consistent with State legislation. The individual demand management strategies that are typical elements of the CTR and Transportation Demand Management (TDM) programs are tailored to employment and residential developments. A 5-10% reduction in overall vehicular traffic in the study area would reduce delays at the study intersections and improve overall LOS.
- **Non-motorized overcrossing of SR 410:** The Comprehensive Plan includes a project to construct a non-motorized overcrossing of SR 410 located south of the Town Center. The SR 410 Trail Bridge is included in the 2021-2026 Six-Year TIP with construction anticipated in 2024.

Other Proposed Mitigation Measures

The results of the analysis are consistent with the findings of the *2015 Sumner Comprehensive Plan* and ESNP as well as the Town Center Plan. The alternatives analysis reinforces the need for planned improvements that were identified in the *2015 Comprehensive Plan* as well as Town Center Plan including the Main Street/Wood Avenue traffic signal upgrades and signalization of the Fryar Avenue/Zehnder Avenue intersection (see Planned Improvements discussion presented previously for details).

In addition, consistent with the Town Center Plan, the alternatives analysis identifies LOS F conditions at the Traffic Avenue/Bridge Street/Main Street and Alder Avenue/W Main Street intersections under all alternatives. These intersections would meet the City's LOS F standard with the alternatives and no mitigation is required. The Town Center Plan identified capacity improvements at the Traffic Avenue/Bridge Street/Main Street and Alder Avenue/W Main Street intersections if the City desired to improve traffic operations and these improvements would support growth under the alternatives.

The *2015 Sumner Comprehensive Plan* incorporates mitigation measures to reduce the overall reliance on the auto mode and achieve the City's vision of a network more reliant on non-motorized and transit modes would also be needed. These measures should also be incorporated into the ESNP. Measures or strategies that are already being considered by the City and should be considered for the ESNP include:

- **Transit Improvements:** Transit service is currently limited in the Sumner with no service in East Sumner. The Town Center Plan identifies exploring the feasibility of a wheeled trolley system. A trolley system would provide connectivity between West Sumner (west of Traffic Avenue) and the Winco and Fred Meyer area as well as to the Sounder Station. The City could also explore extending the trolley along Main Street to serve East Sumner potentially at 160th Avenue E or 162nd Avenue E. The purpose of the trolley would be to reduce dependence on auto and transport residents and visitors. Improving transit provides capacity for moving more people in the transportation system compared to personal vehicles.
- **Intelligent Transportation Systems (ITS):** ITS improvements such as adaptive signal control (ASC) systems would improve traffic operations within the City. Implementation of such strategies could result in an overall improvement of 10-15%.

Policy and Program Considerations

The analysis completed provides an understanding of the SEPA-related transportation impacts associated with development of the Comprehensive Plan Update. Individual development SEPA impacts would be mitigated through addressing required frontage improvements, payment of impacts fees, addressing site specific issues/transportation impacts, implementing TDM strategies, or other measures consistent with the Comprehensive Plan.

- **TDM Strategies:** Consistent with policies in the Comprehensive Plan, employers could be encouraged to implement TDM programs. In addition, residential developers and building managers could also be encouraged to provide a TDM strategy for buildings such as commuter information, facilitation of rideshare, promotion of bikeshare, provision of vanpool/carpool spaces, and incentive programs such as

transit passes. A 5 to 10 percent reduction in overall vehicular traffic in the study area would reduce delays at the study intersection and improve overall LOS.

- **Traffic Impact Fees:** With adoption of the Updated Comprehensive Plan, the City should revisit the traffic impact fee to determine if the appropriate transportation improvements in the East Sumner Neighborhood are included and if adjustments should be made to the Fees or LOS policy based on the land uses changes. The associated transportation improvement program (TIP) would also need to be updated.
- **LOS Policy:** Increasing capacity at intersections and along the roadway system may improve LOS for vehicles; however, it could create impacts for other modes. The City may desire to revisit LOS policies to have a more multimodal LOS that gives priority to other modes and considers connectivity of the pedestrian and bicycle network and/or minimizing barriers for non-auto modes.

3.5.4 Significant Unavoidable Adverse Impacts

Development under all the alternatives would result in increases in all travel modes – vehicles, transit, pedestrians, and bicycles. It is anticipated that with proposed mitigation there would continue to be congestion along the Traffic Avenue corridor, specifically at the SR 410 interchange, and LOS standards may not be met. This is not considered a significant and unavoidable adverse impact of the Action Alternatives as the impact is likely to occur under all alternatives. As described previously, the City may consider changing LOS Policies to promote multimodal LOS.

4 Acronyms and References

4.1 Acronyms

ADA	Americans with Disabilities Act	MVMT	Million Vehicle Miles Traveled
CAO	Critical Areas Ordinance	NC	Neighborhood Commercial
CBD	Central Business District	NFIP	National Flood Insurance Program
CIP	Capital Improvement Program	NWI	National Wetlands Inventory
CTR	Commute Trip Reduction	OFM	Office of Financial Management
ESA	Endangered Species Act	OHWM	ordinary high water mark
ESD	Employment Security Department	PSRC	Puget Sound Regional Council
ESUV	East Sumner Urban Village	RCW	Revised Code of Washington
FEMA	Federal Emergency Management Agency	SMC	Sumner Municipal Code
GC	General Commercial	SMP	Shoreline Master Program
GMA	Growth Management Act	SOV	Single Occupancy Vehicle
gpm	Gallons per Minute	SR	State Route
HCM	Highway Capacity Manual	TCP	Town Center Plan
HDR	High Density Residential	VMT	Vehicle Miles Traveled
HI or M-2	Heavy Industrial	WRIA	Water Resource Inventory Area
LI or M-1	Light Industrial	WSDOT	Washington State Department of Transportation
HOV	High Occupancy Vehicles		
IC	Interchange Commercial		
LDR	Low Density Residential		
LF	Linear Feet		
LOS	Level of Service		
MDD	Maximum Daily Demand		
MEV	Million Entering Vehicles		
mgd	million gallons per day		
MIC	Sumner-Pacific Manufacturing Industrial Center		
MPH	Miles per Hour		
MUD	Mixed Use District		

4.2 References

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Appendices

- A SEIS Scoping
- B ESNP Update and other Annual Amendment Proposals
- C Planned Action Ordinance Amendments
- D Wetlands Report
- E LOS Definitions
- F Weekday PM Peak Hour Traffic Volumes
- G LOS Worksheets

A SEIS Scoping



Determination of Significance and Request for Comments on Scope of Supplemental Environmental Impact Statement for the:

Sumner Comprehensive Plan and Zoning Amendments 2020 & East Sumner Neighborhood Plan Update Planned Action

Description of Proposal and Location

The proposal includes the City of Sumner's anticipated adoption of Comprehensive Plan future land use map and text amendments, and zoning code map and text amendments affecting multiple areas of the city. The amendments will be individually and cumulatively addressed in the Supplemental Environmental Impact Statement (Supplemental EIS).

Sumner Comprehensive Plan and Zoning Docket Matrix

Docket Item	Location	Summary Description
MA-01: Amend Comprehensive Plan Map at Houston Road Urban Growth Area (UGA)	Houston Road between the river/SR410 and SR167; it is mostly outside of city limits but within the adopted UGA.	Change Comprehensive Plan map from a General Commercial designation to an Industrial designation covering 13 parcels and approx. 7.2 acres. Includes minor updates to Light Industrial (M-1) standards in SMC18.18.
MA-02: Remove remnant Central Business District (CBD) zoning on Main Street	Four commercial sites at Meade and Meeker Avenues; one site at Valley Avenue and Main Street.	Replace remnant CBD zone with Neighborhood Commercial (NC) zone. Update NC regulations in SMC 18.16.
MA-03: Update Comprehensive Plan Map and Zoning Map for School District lands	Eleven parcels on Mason Street next to the high school and three parcels at Elhi Hill school on Main Street.	Show Sumner-Bonney Lake School District property with a Public-Private Utilities/Facilities designation; change underlying zone to match adjacent zones.
MA-04: Amend Comprehensive Plan Map at "Knutson Farms" property from Low Density Residential (LDR-8.5) to Medium Density Residential (MDR)	South of Meade McCumber Road E and east of Valley Avenue E.	Change the Comprehensive Plan Map and Zoning Map from LDR-8.5 to MDR for 2 vacant parcels to allow future townhomes, duplexes, and retirement apartments. Also update the Planned Residential Development (PRD) Overlay policy in Comprehensive Plan and update PRD regulations.
MA-05: Amend Comprehensive Plan Map and Zoning Map for East Sumner Neighborhood Plan (ESNP) And TA-01: Update of the ESNP and associated text amendments:	East Sumner Neighborhood approximately between Parker Road and Sumner-Tapps Highway and from Salmon Creek on the north to SR 410 on the south.	Amend map designations and zoning districts to reflect the final community vision for the ESNP. Update Comprehensive Plan text and policies to reflect the updated ESNP. Create a Resource Protection zone at central wetlands area and possible future park. Remove east-west 62nd Street East from transportation policies and plans. Revise regulations to support a variety of multi-family housing in ESNP. Capital Facilities Plan and Transportation Plan updates as needed. Amend existing Planned Action Ordinance per RCW 43.21c.440 to reflect the preferred alternative and updated mitigation measures.
TA-02: Update policy to reflect status of Manufacturing and Industrial Center (MIC) Designation	Policies apply to existing MIC designation generally encompassing light and heavy industrial areas.	The City's Comprehensive Plan language would be updated to reflect that the MIC is a county center of regional significance.

Docket Item	Location	Summary Description
TA-03: Update policy to reflect status of Town Center Plan (TCP) as center of countywide significance	Policies apply to existing TCP area around the Sumner Station and downtown.	The City's Comprehensive Plan would be updated to reflect the TCP's current county designation as a center of countywide significance.
ZCTA-04: Add allowance for small-batch coffee roasting in the Town Center Plan (TCP) area	Existing TCP area around the Sumner Station and downtown.	Establish regulations for the TCP area to allow small "craft" coffee roasting through a conditional use permit; establish performance standards.
ZCTA-05: Add new "Innovation District" Overlay to the Zoning Code	Provides an overlay that could be applied in the future upon request of property owner to non-residential locations.	Add new text to the Zoning Code and policies to the Comprehensive Plan to provide an Innovation District overlay zone to promote innovative commercial endeavors and incubator businesses.
ZCTA-06: Remove remnant CBD and Mixed Use Development (MUD) District references; miscellaneous policy updates and Zoning Code updates.	This is a code and policy amendment, separate from MA-02.	Remove the old CBD zone and defunct MUD zone from the Zoning Code and other City codes. Likely components will include cleanup of the following: Comprehensive Plan land use districts; sign code; noise ordinance; off-street parking regulations.

Proponent and Lead Agency

City of Sumner

EIS Required

The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c) and will be prepared. Materials indicating likely environmental impacts as these become available can be reviewed at our offices and the project's Sumner Connects website: <https://connects.sumnerwa.gov/comp-plan>.

The Supplemental EIS initiated in 2020 will supplement the 2015 Final Environmental Impact Statement prepared for Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Development Regulations and Critical Areas Ordinance Update, and East Sumner Neighborhood Planned Action. The Supplemental EIS will also supplement the 2018 Final EIS prepared for the Sumner Town Center Subarea Plan Update and Planned Action Final Supplemental Environmental Impact Statement. Other relevant SEPA documents may also be referenced.

The lead agency has identified the following areas for discussion in the EIS: Land Use, Demographics, Densities, Public Services, Transportation, and Natural Environment. It is anticipated the evaluation will include a "no action" and two "action" alternatives that review alternative map, text, and code changes or growth levels.

Scoping

Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving us your comments is:

Send written comments by **5 pm, July 23, 2020** to:

Ann Siegenthaler, Associate Planner
City of Sumner Community Development Department

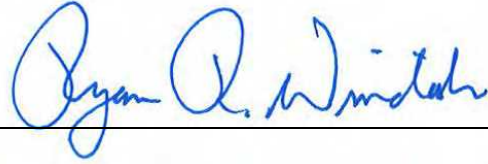
1104 Maple Street, Suite 250
Sumner, WA 98390
Ph: 253.299.5520
annsi@sumnerwa.gov

RESPONSIBLE OFFICIAL

Ryan Windish, AICP, Community Development Director
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253.299.5524, ryanw@sumnerwa.gov

June 19, 2020

Date



Signature

Date of Publication: July 2, 2020

B ESNP Update and other Annual Amendment Proposals



MEMORANDUM

DATE: October 30, 2020
TO: Sumner Planning Commission, Agencies, Reviewers
FROM: Ann Siegenthaler, Associate Planner
RE: **2020 Comprehensive Plan Update – SUMMARY OF PROPOSED AMENDMENTS**

I. BACKGROUND

In January 2020, the City Council opened the process for amending the Comprehensive Plan for 2020. Both staff and the public have proposed amendments involving changes to the Comprehensive Plan Map, Zoning Map, Comprehensive Plan text, and Zoning Code text. The Planning Commission on May 7, 2020 voted 5 to 1 to allow these proposals to move forward for further study and consideration.

The proposed amendment(s) were further reviewed by the Planning Commission at a series of meetings on May 7, 2020; June 18, 2020; July 16, 2020; and August 20, 2020. Staff's proposed Comprehensive Plan text amendments and Zoning Code text amendments were presented and discussed. General direction was provided to staff; however, a formal recommendation from the Planning Commission is anticipated after their public hearing in Fall 2020.

II. SUMMARY OF PROPOSALS

The proposals listed below were reviewed by the Planning Commission initially in 2020 and include map changes and code/policy changes. Each of these is discussed in more detail in the Exhibits attached. The locations of proposed map changes are shown in **Figure-01** below.

- 1. Amend Comprehensive Plan Map at Houston Road Urban Growth Area (UGA) (#MA-01):**
This applicant-requested map change is located along Houston Road between the river/SR410 and SR167, and involves 13 parcels and approx. 7.2 acres. It is mostly outside of city limits but within the adopted urban growth area boundary. Includes:
 - Comprehensive Plan Map change from General Commercial to Light Industrial for 13 parcels;
 - Zoning Map change 4 parcels currently in city limits to Light Industrial (M-1).
 - Update M-1 regulations for contractor yards to allow reduced setbacks and outdoor storage.
- 2. Remove remnant Central Business District zoning on Main Street (#MA-02):**
This is a map clean up that will remove the Central Business District (CBD) zone from the Comprehensive Plan map and from the Zoning Map. There are 6 parcels along Main Street with

CBD zoning that are proposed to be changed. Includes:

- 5 parcels at Meade and Meeker Avenues and 1 parcel at Valley Avenue and Main Street: change to Neighborhood Commercial zoning.
- Minor amendments to the Zoning Code related to Neighborhood Commercial zoning, to clarify allowances for professional and medical offices, banks, artist studios and restaurants.

3. Update Comprehensive Plan Map and Zoning Map for School District lands (#MA-03):

The proposal is to update the Comprehensive Plan Map to show downtown School District parcels with a Public-Private Utilities/Facilities designation. Includes changing the underlying zone of the Mason Street parcels from Medium Density Residential to Low Density Residential. For the Elhi Hill School parcels, 2 would change from Central Business District to Neighborhood Commercial.

4. Amend Comprehensive Plan Map and Zoning Map for East Sumner Neighborhood Plan (#MA-05), and Update the East Sumner Neighborhood Plan and associated text amendments (#TA-01):

The East Sumner Neighborhood Plan (ESNP) is proposed to be updated during the 2020 amendment cycle. Includes:

- Map change and rezone of wetland/stream areas to Resource Protection Zone.
- Change 2 parcels from Low Density Residential to Medium Density Residential.
- Change approximately 4 acres from Commercial to High Density Residential.
- Update several Comprehensive Plan text and policies.
- Remove east-west 62nd Street East from transportation policies and plans.
- Revise regulations to support a variety of multi-family housing in ESNP, such as allowing apartments south of 62nd Street East and north of 64th Street East.
- Update the Resource Protection zone standards and uses.
- Update wetlands regulations to clarify buffer application and non-conforming uses.

5. Craft coffee roasting in Town Center Plan area (ZCTA-04): Update Town Center Code to allow craft coffee roasting as a conditional use. Includes:

- Add this new use to the regulations under Town Center Code (TCC) (SMC 18.29).
- Add new performance standards that would address potential impacts such as noise and odors.

6. Add new “Innovation District” Overlay to the Zoning Code (#ZCTA-05):

The intent of this staff proposal is to promote innovative commercial endeavors and incubator businesses that may not fit well into the standard zoning district regulations. The Innovation District overlay zone would be selectively applied to non-residential locations upon request of the property owner. Includes:

- Add new policies to the Comprehensive to support Innovation Districts.
- Create new Innovation District Overlay in the Comprehensive Plan and Zoning Code.
- Establish general performance standards for craft businesses, light manufacturing for artisans, etc., while protecting neighborhoods.

7. Miscellaneous Comprehensive Plan and Zoning Code text amendments (#ZCTA-06, #TA-03):

This proposal consists primarily of housekeeping updates to the Comprehensive Plan and Zoning Code text, related to removing various references to the old Central Business District (CBD) zone and the Mixed Use Development (MUD) zone. It also includes miscellaneous policy updates and cleanup of code language. Includes:

- Remove references to defunct Central Business District and Mixed Use Development Districts throughout the Sumner Municipal Code.
- Update list of Comprehensive Plan land use districts and tables; add missing PRD definition, missing Resource Protection Zone.
- Remove CBD references in Noise Ordinance, Vehicles and Traffic codes, etc.
- Transfer CBD references to Town Center; transfer old CBD allowance for drive-throughs to Town Center and other zones.
- Update nonconforming use provisions to remove old zoning references.
- Remove CBD references in off-street parking regulations; transfer downtown exemption to Town Center area
- Update Sign Code to remove CBD and transfer regulations to Town Center area.
- Update policy to reflect status of Town Center Plan as center of countywide significance (docket #TA-03).

Two proposals included in the original May 2020 docket were withdrawn, and are no longer being considered:

a) **Amend Comprehensive Plan Map at “Knutson Farms” property from LDR to MDR (#MA-04):**

This docket item was withdrawn by the applicant. A concurrent update to the Planned Residential Regulations (SMC 18.24) is no longer being considered.

b) **Update policy to reflect status of Manufacturing and Industrial Center (#TA-02):** This proposal was withdrawn by the City as redundant with existing policy language.

III. ATTACHMENTS

1. Exhibit 1 - Houston Road UGA: Memo, draft text amendments
2. Exhibit 2 - CBC parcels downtown: Memo, draft text amendments
3. Exhibit 3 - School District parcels downtown: Memo
4. Exhibit 4 - East Sumner Neighborhood Plan update: Memo, draft text amendments
5. Exhibit 5 - Craft coffee roasting: Memo, draft text amendments
6. Exhibit 6 - Innovation District: Memo, draft text amendments
7. Exhibit 7 - Miscellaneous Comprehensive Plan and Zoning text: Memo, draft text amendments

FIGURE-01 Location of proposed map amendments on Comprehensive Plan and Zoning Maps:

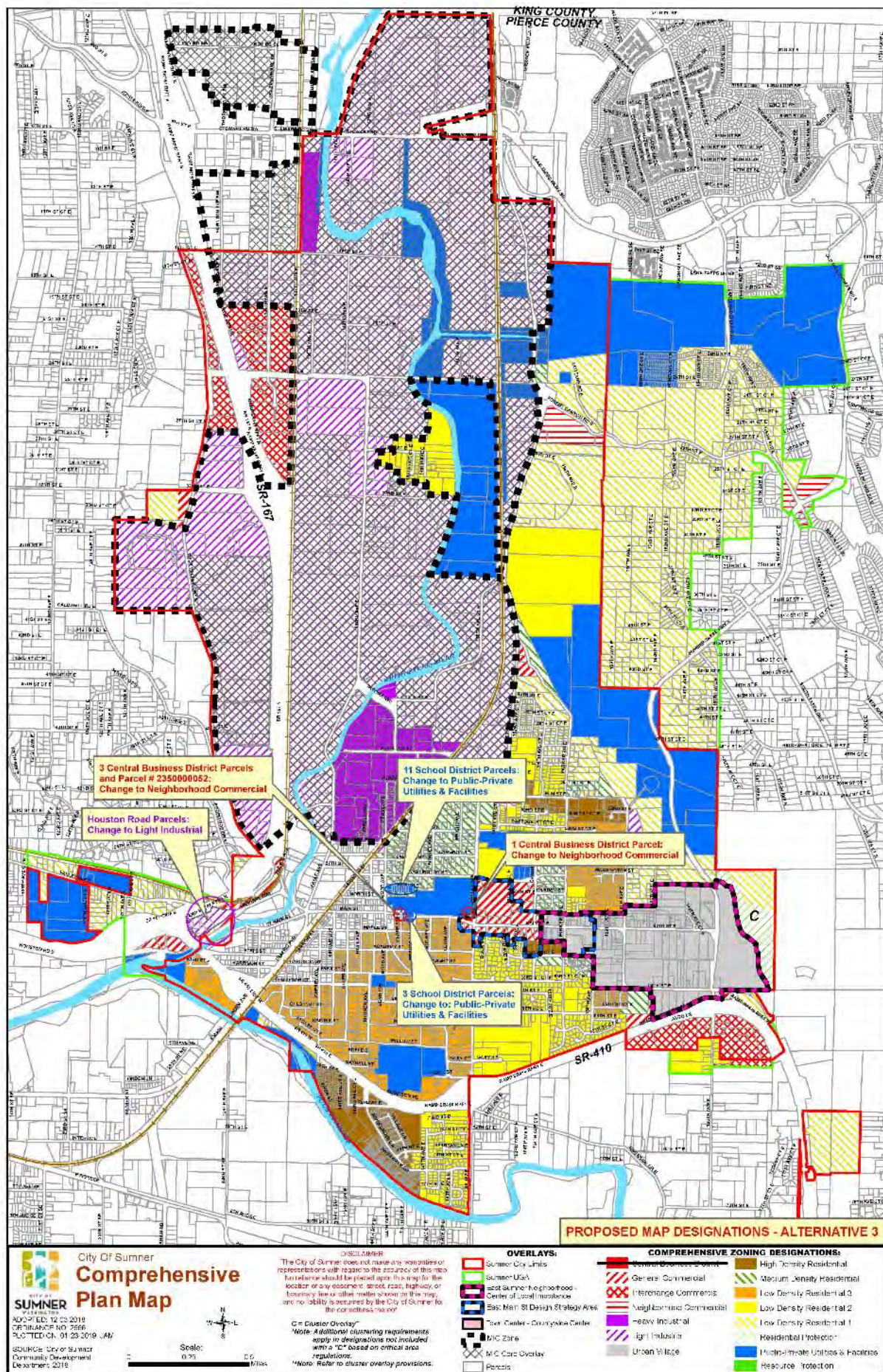




EXHIBIT 1-A

2020 Comprehensive Plan Update – Houston Road /Valley Avenue UGA

I. DESCRIPTION OF PROPOSAL

Houston Road and Valley Avenue Urban Growth Area. This item (MA-01) involves a request for a map change for a 7.2 acre-site located on Houston Road and Valley Avenue (now Cannery Way). The site is located along Houston Road between the river, SR410 and SR167. Although it consists of 13 parcels, the site is essentially 2 development sites/addresses at 13223 and 13105 Houston Road East, Sumner. The site it is mostly outside of city limits but within the Sumner's Urban Growth Area (UGA). It is currently developed with commercial/industrial uses, primarily contractor services/contractor yard. The proposal includes an update to related zoning code regulations. **SEE EXHIBIT 1-B for text amendments.**

A. Amend Comprehensive Plan Map.

The Comprehensive Plan Map establishes land use designations for parcels within the city and outside of city limits but within the UGA. For all parcels at the Houston Road site, the map designation is General Commercial. The applicant proposes a change from a General Commercial to a Light Industrial designation, which is better suited to the current uses and applicant's desired future uses.

The parcels located in the UGA currently have a county zoning of Moderate Density Residential (MDR). However, just north of this site, north of SR167 is a county "Employment Center" zone, which is an industrial zoning. North of the railroad tracks at the base of the hillside in Edgewood there is also an industrial zone. A Light Industrial designation of the Houston Road parcels would not be inconsistent with zoning to the north.

Parcels subject to the proposed map changes are listed below.

Comprehensive Plan Map change	Also Zoning Map change (within City limits)
0420234151	0420243163 (in city)
0420243163 (in city)	4250001123 (in city)
0420234150	4250001117 (in city)
0420234104	4250001051 (in city)
4250001123 (in city)	
4250001117 (in city)	
4250001051 (in city)	
4250001153	
4250001155	
4250001111	
4250001063	
4250001152	
4250001142	
Northeast portion of parcel 4250001103.	

B. Amend the Zoning Map.

For a small portion of the site currently within city limits (4 parcels), the proposal would also change the Zoning Map. The current zoning of General Commercial would be changed to Light Industrial (M-1). The remaining parcels outside of city limits would not be rezoned until a future date when the properties are

actually annexed (through a City Council approval process).

C. Revise the Light Industrial (M-1) regulations to address contractor yards.

If the site is changed to Light Industrial, staff recommends that the M-1 development standards be revised. There is an opportunity to create more lenient standards for uses located adjacent to freeways, while maintaining screening where needed. More lenient standards would increase the available lot area for contractors' use, and reduce the potential for the Houston Road site to become non-conforming upon annexation.

Contractor businesses and outdoor storage are allowed in Industrial zones provided certain landscaping and screening standards are met. Per the use table at 18.18.020, Principal, administrative and conditional uses, contractor businesses are permitted outright in M1, M2, MICO, with a footnote requirement that contractor businesses with accessory outdoor storage shall meet the performance standards (screening) of SMC 18.18.060(C). In addition, they must meet the property development standards at 18.18.050.

Based on discussions with the applicant, staff is proposing revisions to the property development standards and the performance standards for contractor businesses. These consist of the following types of code changes:

- Most changes would apply to all M-1 uses; some special provisions added for contractor businesses/yards. The general intent is to increase lot area available while minimizing visual impacts from the street.
- Allow reduced building setbacks (20 feet reduced to 10 feet) adjacent to other industrial zones, and adjacent to freeways. This increases the site area available to industrial sites next to other industrial sites. Freeway right-of-way typically is wide enough to provide adequate setbacks, often with screening vegetation.
- Maintain a minimum street front landscape width of 12 feet to screen parking and outdoor storage. This is consistent with what Sumner Design Guidelines currently require for industrial sites. Semi-truck/trailer storage screening would be 25 feet wide, generally the same as current building setbacks along street fronts.
- Revise outdoor storage standards:
 - o Increase outdoor area available for contractors from 15% of the lot to 75% of the lot. Contractors typically have more of their site in storage versus other uses.
 - o Eliminate landscape buffers adjacent to freeways and other industrial properties, but maintain screening elsewhere and where storage is visible from a public street or trail.



EXHIBIT 1-B

LIGHT INDUSTRIAL ZONE, CONTRACTOR STANDARDS – TEXT AMENDMENTS

Staff Draft 6/8/20

Chapter 18.18 Manufacturing Districts

18.18.050 Property development standards.

		M-1	M-2
1.	Minimum lot area per building site.	10,000	6,000
2.	Lot width in feet	75	50
3.	Lot depth in feet	100	75
4.	Front yard setback in feet	20*	10
5.	Rear yard setback in feet	20	0
6.	a. <u>Interior side yard setback in feet, adjacent to industrial zones</u> b. Interior side yard setback	<u>10</u> 20	0 0
7.	Setback from <u>state highway freeway right of way</u>	<u>10_5</u>	<u>10_5</u>
8.	Street side yard setback in feet	20	10
9.	Required landscaped setback along any common boundary with residentially zoned property	25	35
10.	Required building setback along any common boundary with residentially zoned property	50	50
11.	Required landscaped setback along any common boundary with commercially zoned property	10	15
<u>12.</u>	a. <u>Minimum street front landscaping for semi-truck/trailer storage, in feet</u> b. <u>Minimum street frontage landscaping for other uses, in feet</u>	<u>25</u> <u>12</u>	<u>12</u> <u>12</u>
<u>13.</u>	Minimum street frontage in feet	25	25
<u>14.</u>	Maximum lot coverage (<u>per 18.04.0570</u>)	70%	80%
<u>15.</u>	Maximum building height in feet within 100 feet of any street right-of-way, or residentially or commercially zoned property	35*	35*
<u>16.</u>	Maximum building height in feet when greater than 100 feet from any street right-of-way or residentially or commercially zoned property	45**	45
<u>17.</u>	Minimum setback from principal or minor arterial as designated in the comprehensive plan	25	25

****M-1 zone properties located within the MICO meeting height incentive criteria in SMC 18.18.060(U) may increase their maximum height to 55 feet.**

***A special exception per SMC 18.50.040 may be granted for buildings within the MICO to allow the building height to increase up to a maximum of 45 feet for buildings located between 50 and 100 feet of any street right-of-way, or residentially or commercially zoned property**

18.18.060 Performance standards.

The following special requirements and performance standards shall apply to properties located in the manufacturing districts:

A. Exterior Mechanical Devices...

B. Required Landscaping. All required yards adjacent to the street shall be landscaped except for driveways and sidewalks, as per the requirements in the Sumner design and development guidelines....

C. Outdoor Storage of Materials.

1. In the M-1 zone outdoor storage is allowed as an accessory use to another principal use provided it meets the standards of SMC 18.18.060(C)(2).
2. The following standards apply to **accessory outdoor storage in M-1 zones**:
 - a. The material(s) being stored shall not exceed 12 feet in height; and
 - b. The material(s) being stored shall be wrapped or enclosed to prevent wind blown debris; and
 - c. The outdoor storage area shall not exceed 40 percent of the building footprint or 15 percent of the lot area, whichever is less. Outside storage accessory to a contractor business shall not exceed 75% of the lot area; and
 - d. The outdoor storage is screened from adjacent public streets or from future or present bicycle or pedestrian paths, as follows:
 - i. For semi-truck and trailer storage, by a minimum of a six-foot fence or masonry wall and a fully landscaped buffer the width of the applicable required setback.
 - ii. For other storage, a fully landscaped buffer a minimum 12-foot wide where storage is visible. A landscaped buffer is not required adjacent to freeway right-of-way.
 - iii. All buffers~~The buffer~~ shall include at least a ~~five-three~~ foot high earth berm and at least 50 percent evergreen trees at least six feet in height at planting. Deciduous trees shall be a minimum of two-and-one-half-inch caliper measured three feet from the ground. All trees shall be planted no less than 20 feet apart on-center. For every 100 square feet of buffer area, at least one evergreen shrub of a minimum size of two feet shall be provided. Ground cover of a minimum two-gallon size shall be planted in the buffer area sufficient to cover the area within three years of planting; and
 - e. Outdoor storage shall be screened from adjacent properties, except those properties zoned M-2, as follows:
 - i. Adjacent to properties zoned M-1: No buffer required where storage is not visible from a public street or trail.
 - ii. Adjacent to other properties: by a 12-foot landscaped buffer.
 - iii. This buffer shall contain at least 50 percent evergreen trees of a minimum size of six feet at planting. Deciduous trees shall be a minimum of two-and-one-half-inch caliper measured three feet from the ground. No less than one tree per 30 linear foot of buffer shall be provided. This landscaping shall not substitute for the required setbacks of the underlying zoning; and
 - f. Outdoor storage shall only be allowed between the rear lot line and the extension of the front facade of the principal structure, provided no outdoor storage is allowed between a building and a side street lot line;
 - g. Buffer plantings should include low maintenance and/or drought tolerant species. The director may require irrigation for buffer areas if it is necessary to ensure the long-term success of the landscaping as a buffer;
 - h. The director may modify the requirements for spacing, number and size of plantings and berms only upon a satisfactory showing by a licensed landscape architect that an alternate proposal will accomplish the same buffering goals.

EXHIBIT 2-A

2020 Comprehensive Plan Update – CBD Main Street parcels

I. DESCRIPTION OF PROPOSAL

This item (MA02) relates to removal of the obsolete Central Business District (CBD) zone from City maps and updating related regulations. It is a staff-initiated proposal that is generally a “cleanup” of the now obsolete Central Business District (CBD), which involves a Comprehensive Plan map and Zoning Map change for several parcels located on Main Street. The CBD zone would be removed from City maps, and all references to the zones would be removed from City regulations. In its place, the remaining CBD parcels and many of the CBD regulations would be changed to Neighborhood Commercial. The proposal is discussed in more detail below. **SEE EXHIBIT 2-B for text amendments.**

A. Remove remnant Central Business District zoning on Main Street.

The first step is to remove the CBD zone from the Comprehensive Plan map and from the Zoning Map. With the adoption of the Town Center Plan in 2018, most of the CBD zone (historic downtown) was changed to the TCP zone. There are 5 remaining sites on Main Street with CBD zoning that are proposed to be changed to Neighborhood Commercial (NC). These are:

- 1416 Main Street (Parcel 0420244079) with tenant Artistic Solutions (business services).
- 1420 Main Street (Parcel 2350000010) with Cornerstone Medical Clinic.
- 1504 Main Street (Parcels 2350000051, 2350000052) with Curnow Funeral Home.
- 1518 Main Street and 914 Meeker Street (Parcels 2350000060, 2350000100), only the 2 Elhi Hill school parcels at the corner.*
- 1907-1915 Main Street (Parcel 0420244204) (Subway, State Farm, Sabre Salon & Spa.)

The NC zone is the next-closest to the CBD zone in terms of intensity and types of uses, and would maintain the existing commercial uses along Main Street.

(*The 2 parcels at Elhi Hill school site would have a zone change to NC, and a Comprehensive Plan map change to Public-Private Utilities/Facilities; these are evaluated separately under the School District's proposal.)

B. Revise the commercial zone chapter to update the CBD, NC and MUD zones.

Along with the above map change, it is necessary to update commercial zoning regulations related to the CBD and NC zones. The main goal is to combine most of the old CBD regulations into NC regulations, and to clarify allowances for professional and medical offices, banks, artist studios and restaurants to ensure that existing businesses can continue to operate. Proposed changes include:

- Zoning Code Definitions: Add a definition for small-scale performing arts spaces, such as small theaters or dance studios up to 5,000 square feet, subject to a Conditional Use Permit (CUP). The goal is to add to the range of uses to NC that might be compatible with neighborhoods.
- Commercial Districts Chapter 18.16: Remove references to the now-obsolete CBD and MUD zones. Note that the MUD zone is not mapped anywhere
- Allowed Uses Table: Clarify that uses like artists' studios and light fabrication must have a retail component. Add allowances for other small commercial businesses that may draw local visitors.

Footnotes removed or added to performance standards section (e.g. Footnote #10 for light manufacturing is moved to 18.16.080(U); footnotes for drive-throughs moved).

- Residential Uses in commercial zones: These are housekeeping changes that remove obsolete zones. Also, the standards for Town Center Plan area are now in a separate TCP code, so those references are removed.
- Property Development Standards 18.16.070: Minor changes are proposed to the NC development standards. Parcels along Main Street were developed under CBD standards, including zero setbacks. The proposal would allow the 5 parcels on Main Street to continue with those standards. Town Center references are removed, since these are in the TCP code section.
- Performance Standards 18.16.080: Primarily housekeeping changes proposed, including removal of obsolete zoning districts. Also includes transfer of drive-through standards from obsolete CBD to Town Center Plan area and Neighborhood Commercial.



EXHIBIT 2-B

CBD, NC, COMMERCIAL ZONES - TEXT AMENDMENTS

Staff Draft 6/8/20, updated 10/26/20

Chapter 18.04 Zoning Code Definitions

18.04.~~0790-0787~~ Pedestrian walkway.

"Pedestrian walkway" means a walkway used exclusively as a pedestrian trafficway. (Ord. 1694 § 1, 1995)

18.04.0790 Performing and cultural arts uses, minor

"Performing and cultural arts uses, minor" means an interior space designated for live performing and entertainment presented to the general public primarily from the local rather than regional area, such as a community theater, dance studio, library space for live readings, and similar venues not exceeding 5,000 square feet of total floor area as defined by 18.04.0385 SMC.

Chapter 18.16 COMMERCIAL DISTRICTS (NC, ~~CBD~~, GC, IC, ~~MUD~~)

18.16.010 Purpose.

18.16.020 Principal and conditional uses.

18.16.025 Family day care provisions.

18.16.030 Accessory residential uses.

18.16.040 Residential uses.

18.16.050 Prohibited uses.

18.16.060 Off-street parking and loading.

18.16.070 Property development standards.

~~18.16.075 Height exception in the central business district zone.~~

18.16.080 Performance standards.

18.16.010 Purpose.

A. The following commercial districts are established; properties so designated shall be subject to the provisions contained in this chapter:

1. NC, neighborhood commercial district;

~~2. CBD, central business district;~~

~~3. GC, general commercial district;~~

~~4. IC, interchange commercial district;~~

~~5. MUD, mixed-use development district.~~

B. The commercial districts are established to provide appropriately located areas for office uses, retail stores, service establishments, and wholesale businesses, offering commodities and services required by residents of the city and its surrounding market area. In addition to this purpose, each commercial district has its own specific and unique intent as follows:

1. NC, Neighborhood Commercial District. The NC district is intended to provide for convenient retailing and other commercial services principally oriented to adjacent residential areas and neighborhoods.

~~2. CBD, Central Business District. The CBD district is intended to provide for retailing and other commercial services in a fashion that preserves and enhances the pedestrian scale and character of development in Sumner's downtown area. Small, independent shops and offices are typical to this district.~~

3. 2. GC, General Commercial District. The GC district is intended to provide for retailing and other commercial services that serve the large market area surrounding the Sumner community. In this respect, GC district regulations are intended to accommodate conventional commercial development that is typical to urban areas such as shopping centers, commercial malls and office complexes. Such commercial developments usually rely upon the automobile as their principal source of access.

4.3. IC, Interchange Commercial District. The IC district is intended to provide for retailing and other commercial services that are easily accessible from the freeway, yet are not located near residential districts. Such commercial developments primarily rely on the automobile as their principal source of access.

~~5. MUD, Mixed-Use Development District. The MUD district is intended to provide for a mix of residential and appropriate commercial services within close proximity to the historic central business district and increased housing density near regional transit centers.~~

18.16.020 Principal and conditional uses.

The following table details permitted and conditionally permitted uses in the commercial districts...

		NC	CBD	MUD	GC	IC
1.	Accessory parks and recreation facilities for use by on-site employees or residents	P	P	P	P	P
2.	Adult entertainment businesses subject to chapter 18.38 SMC	—	—	—	P	P
3.	Artist's studio and workshop having a retail component <u>comprising at least 15% of the total floor area</u>	— P	P	P ⁺	P	P
4.	Automotive and motorized vehicle sales	—	—	— ^s	P	P ⁹
5.	Banks, business and professional offices and drive-up banking	CUP	P	P	P	P
6.	Business and consumer services, <u>including advertising, property management, and consulting services</u> ⁹	CUP P	P	P	P	P
7.	Car wash ⁹	—	—	—	P	P
8.	Wireless communication facilities	See chapter 18.37 SMC				
9.	Cemeteries	—	CUP	CUP	CUP	CUP
10.	Churches	P	P	P	P	P
11.	Contractor business ⁶	—	—	—	—	P
12.	Convenience store ⁹	CUP	P	P	P	P
13.	Dancehalls	—	CUP	—	CUP	P
14.	Drive-through businesses, <u>subject to performance standards at SMC 18.16.080</u> ^{4,5,9}	—	P	—	P	P
15.	Drive-through espresso/coffee business, <u>subject to performance standards at SMC 18.16.080.</u> ^{4,5,11}	CUP	P	—	P	P

		NC	CBD	MUD	GC	IC
16.	Existing residential dwellings lawfully constructed as of the effective date of the ordinance codified in this title	P	P	P	P	P
17.	Family child care home or family child day care home in accordance with the provisions of SMC 18.16.025; and child day care centers	P	P	P	P	P
18.	Gasoline service stations and convenience stores with gasoline sales ⁹	–	CUP	–	CUP	P
19.	Hazardous waste on-site treatment and storage facilities	–	–	–	CUP	–
20.	Health and fitness club ⁹	P ⁷	P	P	P	P
21.	Heavy equipment and/or boat repair, accessory to a permitted use ⁹	–	–	–	–	P
22.	Heavy equipment and/or boat sales	–	–	–	–	CUP
23.	Hospitals	CUP	CUP	–	CUP	CUP
24.	Hotels, bed and breakfasts and tourist homes ^{2,9}	P	P	CUP	P	P
25.	Light manufacturing, fabrication, assembling and repairing, <u>excluding vehicle repair, subject to SMC 18.16.080(S)</u> ⁹	–	–	–	CUP	–
26.	Light-medium equipment sales	–	–	–	–	P
27.	Major utility facility	CUP	CUP	CUP	CUP	–
28.	Mass transit systems including, but not limited to, bus stations, train stations, transit shelter stations, and park and ride lots	CUP	CUP	CUP	CUP	P
29.	Medical and dental services ⁹	P	P	P	P	P
30.	Miniwarehouses	–	–	–	–	–
31.	Existing miniwarehouses ¹²	–	–	–	P	P
32.	Minor utility facility	P	P	P	P	P
33.	Motels ⁹	CUP	–	–	P	P
34.	Multifamily dwellings, rooming houses and boarding houses, retirement homes, assisted living facilities, continuing care communities, board and care homes, hospices, or nursing homes except on the ground floor, or in accordance with the city of Sumner design and development guidelines, and subject to density maximums and locations as applicable in <u>SMC 18.16.040</u>	P	P ³	P ³	P ³	–
35.	Outdoor storage	–	–	–	–	–
36.	Public parks and public recreation facilities	CUP	CUP	CUP	CUP	CUP
37.	Personal services including barber and beauty shops, <u>salons/spas</u> , photographic studios, tailor-dressmaking shops ⁹	P	P	P	P	P
<u>38.a.</u>	<u>Performing and cultural arts uses, minor</u>	<u>CUP</u>	<u>–</u>	<u>–</u>	<u>P</u>	<u>P</u>
<u>38.b.</u>	Private clubs, lodges, fraternal organizations, union halls and social halls	CUP	P	P	P	P
39.	Public facilities	CUP	CUP	CUP	CUP	CUP
40.	Private off-street parking lots	P	P	–	P	–
41.	Private off-street parking lots, paid	–	–	–	–	–
42.	Public off-street parking lots	P	P	P	P	–
43.	Public off-street parking lots, paid	–	CUP	–	–	–
44.	Public garage	–	CUP	CUP	CUP	CUP

		NC	CBD	MUD	GC	IC
45.	Recycling collection station	–	–	–	P	P
46.	Restaurants ⁹	CUP <u>P</u>	P	P	P	P
47.	Retail business ⁹	P	P	P	P	P
48.a.	Schools, colleges and universities	CUP	CUP	CUP	CUP	CUP
48.b.	<u>Schools for instruction in fine arts, crafts, dance, martial arts, languages and office technology not exceeding a total of 5,000 square feet floor area</u>	CUP	<u>–</u>	<u>–</u>	<u>P</u>	<u>P</u>
49.	Storage/warehouse and distribution facilities	–	–	–	–	–
50.	Streets	P	P	P	P	P
51.	Taverns, micro-breweries, brewpubs, and bars	–	CUP	CUP	CUP	P
52.	Theaters <u>over 5,000 square feet in floor area</u> and other enclosed commercial recreation establishments such as bowling alleys and arcades	– CUP	P	CUP	P	P
53.	Truck-related retail and services ⁹	–	–	–	–	P
54.	Truck stops	–	–	–	–	–
55.	Truck terminals	–	–	–	–	–
56.	Unenclosed commercial recreation establishments such as driving ranges, miniature golf, miniature airplane field ⁹	–	CUP	–	CUP	P
57.	Utility yard	CUP	CUP	–	CUP	–
58.	Vehicle repair, minor ⁹	–	CUP	–	P	P
59.	Veterinary clinics, excluding outdoor boarding kennels ⁹	–	–	–	P	P
60.	Vocational or fine arts school; <u>except</u> in CBD-NC allowed <u>up to 5,000 square feet floor area except on ground floor</u>	– CUP	P	P	P	P
61.	Water towers and water supply plants	CUP	CUP	CUP	CUP	CUP
62.	Car rental agency	–	–	–	P	P
63.	Temporary homeless encampments in accordance with SMC <u>18.36.060</u>	CUP	CUP	CUP	CUP	CUP
64.	Funeral homes, mortuaries, and funeral parlors	– P	P	–	P	P
65.	Truck sales with 10,000 square feet associated professional offices	–	–	–	–	P

¹Not involving operations or equipment that would cause excess noise, vibration, light, glare, or odor.

²~~Reserved. Hotels may be stand-alone developments within the MUD zone and are not required to contain other commercial or residential uses.~~

³Reserved.

⁴~~Reserved. See performance standards per SMC 18.16.080(T).~~

⁵~~Reserved. See performance standards per SMC 18.16.080(Y).~~

⁶Contractor businesses are only permitted on lots within the IC zoning district in the vicinity of 24th Street East that abut industrial-zoned land on two sides. Contractor businesses shall meet the performance standards in SMC 18.16.080(~~WT~~) and are a prohibited use in the IC zoning district in the vicinity of 166th Avenue East as depicted on the zoning map.

⁷Health and fitness clubs in the neighborhood commercial district shall not exceed 3,000 square feet in ~~gross~~total floor area.

~~⁸Existing permitted automotive and motorized vehicle sales and rental dealerships operating as of November 1, 2010, are allowed as a permitted use in the MUD zone. Existing dealerships may be sold, but must continue primarily as a new car dealership.~~

⁹Truck-related parking allowed in the interchange commercial truck parking overlay area zone per SMC 18.42.046.

~~¹⁰Must have a retail component that represents at least 15 percent of the gross floor area.~~

¹¹ ~~Reserved. See performance standards per SMC 18.16.080(O).~~

¹²No expansion of use or structure(s) allowed.

(Ord. 2699 § 1, 2019; Ord. 2695 § 1, 2019; Ord. 2690 § 1, 2019; Ord. 2683 § 1, 2019; Ord. 2656 § 6, 2018; Ord. 2642 § 4, 2018; Ord. 2615 § 7, 2017; Ord. 2606 § 1, 2017; Ord. 2573 § 6, 2016; Ord. 2556 § 6, 2016; Ord. 2531 § 7, 2015; Ord. 2488 § 1, 2014; Ord. 2394 § 1, 2012; Ord. 2347 § 1, 2011; Ord. 2319 § 4, 2010; Ord. 2207 § 2, 2007; Ord. 2196 § 4, 2007; Ord. 2167 § 1, 2006; Ord. 2147 § 7, 2005; Ord. 2134 § 21, 2005; Ord. 2088 § 11, 2004; Ord. 2040 § 2, 2003; Ord. 1949 § 6, 2001; Ord. 1903 § 2, 1999; Ord. 1830 § 22, 1998; Ord. 1803 § 2 (part), 1997; Ord. 1694 § 1, 1995)

18.16.040 Residential uses.

A. In the NC districts, only floor area above the first story commercial uses may be used for residential purposes; provided, that the maximum number of dwelling units shall not exceed a ratio of 25 dwelling units per net acre; and provided, that the dwelling units shall be provided with sufficient off-street parking at ratios required in chapter 18.42 SMC. Residential dwellings may be attached or included to the side or rear of the main commercial building. Such mixed use may be attached or included to the side or rear of the main commercial building. Such mixed-use development shall conform to the city of Sumner design and development guidelines.

B. ~~In the GC district,~~ Multifamily residential developments are permitted ~~in the GC and CBD districts~~ as part of a mixed-use development with commercial uses. A mixed-use development shall have mixed-use structures and may have a combination of mixed-use and single-use residential structures. Except within the East Sumner urban village overlay district, a mixed-use structure is not required for a pipestem lot with street frontage that is less than 60 feet in width; instead the development may contain only single-use residential structures. Development shall occur such that:

1. Mixed-use structures shall have direct pedestrian access to the primary street and shall have ground floor building area designed to accommodate commercial uses along the entire length of the building facing the primary street. Ground floor building areas are intended for commercial use but may be improved as residential use and converted over time when economically viable.
2. ~~Outside the Town Center Plan area single~~Single-use residential structures shall contain only ground-related dwelling units and shall be located to the side or rear of mixed-use structures and not adjacent to the primary street.
3. ~~Outside the Town Center Plan area the~~ The maximum number of dwelling units shall not exceed 25 dwelling units per net acre in the general commercial district ~~and in the central business district.~~
4. ~~Inside the Town Center Plan area the maximum number of dwelling units shall not exceed 30 dwelling units per net acre in the general commercial district and in the central business district.~~
5. ~~All development must be designed in accordance with the city of Sumner design and development guidelines.~~

~~C. A mix of residential and commercial uses is permitted in the MUD zone. Residential uses are required at the minimum densities listed in subsection (C)(3) of this section and commercial uses on the ground floor are optional. Mixed-use developments shall have mixed-use structures and may have a combination of mixed-use and single-use residential structures such that:~~

1. ~~Mixed-use structures shall be adjacent to and have direct pedestrian access to the primary street and shall have ground floor commercial uses along the entire length of the building facing the primary street;~~
2. ~~Single-use residential structures shall be located to the side or rear of the mixed-use structures, otherwise the single-use residential structures may be located along the primary street;~~
3. ~~The maximum number of dwellings shall not exceed a ratio of 40 dwelling units per net acre and contain at least a minimum ratio of 15 dwelling units per net acre;~~
4. ~~Dwelling units shall be provided sufficient off-street parking ratios as required in chapter 18.42 SMC;~~
5. ~~A minimum of 80 percent of the area of the first floor shall be covered by a second story for mixed-use structures; and~~
6. ~~Mixed-use development shall conform to the city of Sumner design and development guidelines and SMC 18.16.080(S).~~

18.16.070 Property development standards.

The following table sets forth the required development standards applicable to properties located in commercial districts:

		NC	CBD	MUD	GC	IC
1.	Minimum lot area per building site in square feet	4,500	5,000	5,000	5,000	5,000
2.	Minimum lot width in feet	50	50	50	50	50
3.	Lot depth in feet	100	80	100	100	100
4.	Front yard setback in feet, in accordance with the Sumner design and development guidelines (minimum front yard setback required for properties located on arterials or collectors)	min. 0 max. 25	0	min. 0 max. 15¹	General zoning: min. 5 max. 50 max. 25 on corner Town Center: min. 0 max. 25 East Main Street area: max. 0 ³	min. 15 no max.
5.	Rear yard setback in feet	20	0	0²	General zoning: 20 Town Center: 0, unless abutting residential zone, then 20	20
6.	a. Interior side yard setback in feet b. Interior side yard setback in feet within NC zone along Main Street west of Valley Avenue:	10 ⁴ 0	0	0²	General zoning: 5 Town Center: 0, unless abutting residential zone, then 15 -- East Main Street area: 0 when property abuts East Main Street; and 5 when property not abutting East Main Street ³	15 --
7.	a. Street side yard setback in feet b. Street side yard setback in feet within NC zone along Main Street west of Valley Avenue:	10 0	0	5	5 --	15 --

		NC	CBD	MUD	GC	IC
8.	Required landscaped setback along any common boundary with residentially zoned property	10	10	10	10	10
9.	Minimum street frontage in feet	35	35	35	35	35
10.	Maximum lot coverage	75%	100%	80%	75%	80%
11.	Maximum building height in feet	35	35⁵⁻⁶	35	35	45
12.	Maximum building height in feet in the Town Center Plan area for a structure with at least 50% of the ground floor occupied by underbuilding parking		-	45	45	
13.	Town Center Plan area: maximum floor area ratio		-	2.4	2.25	
14.	Town Center Plan area: maximum floor area ratio for structures with underbuilding parking		-	3.2	3	

¹See SMC ~~18.16.080(S)~~.

²Setback shall be a minimum of 15 feet where abutting residentially zoned property and not separated by an alley or street.

³East Main Street per SMC 18.43.020. Also see design and development guidelines, ~~general commercial~~.

⁴Or where abutting property zoned NC.

⁵See SMC ~~18.16.075~~.

⁶For a public garage the maximum height is 45 feet.

~~18.16.075 Height exception in the central business district zone.~~

The maximum building height listed in SMC ~~18.16.070~~ for the central business district (CBD) zone may be increased to 49 feet under the following conditions:

A. Portions of structures or additions to structures that exceed 35 feet in height shall not be within 40 feet of Main Street nor readily visible from the sidewalk on either side of Main Street.

B. Rehabilitation and/or restoration of a structure on the Sumner Historic Register.

C. Additions to structures, any portion of which exceed 35 feet in height, and associated restoration of existing structures on the site, shall be designed and constructed as per plans that have been reviewed by the Sumner historic commission and received a certificate of appropriateness per SMC ~~18.39.070~~.

D. Portions of structures or additions to structures that exceed 35 feet in height shall not be within 100 feet of a single-family residence.

E. Height exception in the central business district zone shall be a Type V decision per chapter ~~18.56~~ SMC.

18.16.080 Commercial districts - Performance standards.

The following special requirements and performance standards shall apply to properties located in the commercial districts:

A. Exterior Mechanical Devices. Air conditioners, heating, cooling, ventilating equipment, pumps and...

B. Required Open Space and Landscaping. For each development in the NC, IC, ~~MUD~~ and GC districts a landscape plan shall be prepared in accordance with chapter 18.41 SMC to address landscaping of yards and screening of parking, and shall be submitted for approval by the community development director. Landscaping shall be provided along blank building facades and property boundaries. Landscaping shall be provided in accordance with the city of Sumner design and development guidelines. ~~Landscaping requirements shall apply to properties in the CBD which have setbacks or on-site private parking areas.~~

Whenever landscaping is required by this title and/or conditions of approval of discretionary applications required by this title, such landscaping shall be permanently maintained in a neat and orderly manner. In no event shall such landscape areas be used for the storage of materials or parking of automobiles.

C. Outdoor Storage of Materials. Outdoor storage is not permitted in the ~~CBD~~, GC, ~~MUD~~, and NC zones, except that outdoor storage of materials is permitted in the IC zone as accessory to a contractor business and in conformance with subsection (W) of this section. The storage of vehicles, such as motorcycles, automobiles, boats and farm equipment for retail sale, shall not be subject to the provisions of this subsection.

D. Outdoor Lighting. Outdoor lighting and aerial-mounted floodlighting shall be shielded...

E. Commercially Zoned Properties Adjacent to Residential Properties. Whenever commercially zoned or mixed-use zoned property development abuts any residential district, there shall be:

~~1. A 10-foot landscaped yard setback and six-foot masonry wall or wood fence established and maintained along the property line that abuts the residential zones, except that fences and walls located within the required front or street side yard shall not exceed a height of three feet; and~~

~~2. Within the Town Center Plan area, portions of structures within 30 feet of the side or rear property line abutting a residentially-zoned district shall not exceed a height of 35 feet.~~

F. Swimming Pools. All swimming pools or outdoor bodies of water having a depth of 24 or more inches...

G. Trash Receptacles. Trash receptacles enclosed within gated, solid walls or fences shall be provided...

H. Accessory antennas, including satellite dish antennas which are less than or equal to three feet...

I. Any on-site treatment and storage facilities must meet the Washington State siting criteria ...

J. Parking areas and pedestrian walkways shall conform to the city of Sumner design and development...

K. Businesses selling firearms are prohibited from locating within 500 feet of public or private schools...

L. Expansion of Specified Existing Uses. Existing residential dwellings lawfully constructed...

M. Fences – Intent. The intent of this section is to establish minimum requirements and standards...

N. *Repealed by Ord. 2624.*

O. Outdoor sales shall be allowed for espresso/coffee businesses, taverns, micro-breweries, brewpubs, bars and restaurants... provided the following are met:

1. Temporary outdoor sales:

2. Permanent outdoor sales standards:

a. The outdoor area shall be part of the total ~~gross~~-floor area calculation for minimum parking requirements.

b. The outdoor area shall be set back, at a minimum, 50 feet from any residentially zoned lot...

~~P. Drive-in espresso/coffee businesses located within a neighborhood commercial district shall have a minimum gross floor area of 500 square feet and indoor seating for a minimum of 12 persons.~~

~~Q-P.~~ For properties located within the area defined as East Main Street in SMC 18.43.020, the setback may be increased to 15 feet when the area between the sidewalk and the building...

~~R-Q.~~ All development is subject to applicable Sumner design and development guidelines.

~~S. For properties located within the MUD zone, the setback may be increased to 15 feet when the area between the sidewalk and the building:~~

~~1. Is utilized as usable pedestrian space such as a plaza, outdoor seating, or public art (fountain, etc.); or~~

~~2. Is used for outdoor displays of merchandise or when the displays are an intrinsic part of the nature of the business or it provides a pedestrian amenity. Examples include, but are not limited to, nurseries, outdoor monuments, etc. Additional landscaping may be required that is a minimum five feet wide as measured from the front property line and running parallel to the street for the entire frontage of the property, except for driveways, and meets the city of Sumner design and development guidelines.~~

~~TR~~. Drive-through businesses and drive-through espresso/coffee businesses located within the neighborhood commercial district (except on Main Street) or East Main Street area shall be subject to the following:

1. The drive-up service windows and queuing for cars shall not be located between the building and any street and shall be obscured from the street; and
2. The drive-through business shall have a minimum gross floor area of 500 square feet and indoor seating for at least 12 persons; and
3. The drive-through business shall have a pedestrian entrance located on the street edge with pedestrian amenities such as seating benches and tables.

~~US~~. A light manufacturing, fabrication, assembling and repairing use within the neighborhood commercial or general commercial zone may be allowed as an accessory use to a retail business, provided it meets all the following performance standards:

1. Be contained within a fully enclosed structure; and
2. The operation shall not create noise, light, glare, vibration, or odor that would disturb the peace, quiet, and comfort of neighboring residents, retail uses, lodging and restaurant uses.
3. Must have a retail component that represents at least 15 percent of the total floor area.

~~V. A light manufacturing, fabrication, assembling and repairing use may be allowed as an accessory use to a retail business, provided it meets all the performance standards in subsection (U)(1) and (2) of this section.~~

~~WT~~. A contractor business shall be permitted an outside storage yard for materials, vehicles and equipment...

~~XU~~. Truck parking in the IC zone shall be screened from view of an abutting public right-of-way...

~~YV~~. Drive-through businesses and drive-through espresso/coffee businesses located within the ~~central business district~~Town Center area or located within a neighborhood commercial district on Main Street shall be subject to the following:

1. Be located in a multistory building; and
2. The drive-up service windows and queuing for cars shall not be located between the building and any street and shall be obscured from the street; and
3. The drive-through business shall have a minimum ~~gross~~total floor area of 500 square feet and indoor seating for at least 12 persons; and
4. A building containing a drive-through business of any type shall not be located adjacent to another building containing a drive-through business of any type either on the same or an adjacent parcel.

EXHIBIT 3-A

2020 Comprehensive Plan Amendments - School District downtown parcels

I. DESCRIPTION OF PROPOSAL

This proposal (docket item MA-03) relates to Sumner-Bonney Lake School District properties in downtown Sumner. The applicant requests a change in map designations. No text amendments are proposed.

A. Update Comprehensive Plan Map.

The School District recently acquired 11 parcels on Mason Street next to the high school and 3 parcels at Elhi Hill School on Main Street to be developed as school facilities. The proposal is to update the Comprehensive Plan Map to show these parcels with a Public-Private Utilities/Facilities designation. This designation would better reflect the current public ownership and use.

B. Amend the Zoning Map.

For consistency between the Zoning Map and Comprehensive Plan, the underlying zone would change.

- Mason Street parcels: These would be rezoned from Medium Density Residential to Low Density Residential (LDR-12) (same as the adjacent high school site).
- Elhi Hill site: 2 parcels would change from Central Business District (CBD) to the Neighborhood Commercial (NC) zone. The CBD zone was replaced by the Town Center Plan, and the NC zone is the most similar to the old CBD zone in terms of uses. The third parcel (908 Meeker) would retain its current Low Density Residential (LDR-6) zoning.

A "public facilities" Comprehensive Plan designation is typical for school facilities in most jurisdictions. This designation provides clarity to the District and community as to the intended use of the parcels. The underlying zoning may vary, and school uses are already allowed in all zones with a conditional use permit. Sumner does not have a "public facilities" zone, therefore, the adjacent zoning is recommended.

Parcels subject to this map change:

Mason Street parcels:

1111 Wood Ave/4445000020,
1101 Wood Ave/4445000010,
1412 Mason/4445000030,
1416 Mason/4445000040,
1420 Mason/4445000050,
1424 Mason/4445000060,
1428 Mason/4445000070,
1432 Mason/4445000080,
1434 Mason/4445000090,
1502 Mason/4445000100,
1506 Mason/4445000110.

Elhi Hill School site parcels:

1518 Main St #2350000060,
914 Meeker Ave #2350000100,
908 Meeker Ave #2350000110



EXHIBIT 4-A

2020 Comprehensive Plan Update – East Sumner Neighborhood Plan

I. BACKGROUND

This is a staff-initiated proposal (MA-05 & TA-01) that involves map changes to the Comprehensive Plan Map and Zoning Map, and policy and text revisions to the Comprehensive Land Use Plan and the Zoning Code. The proposed changes reflect the recommendations and “implementation strategies” listed in the draft 2020 East Sumner Neighborhood Plan (ESNP) document. The Planning Commission reviewed draft Alternative concepts on August 20, 2020. Staff’s recommended alternative (Alternative 3) was discussed in more detail, which included: rezoning the central wetlands area to Resource Protection, adding a High Density Residential Zone at Main Street East/60th Street East, and rezoning 2 parcels along 162nd Avenue from Low Density to Medium Density Residential to provide a buffer from existing High Density Residential. The Planning Commission has not yet reviewed specific Comprehensive Plan and Zoning Code text amendments. Text amendments will be reviewed at a future Planning Commission public hearing, and are presented in more detail below. **SEE EXHIBIT 4-B for text amendments.**

II. DESCRIPTION OF PROPOSAL

A. Amend Comprehensive Plan Map and Zoning Map.

The Comprehensive Plan Map establishes land use designations for properties. The Zoning Map would be updated to correspond to land use designations in the Comprehensive Plan. The following areas are proposed for map changes (see also Alternate 3 map in Figure A below):

Approximate Location	Recommended Map Change	Parcel Numbers
General Commercial at southeast corner of 60 th Street East and 162 nd Avenue East	Change to High Density Residential	Portions of parcels: 0520194051 0520194096 0520194095 0520194017 0520194048 0520194019
Low Density Residential at wetlands along both sides of Salmon Creek	Change wetlands/creek buffer to Resource Protection (regulated creek buffer is 100 feet)	Portions of parcels (50 feet) where buffer is developed: 9225000530 7002050100 7002050120 (south side) Portions of parcels (100 feet): 9225000563 (City) 7002050120 (north side) 9225000570 9225000602 (City) 9225000612

Approximate Location	Recommended Map Change	Parcel Numbers
Low Density Residential at 162 nd Ave East and 164 th Ave East	Change to Medium Density Residential	9225000590 9225000580
General Commercial area bounded by 60 th Street East, 64 th Street East, 160 th Avenue East, and Sumner-Tapps Highway	Change wetland portions of parcels to Resource Protection.	Portions of parcels on 60 th St: 0520194051 0520194096 0520194017 0520194019 0520194074 0520194012 (City) 0520194071 (City) Portions of parcels on 64 th St: 0520194097 0520194008 0520194040 0520194031 0520194035 0520194050 0520194060 0520194091 (City) 0520194092 (City)

B. Update text/policies in the Comprehensive Plan.

The proposed updates to policies and code represent staff's recommendations for implementing the ESNP document. Policy and code changes are proposed in the following areas:

1. Land Use Element: Update this section of the Comprehensive Plan to add the Resource Protection District. While this district is in the existing Zoning Code, it is missing from the Comprehensive Plan.
2. Housing Element: Update Comprehensive Plan to clarify that multifamily housing in the East Sumner Urban Village (ESNP area overlay) is not required to be "ground related." This language restricts stand-alone apartment buildings, which are currently allowed in the ESUV area.
3. Transportation Element: Update this section to reflect changes to the neighborhood streets (removal of 62nd Street East extension), and to capture circulation policies in the ESNP.

C. Update regulations in Title 16 Environment.

To implement the ESNP goals for a central wetlands preserve, several updates to the City's "wetlands regulations" (SMC Title 16) are recommended. These updates are considered minor, but important to address buffer measurement, illegal fill, and nonconforming uses. The current chapter "Resource, Wildlife and Hazard Area Regulation Framework" (RWHA) establishes standards that apply to all critical areas, not just wetlands. Updates are proposed to RWHA also.

1. Wetland buffer definitions: Clarify that a buffer is regulated, even if not currently planted as a buffer; but that buffers do not extend past large structures like streets.
2. Wetlands exemptions: Clarify when certain work and normal maintenance is exempt from getting permits; but clarify that exemptions apply to only to legally-established uses.
3. Wetland buffer uses: For clarity, some text is moved to Exemptions and some to Nonconforming Uses.
4. Wetlands nonconforming uses: This is a proposed cleanup of code. Structures and activities that are nonconforming to environmental regulations of Title 16, should be regulated by the nonconforming provisions of Title 16, not the zoning code which has different standards. A separate section (below) provides nonconforming regulations.
5. RWHA exemptions: Clarify that certain activities in critical areas are exempt only if legally established, cannot be expanded unless legally established.
6. RWHA nonconforming uses: This is a new section, proposed in order to address a gap in the City's environmental regulations.
 - The Planning Commission indicated a desire to ensure that existing uses in the proposed Resource Protection Zone could continue. The Zoning Code's nonconforming provisions are applicable city-wide and currently address this.

- The Zoning Code (Title 18) addresses nonconforming uses/structures relative to zoning standards (e.g. building height), but does not address Title 16 critical areas standards (e.g. paving in a buffer). Further, critical areas standards regarding nonconforming uses are incomplete or unclear for streams and other critical areas. Proposed language would clarify critical areas exemptions in one section.

D. Zoning Code text amendments.

1. Resource Protection District: The ESNP will establish a “central wetlands preserve” with a Resource Protection District (zone). While most development will be limited by wetlands, the RES zone establishes allowed uses *if* wetlands can be avoided. Changes are proposed to the allowable uses:
 - Allow parks and trails; but more intense recreation such as sports fields, covered recreation, and artificial surfaces require a conditional use permit.
 - Remove allowance for kennels due to noise impacts. (Definition: 18.04.0535 “Kennel” means any premises wherein a person(s) engages in the business of boarding, breeding, letting for hire, training for a fee, selling of domesticated animals including, but not limited to, dogs, and/or cats, under 200 pounds.)
2. East Sumner Urban Village - Principal and conditional uses allowed: This is primarily a code cleanup. Existing language that requires pedestrian-oriented commercial uses in certain locations is removed. The zoning district (e.g. Neighborhood Commercial) and allowed uses listed in the use table already govern pedestrian-oriented locations.
3. Residential and mixed uses at 18.30.040: This is a re-organization and cleanup. The language in this section relates to design characteristics, so is moved to “performance standards” section. Also, this section has redundant requirements that are removed.
4. Performance standards in ESUV at 18.30.090:
 - New text is added to implement ESNP recommendations for community gathering places, “pedestrian nodes,” and building height limits at key intersections.
 - Text is added to clarify what is allowed on ground floor in Neighborhood Commercial.
 - Revised text will allow multifamily residential south of 62nd Street East but will not allow multifamily in the GC zone south of 64th Street East to preserve commercial sites.
 - Requirement for “ground-related” dwellings removed, since apartments are now allowed.
 - Redundant text covered elsewhere in the code is deleted.
 - New text is added to provide an incentive for developments to provide electric charging stations in lieu of a parking space.
5. Streets and alleys in ESUV at 18.30.100: New text is added to support the ESNP recommendations for completing mid-block connections and pedestrian/bike improvements.
6. Mid-block connections/neighborhood connectivity at 18.30.100: This is a new section, intended to implement the ESNP recommendations for mid-block connections and pedestrian/bike corridors (which may also become vehicular connections).
 - New text is added to describe more design features of the connections.
 - New text is added to require major redevelopment to provide the mid-block connections. These requirements are similar to existing “cross access corridor” requirements adopted in the existing East Main Street Design Strategy document.

E. Adopt the East Sumner Neighborhood Plan 2020 Update.

The actual East Sumner Neighborhood Plan document is proposed to be adopted (see separate document). This should occur at the same time as the proposed map changes and text revisions. However, specific text could be changed (e.g. specific wording of a paragraph in the code) without having to change the Plan document.

F. Adopt ESNP Planned Action Ordinance

Updates to the Planned Action Ordinance are proposed. See separate PAO document for changes.

See Figure A below.

Figure A - Staff's recommended map changes

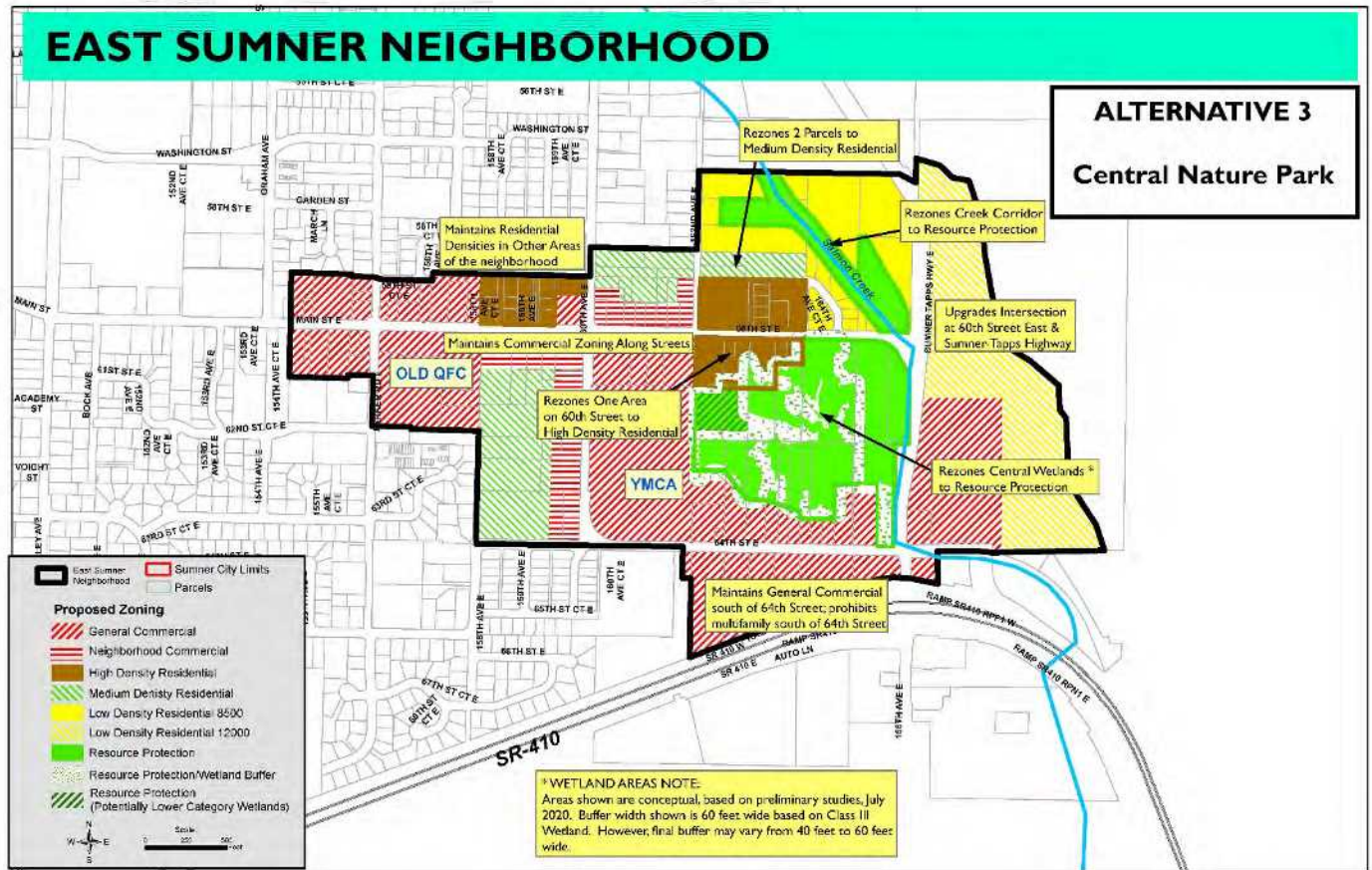


EXHIBIT 4-B

EAST SUMNER NEIGHBORHOOD PLAN - COMPREHENSIVE PLAN & ZONING TEXT

Staff's Draft 10/26/20

I. COMPREHENSIVE PLAN POLICIES & TEXT

LAND USE ELEMENT

- A. **Table 1 - Land Use Designations:** Add Resource Protection District missing from the list in Table 1 (This Table 1 correction proposed under separate document "Miscellaneous Comp Plan & Zoning updates-ZCTA06").
- B. **Land Use Designations:** Add Resource Protection District missing from the descriptions (language below is proposed under separate document "Miscellaneous Comp Plan & Zoning updates-ZCTA06")

The Resource Protection District applies to areas that have significant natural resources or potential for small- to -moderate-scale agricultural uses. The district's purpose is to: Protect natural resources such as agricultural, mineral resource, fish and wildlife habitat areas from the intrusion of non-resource based development; to promote the conservation of natural resource lands and related activities or operations; and to maintain large areas free of impervious surfaces in order to increase the potential for natural infiltration of rainfall and the retention of natural drainage water patterns, minimizing the need for storm water facilities and increasing the protection of ground water resources.

HOUSING ELEMENT

- 1.6 Multi-Family: Revise language to support apartments in East Sumner Urban Village Overlay (ESUV):

Multi-family housing outside the Town Center area, and outside the ESUV should be "ground related" ~~where the (individual housing unit entries are close to the ground on the first floor~~ and allows direct access to private ground-level usable open space). Examples of ground-related dwellings include single-family detached, single family semi-attached, cottages, tandem houses, and townhouses. This does not include mixed use commercial/residential buildings or "housing for the aged" such as assisted living facilities, continued care communities, board and care homes, hospices or nursing homes.

TRANSPORTATION ELEMENT

- A. Map update - Figure 13 pg. 104, Transportation Improvement Projects: Remove 3-lane 62nd Street East; keep north-south 162nd Avenue East.
- B. Map update - Figure 14, Major Pedestrian System Plan: Remove 62nd Street East extension.
- 5.1 Continue working with ~~Sound Transit~~ transit providers to expand and enhance bus transit service to regional destinations and to serve growing areas of Sumner. Key connections that should be considered for new or expanded service include:
- Between Sumner and Auburn/Kent/Green Valley employment centers;
 - To connect Lakeland Hills residential area to Sumner and regional transit service;
 - To serve travel between Sumner, Bonney Lake, and ~~Cascadia~~ Tehaleh development area;
 - To serve travel within Sumner and connections to the commuter rail station;
 - Connections between East Sumner Neighborhood and Downtown Sumner, including the commuter rail station.

- 5.2 Continue working with Sound Transit, WSDOT, and local agencies to enhance access to the regional commuter rail system and Sumner's commuter rail station, including connections to various Sumner neighborhoods and the Manufacturing Industrial Center.

Policy 4.0 Promote use of alternative transportation modes by providing an interconnected system of pedestrian and bicycle facilities.

- 4.5 A system of separated, multi-purpose trails should be constructed to serve transportation and recreation needs of the community. It should also connect with adjacent communities to facilitate regional connectivity. The trail system and connections to the arterial, collector, and other pedestrian and bicycle facilities should be made per the Sumner/Pacific Master Trail Plan.

4.6 Develop street cross-section designs that promote street trees, separated sidewalks, and wide sidewalks along commercial uses; and develop cross-section designs for mid-block pedestrian and bike corridors that encourage non-auto circulation.

Policy 6.1 Design transportation facilities within the Sumner UGA minimizing adverse environmental impacts resulting from both their construction and operation

The City of Sumner will fulfill this need by:

- Considering environmental costs of development and operation of the transportation system;
- Aligning and locating transportation facilities away from environmentally sensitive areas;
- Working with the State to incorporate appropriate structural and vegetative sound abatement as part of highway widening projects;
- Mitigating unavoidable environmental impacts wherever possible; and
- Soliciting and incorporating the concerns and comments of interested parties.
- Considering the social equity and environmental justice impacts of street projects.

II. ENVIRONMENT - Title 16 SMC

1. Wetland buffer definitions

- a) 16.46.030 #29: "Wetland buffer" or "wetland buffer zone" is an area that surrounds and protects and is established to protect a regulated wetland from adverse impacts to the wetland's functions and values."

b) **16.46.150 Buffer requirements.**

16.46.150 intro paragraph:

"...All wetland buffer zones are measured perpendicular from the wetland boundary as surveyed in the field. Except as otherwise permitted by this chapter, wetland buffers shall consist of a relatively intact native vegetation community adequate to protect the wetland functions and values at the time of proposed activity. If the vegetation is inadequate then the buffer width shall be planted to maintain the buffer width.

a. In the area contained within the perimeter of a legally established structure or use that is authorized to continue under Title 16; or

b. Within the footprint of an existing residential dwelling allowed to continue or expand under 18.30.090(B); or

b. To extend landward beyond a legally established structure, including but not limited to, a building, parking lot, stormwater detention facility, or public right-of-way that contains an improved street.

2. A buffer shall be required when:

a. Major new construction of the structure or use occurs, as defined under 18.30.020(1); or

b. New construction results in the conversion of a single family use to another use.

2. Wetlands exemptions

- a) 16.46.080 Regulated activities. A resource, wildlife, and hazard area (RWHA) approval shall be obtained prior to....

(F) The construction, reconstruction, demolition, or expansion of any structure, unless specifically exempted under SMC 16.46.090(B).

- b) 16.46.090 Exemptions and allowed uses in wetlands.

(B)(4) In addition to those activities listed in SMC 16.40.~~080~~100 Exemptions, the following activities shall be allowed in wetland/wetland buffer without having to obtain a RWHA permit:

a. Normal maintenance, repair, or operation of existing legally established serviceable structures, facilities, storage, parking areas or other improved areas. Maintenance and repair does not include any modification that changes the character, scope, or size of the original structure, facility, or improved area and does not include the construction of a maintenance road;

b. Minor modification of existing legally established serviceable structures within a buffer zone where modification does not adversely impact wetland functions or increase the size-floor area of the structure's ~~footprint~~.

c. Utility line activities listed under SMC 16.40.100(G); provided, that BMPs are used and impacts are mitigated;

d. Normal and routine maintenance and repair of any legally established existing public or private facility within an existing improved right-of-way; provided, that the maintenance or repair does not increase the footprint or use of the facility or right-of-way.

3. Wetland buffer uses - Note: These provisions moved to Exemptions and Nonconforming sections.

16.46.150(H) Allowed buffer uses:

The following uses may be allowed within a wetland buffer in accordance with the review procedures of this chapter....

~~(H)(4) - Normal and routine maintenance and repair of any existing public or private facilities within an existing right-of-way; provided, that the maintenance or repair does not increase the footprint or use of the facility or right-of-way.~~

~~(H)(8) - Repair and maintenance of non-conforming uses or structures, where legally established within the buffer, provided they do not increase the degree of nonconformity.~~

4. Wetlands Nonconforming uses

16.46.200 Nonconforming structures, uses and activities: A regulated structure, use or activity that was approved prior to the passage of this chapter but which is not in conformity with the provisions of this chapter may be continued subject to the provisions of SMC 16.40.125 ~~the Summer zoning code.~~

5. **Resource, Wildlife and Hazard Area (RWHA) Chapter 16.40 exemptions from permits**

16.40.100 Exemptions. The following activities shall be exempt from the ~~provisions of this division the application and permit requirements at 16.40.135~~ unless specifically modified in other sections of this division. All activities in critical areas must comply with SMC 16.40.110, Best management practices, regardless of exemption status. These exemptions apply specifically to activities regulated by the city of Sumner. Other state and federal permits and approvals may still apply.

- H. Reconstruction, remodeling, or maintenance of existing single-family residential structures ~~and~~, accessory structures, where legally established; provided, that a cumulative expansion of the building footprint, developed area and impervious surface area does not increase by more than 25 percent; and provided further, that the new construction or related activity does not further intrude into the critical area;
- I. Reconstruction, remodeling, or maintenance of structures, where legally established, other than single-family structures and accessory structures; provided, that such reconstruction, remodeling, or maintenance does not increase the building footprint or height, ~~or extend beyond the existing ground coverage or increase developed or impervious surface area.~~
- L. Any change of use entirely within an existing structure, provided no grading or paving will occur which increases the amount of impervious surface on the site;

6. **RWHA Chapter 16.40 Nonconforming provisions**

A. Update 16.40 Table of Contents:

Chapter 16.40 RESOURCE, WILDLIFE AND HAZARD AREA REGULATION FRAMEWORK

16.40.110 Best management practices.

16.40.120 Variances.

16.40.125 Nonconforming uses

16.40.130 *Repealed.*

B. 16.40.125 Nonconforming uses, structures, activities.

- 1. A structure, use or activity legally established on the effective date of this title or at the time of any amendments thereto that does not conform to this title is considered nonconforming with the provisions of this title.
- 2. Expansion, reconstruction, or modification of a non-conforming structure, use or activity located in a critical area or its associated buffer may be allowed, provided that the structure, use or activity does not
 - i. further expand or intensify the building floor area or footprint of activity; or
 - ii. increase impervious surface area; or
 - iii. remove vegetation;within the critical area or its associated buffer area.

3. Routine repair and maintenance of non-conforming uses or structures, where legally established within a critical area or buffer, may be allowed, provided it does not further impact the critical area or increase the degree of nonconformity.

III. ZONING CODE - Title 18 SMC

RESOURCE PROTECTION DISTRICT (RES) - Chapter 18.08

18.08.020 Principal uses.

Permitted principal uses in the RES district are as follows:

- A. Agriculture, floriculture, horticulture, general farming, dairying, poultry raising, stock raising, and other agricultural land uses;
- B. The cultivation, harvest and production of forest products or any forest crop, including, but not limited to, timber, ferns, moss, boughs, bark, berries, nuts, tree fruits, nursery stock and Christmas trees;
- C. Minor utility facilities;
- ~~D. Parks and playgrounds;~~ Public nature trails and interpretive facilities;
- E. Streets;
- F. Wetland mitigation banks, and wildlife habitat mitigation and conservation projects;
- G. Wireless communication facilities subject to the standards of chapter 18.37 SMC.

18.08.030 Accessory uses.

Permitted accessory uses in the RES district are as follows:

- A. ~~Accessory kennels to principal agricultural uses~~ Parking and utilities required for the primary use;
- B. Detached buildings accessory to the permitted uses; provided, they shall not exceed one story in height with the exception of barns and silos; and provided, that any structure housing animals or fowl shall maintain a minimum setback of 50 feet from adjoining properties.

18.08.040 Conditional uses.

The following uses are permitted on any parcel of land within the resource protection district subject to the issuance of a conditional use permit:

- A. Wireless communication facilities subject to the standards of chapter 18.37 SMC;
- B. Cemeteries;
- C. Commercial recreational fields and/or clubs, such as athletic clubs, baseball fields, golf driving ranges;
- D. Community clubs;
- E. Golf courses;
- ~~F. Kennels as a principal use of property~~ Parks and playgrounds, excluding artificially-surfaced sports fields;
- G. Major utility facilities;
- H. Mineral extraction uses (see performance standards per SMC 18.08.080(A));
- I. Outdoor, uncovered p ~~Private recreational facilities, excluding artificially-surfaced sports fields;~~
- J. Public facilities;
- K. Riding stables;
- L. Utility yard;
- M. Water towers and water supply plants.

EAST SUMNER URBAN VILLAGE OVERLAY DISTRICT (ESUV) - Chapter 18.30

18.30.030 Principal and conditional uses

A. Permitted principal, accessory, and conditional uses in the ESUV shall be the same as those specified in the underlying zoning districts for the MDR, HDR and LDR districts, except that apartments may be allowed as a permitted principal use in the MDR and HDR districts; and professional offices and services shall not be allowed in the MDR or HDR district as a conditional use.

B. [ESUV Allowed Use Table] Those uses below shall govern the uses permitted and conditionally permitted...

~~C. Buildings and developments fronting on Main Street west of 162nd Avenue E and buildings and developments located adjacent to the intersection of the proposed 62nd Street E and 162nd Avenue E shall feature pedestrian-oriented commercial uses or transitional residential to commercial space along the ground floors of the street fronts. The ground floors of these developments must conform to city of Sumner design and development guidelines as required in chapter 18.40 SMC for commercial structures. For the purposes of this provision, pedestrian-oriented commercial uses include retail businesses, eating and drinking establishments, commercial services such as accountants, banks and beauty parlors, health clubs, professional offices, and other similar uses that are frequented by the general public. They do not include uses that provide services oriented to automobiles such as gas stations, auto repair, car washes, etc. Uses existing as of the date of the adoption of this provision that are not pedestrian-oriented commercial uses shall be considered conforming uses.~~

18.30.040 Residential and mixed uses.

~~The development standards for the LDR/ESUV zones are the same as the base zone districts. Multifamily residential uses are allowed in the MDR, HDR, NC and GC districts within the ESUV, subject to performance standards in SMC 18.30.090.~~

~~A. In the NC/ESUV districts multifamily residential uses are allowed up to 26 dwelling units per net acre. Residential dwellings may be part of a mixed-use structure or detached single-use structure located to the side or rear of the mixed-use structure or commercial building(s); provided, that the ground floor fronting Main Street East, 60th Street East or the portion of 160th Avenue East south of Main Street East be occupied by a commercial use or is transitional residential to commercial space. Such multifamily, commercial, and mixed-use development shall conform to the city of Sumner design and development guidelines as required in chapter 18.40 SMC and requirements in SMC 18.30.030(C). Any multifamily development shall be provided with sufficient off-street parking at ratios required in chapter 18.42 SMC.~~

~~B. Multifamily residential developments are permitted in the GC/ESUV district as part of a mixed-use development with commercial uses, except in the area south of 62nd Street East where no multifamily residential uses are allowed. A mixed-use development shall have mixed-use structures and may have a combination of mixed-use and single-use residential structures; provided, that the mixed-use structures shall be completed prior to occupancy of the single-use residential structures.~~

- ~~1. Mixed-use structures shall have direct pedestrian access to the primary street and shall have ground floor commercial uses along the entire length of the building facing the primary street.~~
- ~~2. Single-use residential structures shall contain only ground-related dwelling units and shall be located to the side or rear of mixed-use structures and not adjacent to the primary street.~~
- ~~3. The maximum number of dwelling units shall not exceed 40 dwelling units per net acre.~~
- ~~4. All development must be designed in accordance with the city of Sumner design and development guidelines as required in chapter 18.40 SMC. (Ord. 2701 § 2, 2019; Ord. 2534 § 1 (part), 2015)~~

18.30.090 Performance standards.

A. Required landscaping.

B. Expansion of specified existing uses. Existing residential dwellings lawfully constructed as of the effective date of this title may be maintained as follows...

C. As applicable, the provisions of the city of Sumner design and development guidelines shall be met for new development, except that the following performance standards shall apply, and the design and development guidelines shall not supersede the standards of this section:

1. Community gathering places provided for public use in private development may count toward the common open space requirement in design guidelines.
2. New development at "pedestrian activity nodes" shown in the East Sumner Neighborhood Plan shall feature pedestrian amenities and shall have building setbacks deep enough to accommodate gathering areas such as plazas.
3. Building height shall be limited to 4 stories at following locations: The blocks adjacent to the corners of Main Street East/60th Street East and 160th Avenue East, Main Street East/60th Street East and Parker Road, Main Street East/60th Street East and 162nd Avenue East; and along 160th Avenue East; and around the central wetlands preserve. The blocks where this applies are generally a depth of 300 feet from the street right of way, as determined by the Director. Building height in these locations shall not be superseded by height exceptions in the design guidelines.

D. Banks, vehicle repair, drive-in businesses, car washes, gas stations, automotive sales, and other auto-oriented uses are not permitted in the ESUV/NC zone...

E. Multifamily residential and mixed uses.

1. NC/ESUV district.

~~A. In the NC/ESUV districts multifamily residential uses are allowed up to 26 dwelling units per net acre. Residential dwellings may be as~~ part of a mixed-use structure or detached single-use structure located to the side or rear of the mixed-use structure or commercial building(s); provided, that the ground floor fronting Main Street East, 60th Street East or the portion of 160th Avenue East south of Main Street East be occupied by a commercial use or is transitional residential to commercial space. Transitional residential to commercial space means a space designed with architectural and structural features that facilitate future conversion to commercial space, such as: building setbacks suitable for commercial, first floor ceiling height suitable for retail, modules of doors and windows in a pattern similar to a retail storefront, structural features and materials that allow wall sections to be demolished to accommodate windows and doors. ~~Such multifamily, commercial, and mixed-use development shall conform to the city of Sumner design and development guidelines as required in chapter 18.40 SMC and requirements in SMC 18.30.030(C). Any multifamily development shall be provided with sufficient off-street parking at ratios required in chapter 18.42 SMC.~~

2. GC/ESUV district.

~~B. in the GC/ESUV districts m~~Multifamily residential developments are permitted ~~in the GC/ESUV district as~~ part of a mixed-use development with commercial uses, except in the area south of ~~62nd Street East~~ 64th Street East where no multifamily residential uses are allowed. A mixed-use development shall have mixed-use structures and may have a combination of mixed-use and single-use residential structures; provided, that the mixed-use structures shall be completed prior to occupancy of the single-use residential structures.

- ~~1a.~~ Mixed-use structures shall have direct pedestrian access to the primary street and shall have ground floor commercial uses along the entire length of the building facing the primary street.
- ~~2b.~~ Single-use residential structures shall ~~contain only ground-related dwelling units and shall~~ be located to the side or rear of mixed-use structures and not adjacent to the primary street.
- ~~3.~~ ~~The maximum number of dwelling units shall not exceed 40 dwelling units per net acre.~~
- ~~4.~~ ~~All development must be designed in accordance with the city of Sumner design and development guidelines as required in chapter 18.40 SMC.~~ (Ord. 2701 § 2, 2019; Ord. 2534 § 1 (part), 2015)

3. Multifamily development in the ESUV shall comply with the off-street parking ratios required in 18.42 SMC, except that the number of visitor stalls may be reduced at a 1:1 ratio for each charging station provided for electric bikes and scooters.

18.30.100 Streets and alleys.

A. **Walkable street grid.** The East Sumner Neighborhood Plan Area is intended to contain a gridded street pattern including streets and alleys to increase connectivity and promote walkability; therefore, through streets generally following the established alignment with existing streets shall be required ~~and curvilinear side streets shall be encouraged.~~ These street/alley alignments along with pedestrian and bike corridor connections are shown generally on the circulation improvements map in the East Sumner Neighborhood Plan. The public works director may make alterations to the alignments when:

- ~~A1.~~ The affected street or alley sections are contained within one parcel or group of parcels subject to a land use permit; and
- ~~B2.~~ The modified alignment does not affect street or alley locations on other parcels; ~~and~~
- ~~C.~~ ~~At least one north-south collector street between 60th Street East and 64th Street East and one east-west collector street between 160th Avenue East and Sumner Tapps Highway is retained in a straight line or nearly a straight line.~~

B. Street improvements should include separated sidewalks at least 6 feet wide; street trees; and bicycle lanes on Main Street, 60th Street East, 160th Avenue East, and 64th Street East, where safe and practicable to do so. Midblock connections should include accessible surfacing, landscaping, and pedestrian amenities.

C. Street improvements and multimodal corridors shall comply with city's adopted cross sections for the ESUV.

D. Pedestrian activity nodes identified in the East Sumner Neighborhood Plan shall feature landscaping, traffic calming, crosswalks and other pedestrian-friendly features, as deemed appropriate by the Public Works Director.

E. Mid-block connections.

The East Sumner Neighborhood Plan Area promotes a pedestrian-friendly environment that encourages multimodal connections throughout the neighborhood. These connections promote a complete street grid, bicycle and pedestrian connections, and a walkable neighborhood. Mid-block connections and multimodal corridors shall be implemented as follows:

1. Multimodal or mid-block connection means a corridor that provides pedestrian/bike and/or vehicular access. These locations are designated generally as "Mid-block connections" in the ESNP circulation improvements map.

2. These mid-block connections shall be provided where feasible when major new construction and minor new construction occurs as defined in 18.43.020 SMC.
3. To provide a mid-block connection, the property owner shall grant an easement, running with the land, allowing public ingress and egress along the corridor. Prior to issuance of a building permit for minor new construction, such easement shall be recorded in the public records of Pierce County and constitute a covenant running with the land.
4. Buildings shall not be located in such a way as to block designated mid-block connections.
5. When major new construction occurs on properties that have designated mid-block connections, such connections shall be constructed as a part of the development.



EXHIBIT 5-A

2020 Comprehensive Plan Update – Craft Coffee Roasting

I. DESCRIPTION OF PROPOSAL

Craft coffee roasting in Town Center Plan area. The proposal discussed here (ZCTA-04) is for a change in zoning regulations related to craft coffee roasting. The applicant is a Sumner business owner who operates a coffee and retail business. This code amendment would establish regulations for the Town Center Plan (TCP) area to allow small “craft” coffee roasting through a conditional use permit. The proposal is summarized below. **SEE EXHIBIT 5-B for text amendments.**

A. Add a definition at SMC 18.04 to the zoning code for craft coffee roasting.

Staff proposes adding a definition broadly written as “craft production” to include small-scale production of arts, crafts, specialty foods, etc., such as glassblowing and woodworking. It includes a sub-definition of “craft coffee roasting” (that has been discussed with the applicant). A broader definition for craft production will allow the City to evaluate potential artisanal uses that may be a good fit in the TCP area, but are not yet named or proposed. Craft roasting would be a sub-set of these other uses due to its greater potential for impacts to nearby residences.

B. Add to Town Center Code at SMC 18.29 an allowance for craft coffee roasting in the Historic Central Business District.

Currently Sumner code only allows coffee roasting in industrial zones with a Conditional Use Permit. Many cities now allow small-batch coffee roasting as an accessory use to a retail coffee establishment. However, there are risks of odors impacting neighboring residences and businesses. Because this is a new use for Sumner’s downtown, and because of potential impacts, staff is recommending that the use be allowed only in one area, the Town Center Historic Central Business District (Historic District on map). This is where the applicant currently proposes to operate this use. Further, to allow the City and business owners to more specifically address potential impacts, the applicant and staff are proposing this use be allowed through a Conditional Use Permit (CUP).

C. Add performance standards to the Town Center Code at SMC 18.29.060 to address potential odors and other impacts.

The proposal would allow the craft coffee roasting use while addressing potential impacts of roasting, such as noise and odors. Below is a summary of the specific standards.

- 1. Control of odor.** Each “roast” event produces outside exhaust with some odor (sometimes described as a mildly unpleasant burnt smell). Staff is recommending regulations, based on discussions with the applicant/business owner, that would help address odors:
 - **Limit roasting to particular times of day:** The goal is to avoid times when residents are sitting outside or business customers are nearby. The proposal is that roasting be limited to the hours of 5am-7am and 11pm-1am. The Hearing Examiner may modify this through the Conditional Use Permit.
 - **Limit the size of batches being roasted.** The goal is to minimize the duration and frequency of roasting to reduce odors. A typical small batch is 11 lbs. of beans roasted at one time. Some craft roasters may roast a second small batch or may add a second roaster to process up to 22-60

lbs. of beans. After discussion with the applicant, staff proposes a limit of 11 lbs. of beans per roast, with the potential to increase that under a CUP.

- **Employ technology such as afterburners:** Many coffee roasting companies use an “afterburner” which is a piece of equipment used to superheat the system at the end of roasting to reduce odors. The Puget Sound Clean Air Agency (PSCAA) regulates particulates, but not odors for very small-scale roasters. The proposal is to require afterburners on craft roasting operations.
2. **Noise control.** There is a potential for additional noise from outside exhaust and afterburners on the rooftop. The potential maximum noise output of equipment could be up to 80 decibels (per manufacturer), which is likely only to occur when operating at full capacity. This is a level that is more typical of industrial areas. Given that the TCP Historic District has existing residences nearby, and will add more residences, coffee roasting operations will need to address noise. However, in discussions with the applicant, typical afterburner operation for a small-batch company would likely only produce half of the maximum noise indicated by the equipment manufacturer—i.e., only 40 decibels. To address potential noise, staff proposes adding a performance standard that limits noise to 57 decibels. This is the standard in the Sumner noise code for commercial businesses operating near residential uses.
 3. **Maintaining aesthetics of historic district.** Coffee-roasting typically will require additional rooftop mechanical equipment, such as an afterburner and pipe vents. However, the equipment typically will not be much larger or taller than commercial restaurant equipment. Due to the location of future coffee-roasting operations--an area with historic buildings and small-town vintage character—staff is recommending performance standards to require screening that is compatible with the architectural character of the area.
 4. **Promoting a commercial/retail use versus wholesale.**
Craft coffee roasting can be a valuable addition to the mix of commercial uses downtown that bring in visitors and pedestrians. However, there is a potential for “small-batch” roasting operations to become in the future a wholesale operation devoted to roasting and shipping in the downtown commercial area. Therefore, staff is proposing limitations on craft roasting downtown. Wholesale distribution would not be allowed, and roasting operations must remain incidental and accessory to the retail use.

Town Center Plan area - Historic District where craft coffee roasting is proposed:



EXHIBIT 5-B

CRAFT COFFEE ROASTING - TEXT AMENDMENTS

Staff's Draft 6/9/20, Updated 10/26/20

Chapter 18.04 Zoning Code Definitions

18.04.0312 Craft production

A. "Craft production" means a commercial use that involves the production of arts, crafts, foods, beverages or other product with on-site production and assembly of goods in small batches, primarily involving the use of hand tools and/or small-scale equipment. Due to the limited scale of the activities and small boutique nature of craft production establishments, they are compatible, and are often co-located with, retail sales and service uses. This use category includes but is not limited to ceramic art, glass art, candle-making, custom jewelry manufacture, hand-made bakery and confections, specialty beverages; and micro-breweries and micro-distilleries co-located with a retail use.

B. "Craft coffee roasting" means a type of craft production that involves the roasting of small batches of coffee utilizing primarily manually operated, small-scale equipment, where such roasting is incidental and accessory to a primary retail use on the premises. Roasted or packaged coffee may be sold on the premises directly to consumers, but craft roasting does not include wholesale distribution.

Chapter 18.29 Zoning Code

TOWN CENTER CODE (TCC)

18.29.020 Districts in the Town Center.

The Town Center includes the West Sumner district, riverside district, station district and the historic central business district. Each district has its own unique characteristics...

18.29.030 Principal uses.

Permitted uses in the Town Center districts are as follows:

- A. Accessory parks and recreation facilities for use by on-site employees or residents.
- B. Adult entertainment businesses subject to chapter [18.38](#) SMC.
- C. Artist's studio and workshop having a retail component.
- D. Automotive and motorized vehicle sales.
- E. Wireless communication facilities¹.
- F. Churches.
- G. Existing residential dwellings lawfully constructed as of the effective date of the ordinance codifying this title.
- H. Family child care home or family child day care home in accordance with the provisions of SMC [18.16.025](#); and child day care centers.
- I. Health and fitness club.
- J. Hospitals.
- K. Hotels, bed and breakfasts and tourist homes.

- L. Multifamily dwellings, rooming houses and boarding houses, retirement homes, assisted living facilities, continuing care communities, board and care homes, hospices, or nursing homes.
- M. Private clubs, lodges, fraternal organizations, union halls and social halls.
- N. Professional offices.
- O. Public off-street parking lots.
- P. Restaurants.
- Q. Retail.
- R. Streets.
- S. Taverns, micro-breweries, brewpubs, and bars.
- T. Theaters and other enclosed commercial recreation establishments such as bowling alleys and arcades.
- U. Vocational or fine arts school.
- V. Funeral homes, mortuaries, and funeral parlors. (Ord. 2667 § 1 (part), 2018)

18.29.040 Conditional uses.

Conditional uses allowed in the Town Center districts are as follows:

- A. Churches.
- B. Cemeteries.
- C. Major utility facility.
- D. Mass transit systems including, but not limited to, bus stations, train stations, transit shelter stations, and park and ride lots.
- E. Public parks and public recreational facilities.
- F. Public facilities.
- G. Public off-street parking lots, paid.
- H. Public garage.
- I. Schools, colleges and universities.
- J. Temporary homeless encampments in accordance with SMC [18.36.060](#).
- K. Water towers and water supply plants. (Ord. 2667 § 1 (part), 2018)
- L. Craft coffee roasting in the Historic District, subject to the standards at 18.29.060(F).

18.29.050 Prohibited uses.

Any use or structure not listed under permitted principal, accessory or conditional uses is prohibited in the Town Center districts unless authorized in chapter [18.36](#) or [18.46](#) SMC. (Ord. 2667 § 1 (part), 2018)

18.29.060 Performance standards.

- A. Required Landscaping. For each development in the Town Center, a landscape plan shall be submitted...
- B. Expansion of Specified Existing Uses. Existing residential dwellings lawfully constructed as of the effective date of this title may be maintained as follows...
- C. As applicable, the provisions of the city of Sumner design and development guidelines per chapter [18.40](#) SMC shall be met for new development.
- D. As applicable, the provisions of the Town Center Code shall be met for new development.
- E. School, Church and Public Parking Facility Height Exceptions. When applicable, a height exception shall be applied for as part of a conditional use permit application to establish such uses or expansion of such uses...
- F. Craft coffee roasting shall comply with the following performance standards:
 - 1. Roasting is permitted to occur only during the hours of 5:00am-7:00am and 11:00pm-1:00am, unless the hearing examiner through the conditional use permit finds that other hours will have minimal impact on neighboring properties.

2. Volume of each roast shall not exceed 11 pounds of coffee beans, but may be increased through the conditional use permit, provided roasting occurs within the same time window allowed under Subsection (1).
3. Roasting operations shall comply with Puget Sound Clean Air Agency (PSCAA) regulations for emissions. In addition, at a minimum, roasting equipment shall be fitted with a roaster afterburner or similar infrared clean-burn technology designed to minimize the release of odors and smoke.
4. Exterior mechanical equipment shall be maintained and operated in a manner so as not to exceed 57 dBA, or the maximum permissible noise levels allowed from a Class B EDNA to a Class A EDNA, as defined in SMC 8.14.060.
5. Exterior mechanical equipment and refuse containers shall be screened from neighboring streets and sidewalks. To the extent practicable, screening shall be architecturally compatible with the historic character of the Town Center Historic Central Business District (Historic District), as determined by the hearing examiner through the conditional use permit.
7. Roasting operations shall remain incidental and accessory to the on-site retail use and shall not involve wholesale distribution.
8. The hearing examiner through the conditional use permit may modify the above standards, provided the applicant demonstrates that alternative measures can be put in place that will provide an equivalent or higher level of odor and noise control.

18.29.070 Town Center Code adopted.

The city hereby adopts the development regulations published in the "Town Center Code..."

-
- 1 Not involving operations or equipment that would cause excess noise, vibration, light, glare, or odor.



EXHIBIT 6-A

2020 Comprehensive Plan Update - Innovation Districts

I. DESCRIPTION OF PROPOSAL

This proposal (docket item ZCTA-05) is a staff-initiated proposal to create a new "Innovation District Overlay" in the Zoning Code. There is an opportunity in Sumner to promote innovative commercial endeavors and incubator businesses that may not fit well into the standard zoning district regulations. Staff proposes adding a new text to the Zoning Code and policies to the Comprehensive Plan to provide an Innovation District overlay zone that could be selectively applied to non-residential locations upon request of the property owner. **SEE EXHIBIT 6-B for text amendments.** Components include:

A. Add Innovation District Overlay description to Comprehensive Plan

- Add a new Land Use Designation and description to the Comprehensive Plan Land Use Element and Table 1 list of designations.
- Add policy language to the Economic Element in Comprehensive Plan to support Innovation Districts.

B. Add Innovation District chapter to the Zoning Code

- Add Innovation District chapter to the Zoning Code, SMC Title 18.
- Add related definitions to the Zoning Code. Definitions include the addition of "micro-distillery" and "craft winery" based generally on craft industry (e.g. standards for production volumes).
- Add a process for the CD Director to apply the overlay administratively (no public hearing).
- Add a list of uses allowed in the Overlay, such as craft businesses, light manufacturing for artisans, research and development.
- Establish general performance standards that are flexible while protecting neighborhoods.

EXHIBIT 6-B

INNOVATION DISTRICTS – TEXT AMENDMENTS

Staff Draft 7/6/20, updated 10/26/20

COMPREHENSIVE PLAN – Table 1 – LAND USE DESIGNATIONS

Table 1 - Land Use Designations

Add Innovation District to the Comprehensive Plan's list of overlay designations. [See separate document EXHIBIT 7-B "Miscellaneous updates" (ZCTA-06) for updated Table 1.]

COMPREHENSIVE PLAN – OVERLAY DESIGNATIONS

Innovation District and Enterprise Area

The Innovation District and Enterprise Area (IDEA District) is a flexible overlay designation that may be applied to non-residential areas at the request of a property owner. An IDEA overlay provides greater flexibility in the allowable uses and development standards than the underlying zone, in order to encourage and to expand economic opportunities for innovative, small-scale businesses to locate in Sumner. The IDEA District could contain a combination of office, retail, residential, co-working spaces, a makerspace and entrepreneur support services.

COMPREHENSIVE PLAN – ECONOMIC DEVELOPMENT ELEMENT

4. Encourage small businesses as a vital part of the City's economic framework.

- 4.5 Use land use and other regulatory controls to allow for a mix of small businesses, chain and franchises operations, light manufacturing, artisan shops, craft production, small research and development businesses, and other innovative and emerging trends. Promote "innovation districts" in appropriate locations.

ZONING CODE – Title 18 – ZONING – Chapters (Table of Contents)

- 18.20 Development Agreements
- 18.22 ~~(Reserved)~~ Innovation District and Enterprise Area (IDEA)
- 18.24 Planned Residential Development (PRD)
- 18.26 Planned Mixed-Use Development (PMUD)

ZONING CODE – Chapter 18.04 DEFINITIONS

18.04.0542 Live-work unit.

"Live-work unit" means a structure that predominantly functions as a work space and secondarily as a residence, and:

- A. Combines a commercial or light manufacturing activity that is allowed in the zone or overlay zone with a residential living space for the owner of the business activity, or the owner's employee, and that person's household;
- B. The resident owner or employee of the business is responsible for the commercial or light manufacturing activity performed; and
- C. The commercial or light manufacturing activity conducted takes place subject to a valid business license associated with the premises.

18.04.0346 Distillery, micro

“Micro-distillery” or “craft distillery” means a producer of alcohol spirits that produces fewer than 50,000 gallons per year; is independently owned and operated, and is transparent regarding its ingredients, its distilling and bottling location; its distilling and bottling process, and its aging process.

18.04.1105.2 Winery, craft

“Winery, craft” means a producer of wine up to 125,500 liters or 30,000 gallons per year primarily of products produced on site, typically pressed in small batches, and typically including a wine tasting area open to the public. A craft winery is independently owned and operated.

ZONING CODE – Chapter 18.22 Innovation District and Enterprise Area (IDEA)

18.22.010 Purpose and intent.

The purpose and intent of this chapter is:

- A. Encourage innovative businesses, small incubator businesses, and research and development start-ups, within the city that attract young talent to the community and help build the city’s future work force.
- B. Encourage thoughtfully designed sites and buildings that provide a collaborative social environment with spaces for living, working, designing, inventing, playing, and learning.
- C. Enable small-scale business enterprises to locate in a wider range of suitable locations, while minimizing impacts on residential neighborhoods.
- D. Encourage infill in commercial and industrial districts to promote use of underutilized sites and efficient use of land, and to promote economic activity near downtown.
- E. Accommodate a range of enterprises in a manner that is flexible and responsive to changing uses, trends and innovations.
- F. Provide live/work uses in close proximity to each other to reduce reliance on auto trips. Within the overlay, limited residential uses may be allowed in commercial and industrial zones where associated with workspaces.
- G. Provide affordable housing units and affordable workspaces.

18.22.020 Districts – Where permitted.

An IDEA overlay may be applied to the following districts and areas: May be applied to any commercial or industrial zone.

18.22.030 (reserved)

18.22.040 Permitted uses.

- A. Restaurants, cafes, coffee houses, bakeries, and similar food services.
- B. Retail services, offices shared workspaces, and live/work spaces that support incubator businesses.
- C. Residential units provided that residential uses are limited to 50 percent of total floor area.
- D. Bars and brew pubs.
- E. Farmers markets.
- F. Artist studio, blacksmith shop, glassblowing, and similar artisan enterprises.
- G. Craft brewing (micro-brewery, micro-distillery, craft winery).
- H. Artisanal food products production.
- I. Museums, libraries, art galleries.
- J. Public post-secondary educational institutions, such as a university branch or community college.

- K. Light fabrication of metal products, clothing products, small electronics, machine prototypes and similar small-scale light industrial uses; provided all operations are conducted indoors, no noise, odor or vibrations are noticeable beyond the property lines; and provided fabrication area is limited to 5,000 square feet floor area.

18.22.050 (reserved)

18.22.060 Development standards:

The director shall be guided by the following criteria in applying the IDEA overlay:

- A. The proposed use will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the proposed use or in the district in which the subject property is situated;
- B. The proposed use and development on the premises:
1. Shall not create noise, light, glare, vibration, or odor that would disturb the peace, quiet, and comfort of neighboring residents, retail uses, lodging and restaurant uses.
 2. Shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design;
 3. Shall be in keeping with the goals and policies of the Sumner comprehensive plan; and
 4. May be permitted exterior changes, subject to the Sumner Design Guidelines, and administrative approval by the Director.

18.22.070 (reserved)

18.22.050 Approval process

The Director may approve application of the overlay through an administrative use permit as a Type III decision, pursuant to SMC 18.56.030(D).

ZONING CODE – LAND USE PERMITS REQUIRED

18.56.030 Land use permits required.

- D. The following decisions are Type III.a decisions which require no public notice and are appealable to the hearing examiner:
1. Short subdivisions;
 2. Revocation of a land use permit pursuant to SMC 18.56.230;
 3. Approvals pursuant to the resource, wildlife and hazard areas, chapter 16.40 SMC;
 4. Zoning code interpretation;
 5. Renewal of a land use permit pursuant to SMC 18.56.220;
 6. Temporary caretaker's quarters;
 7. Temporary continuing care quarters;
 8. Final subdivisions.
 9. Application of IDEA district overlay.



EXHIBIT 7-A

2020 Comprehensive Plan Update - Miscellaneous Comprehensive Plan and Zoning Code Text Amendments

Miscellaneous text amendments include: Update list of land use designations; update Town Center policy; remove references to obsolete zoning districts in sign code, off-street parking, non-conforming uses and noise ordinance; and other miscellaneous code “housekeeping” revisions

I. DESCRIPTION OF PROPOSAL

This proposal (docket item ZCTA-06) is a series of staff-initiated proposals that involve minor revisions and “clean up” of various Zoning Code text and Comprehensive Plan text. There are several components of the proposal, summarized below. **SEE EXHIBIT 7-B for text amendments.**

A. Update Comprehensive Plan list of implementing documents

This would update list of documents that implement the Plan, such as the Parks and Trails Plan; would add East Sumner Neighborhood Plan as an implementing document.

B. Minor policy updates

Proposal is for housekeeping updates to two policies: 1) Remove references to obsolete CBD zone. 2) Update policy for Town Center Plan as center of countywide significance. This proposal (docket item TA-03) would clarify in existing policy that Sumner’s Town Center Plan Area (TCP) was designated in 2019 as a center of countywide significance.

C. Update obsolete CBD and MUD zoning references and miscellaneous updates

This proposal is a “cleanup” of the now obsolete Central Business District (CBD) and Mixed Use Development District (MUD), which involves removing various references to these old zones in the Comprehensive Plan and Zoning Code. The 2018 Town Center Plan (TCP) replaced most of the CBD zone with TCP zone. For the MUD zone, the Zoning Map has no locations mapped as MUD, and MUD text in the code is not applicable. Most of the changes involve changing CBD regulations to Neighborhood Commercial, transferring them to the Town Center zone, or removing the regulations altogether. Because the CBD and MUD zones are referenced throughout the Sumner Municipal Code, the code revisions require updates of various chapters. *[Note that the Commercial Uses chart in Chapter 18.16 is proposed for an update in a separate document under “CBD Main Street Parcels (MA02)” Exhibit 2.]*

1. Comprehensive Plan:

- Table 1- Land Use Designations: Remove CBD references, and designations that are adopted in the code but missing from Table 1 (Resource Protection District, Town Center Plan area, Planned Residential Development).
- Descriptions of Land Use Designations and a policy: Remove CBD references; add missing Resource Protection District based on the existing purpose statement in the Zoning Code; and add Planned Residential Development overlay (missing from the list) If the proposed

Innovation District is adopted, it would be added to Table 1 and the list of Land Use Designations.

2. Noise Ordinance SMC 8.14:
 - Remove references to CBD and MUD.
 - Replace CBD with Town Center Plan (TCP) (Level A residential zones).
3. Vehicles and Traffic - Coasters & skateboards SMC 10.58.010:
 - Replace CBD with Town Center Plan (TCP).
4. Prohibited Uses – Collective gardens & marijuana SMC 18.03.020:
 - Remove references to CBD & MUD.
5. Zoning Districts list of districts SMC 18.06 - Table:
 - Remove references to CBD & MUD, add missing Town Center Plan area.
6. Medium Density Residential & High Density Residential zones SMC 18.14.020(K)(4):
 - Restriction on auto dealers remove reference to MUD zone.
7. Planned Mixed Use Development SMC 18.26:
 - For zones where allowed, remove references to CBD and MUD.
8. Town Center Code SMC 18.29:
 - Clarify replacement of CBD with Historic CBD district in Town Center Plan area.
 - Transfer old CBD allowance for drive-throughs to Town Center. Intent was to allow drive-throughs to continue in TCP, but to ensure they have compatible design features.
9. Nonconforming uses SMC 18.46.040: Remove references to MUD.
 - Clarify that additional nonconforming provisions in the Town Center Plan area apply. Note that Chapter 4.11 of the adopted Town Center Plan adopted almost verbatim the nonconforming provisions in 18.46.040(G). However, the Town Center Plan area also allows limited expansion of existing single family uses (TCC Chapter 18.29), and the proposed update to 18.46.040 nonconforming uses will not change that.
10. Procedures for permits SMC 18.56.030(I):
 - Remove reference to CBD height exception.
11. Off-street parking regulations SMC 18.42:
 - Replace CBD with TCP.
 - Transfer the existing CBD parking waiver to TCP for small commercial uses within 500 feet of a public parking lot (and other criteria). The existing CBD parking waiver allows commercial uses in the downtown to operate without having to install the standard required parking stalls. The intent is to allow on-street parking and nearby public parking lots to count as parking, to promote and support downtown businesses.
12. Sign Code (Chapter 18.44):
 - Change CBD references to TCP. There is no corresponding Town Center Plan section in the Sign Code. Staff's intent when TCP was adopted was to remove CBD and apply the existing CBD sign regulations to the TCP zone.
 - Note that the remnant parcels along Main Street that are to be rezoned from CBD to NC would now be required to comply with the NC sign regulations. The NC regulations have the same allowances as the CBD regulations.
 - Transfer of an existing Electronic Readerboard Signs (ERBS) allowance from General Commercial to Town Center district, west of the White River.

EXHIBIT 7-B

MISCELLANEOUS COMPREHENSIVE PLAN AND ZONING CODE TEXT AMENDMENTS

Staff's draft 7/6/20, updated 10/26/20

I. COMPREHENSIVE PLAN POLICIES & TEXT

COMPREHENSIVE PLAN – INTRODUCTION

IMPLEMENTING PLANS AND STRATEGIES

To implement the Sumner Comprehensive Plan, the following plans and strategies have been completed:
Sumner ~~Trail Master~~Parks and Trails Plan, 2008 2018. This Plan provides the location, standards, and cost estimates for the trail system which extends from the King County Interurban Trail in the City of Algona to the Pierce County Foothills Trail in the City of Puyallup. The plan was originally adopted June 2, 2008 ~~by Sumner Resolution No. 1240~~ and updated in 2018.

Design and Development Guidelines, 2008-2018. The design guidelines supplement the zoning code and provide a greater level of detail regarding landscaping, building and architectural treatments and pedestrian friendly amenities. The design guidelines were originally adopted in 1996 and underwent a major rewrite in 2008 ~~and were adopted by the City Council on October 6, 2008 per Ordinance No. 2270~~ with minor updates in 2018.

East Sumner Neighborhood Plan, 2020. The East Sumner sub-area is approximately 174 acres of lowland located in the eastern portion of the City of Sumner. The core of the area is bordered by 160th Avenue East, 64th Street East, Main Street East, Sumner-Tapps Highway East, and State Route 410. The eastern portion of the site is bisected by Salmon Creek. The East Sumner Neighborhood Plan (ESNP) was adopted to guide growth in the area for the next 20 years. This plan envisions a mixed use “urban village” that complements and supports the Downtown. The City of Sumner first adopted the ESNP in 2001, updated it in 2015, and again in 2020.

HISTORIC AND CULTURAL RESOURCES SUB-ELEMENT

- 1.6 Analyze and consider a historic overlay zone in the ~~Central Business District~~Downtown area as a tool for preserving the character of Main Street.

LAND USE SUB-ELEMENT

GOALS, POLICIES, AND OBJECTIVES

- 1.15 ~~In coordination with Pierce County and other jurisdictions designate~~Support the Town Center Plan area as a ~~“center of local importance~~Countywide Center” as it relates to transportation funding.

Table 1 – LAND USE DESIGNATIONS

CATEGORY	DENSITY	FAR
<u>Residential</u>		
<u>Resource Protection (RES)</u>	<u>1 du/20 acres</u>	--
Residential-Protection (R-P)	1 du/20 acres	--

CATEGORY	DENSITY	FAR
Low Density Residential-1 (LDR-1)	2.9 -5.0 du/acre	--
Low Density Residential-2 (LDR-2)	5.1-6.5 du/acre	--
Low Density Residential-3 (LDR-3)	6.6-8 du/acre	--
Medium Density (MDR)	8.1-15 du/acre	--
High Density (HDR)	12.1-25 du/acre	--
<u>Commercial</u>		
General Commercial (GC)	12.1-20 du/acre	--
Interchange Commercial (IC)	--	.3 - .5
Neighborhood Commercial (NC)	12.1-20 du/acre	.3 - .5
<u>Mixed-Use</u>		
Central Business District (CBD) <u>Town Center Plan area</u>	12.1 - 30 du/acre <u>Unlimited if height, open space, setbacks, and parking are met.</u>	2.0-3.0 <u>.75-6.0</u>
Urban Village (UV)	12.1 - 40 du/acre	1.0 - 2.0
<u>Manufacturing</u>		
Light (M-1)	--	.3 - .8
Heavy (M-2)	--	.3 - .8
<u>Public/Private Facilities & Utilities (P)</u>	--	.3 - .8
<u>Overlay Designations</u>		
Shoreline	Refer to Sumner SMP	Refer to Sumner SMP
<u>Planned Residential Development</u>	<u>Based on underlying zone</u>	<u>n/a</u>
Planned Mixed Use Development	5-37.5 du/acre	.3-.5
Town Center Plan Subarea <u>Sub-Districts</u>	Unlimited if height, open space, setbacks, and parking are met.	.75-6.0
<u>Innovation District & Enterprise Area</u>	<u>Based on underlying zone</u>	<u>n/a</u>

LAND USE DESIGNATIONS, CONT.

Innovation District and Enterprise Area

The Innovation District and Enterprise Area (IDEA District) is a flexible overlay designation that may be applied to non-residential areas at the request of a property owner. An IDEA overlay provides greater flexibility in the allowable uses and development standards than the underlying zone, in order to encourage and to expand economic opportunities for innovative, small-scale businesses to locate in Sumner. The IDEA District could

contain a combination of office, retail, residential, co-working spaces, a makerspace and entrepreneur support services.

Planned Mixed Use Development and Planned Residential Development

The **Planned Mixed Use Development (PMUD)** overlay area requires a mix of commercial and residential development that will undergo extensive public process including design review, hearing examiner recommendation, and City Council approval. The PMUD offers greater flexibility to develop a mix of ground floor commercial, walkable neighborhoods, increased density as appropriate, adequate open space, complete street designs and opportunities for green and environmentally friendly development. The result is a development that fits the character of the surrounding neighborhood as a whole and is an asset to the community. A PMUD may have a mix of commercial, mixed use structures, and stand-alone multi-family residential in a variety of configurations from live/work units, residential over ground floor commercial, to townhouses, and cottages. Buffer areas can also be configured within a PMUD to minimize conflicts between uses such as agriculture and large-lot single-family or, between more intense uses such as industrial, depending on the neighborhood. The Planned Residential Development (PRD) overlay is similar to a PMUD but for residential developments. The PRD offers greater flexibility to develop a mix of housing types with varying lot sizes and dimensions, increased density as appropriate, adequate open space, and building setbacks and heights that are compatible with adjacent residential uses. The result is a development that allows for a high level of variety in housing and flexibility in site design while remaining compatible with the character of the surrounding neighborhood.

Resource Protection District

The Resource Protection District applies to areas that have significant natural resources or potential for small- to - moderate-scale agricultural uses. The district's purpose is to: Protect natural resources such as agricultural, mineral resource, fish and wildlife habitat areas from the intrusion of non-resource based development; to promote the conservation of natural resource lands and related activities or operations; and to maintain large areas free of impervious surfaces in order to increase the potential for natural infiltration of rainfall and the retention of natural drainage water patterns, minimizing the need for storm water facilities and increasing the protection of ground water resources.

Central Business District Historic Central Business District (Town Center Plan) Town Center Plan area

The 2018 Town Center Plan update re-designated the Central Business District to the Historic Central Business District which provides a focal point for the City and allows for retailing and other commercial services in a fashion that preserves and enhances the pedestrian scale and character of development in the Town Center area. Small and medium independent shops and offices are typical to this district. Primary uses include retail businesses, professional offices, hospitals, medical clinics, hotels, theaters, restaurants, personal service shops, multi-family dwellings above ground floor commercial uses, and public/semi-public buildings. Secondary uses include, convenience stores, utilities subject to compatibility criteria, and small scale light manufacturing associated with artisan or craft production. The Historic Central Business District also functions as a "town center" because of its central location as a transit hub, the pedestrian scale and character, and the types of services provided. ~~A small portion of land remains zoned "Central Business District" in the vicinity of Valley Avenue and Main Street.~~ The Town Center Plan district includes several sub-districts: the West Sumner district, riverside district, station district and the historic central business district. Each district has its own unique characteristics, and development requirements.

Urban Village

Urban villages are self-contained, tightly gridded, mixed use areas with a seamless mix of residential, commercial,

and civic uses. An urban village in Sumner would be different than an urban village in Seattle. In Sumner, an urban village would be something like a "mini-Downtown" and would respect the "small town character" of Sumner by ensuring buildings are of appropriate height and scale.

The urban villages will provide a focus for neighborhoods outside ~~the CBD, but are secondary to the CBD of the downtown area.~~ Urban villages promote pedestrian scale, transit-oriented developments in harmony with the character of the community. Primary uses include retailing and commercial services, banks (with no drive through facilities), professional offices, bed-and-breakfasts, hotels, civic uses, multi-family dwellings of various types including duplexes, townhouses, condominiums, apartments, etc. Secondary uses can include single-family dwellings, accessory units, adult family homes, day care, public and private educational facilities, utilities subject to compatibility criteria, churches and religious institutions, convalescent care and rest homes. Mixed uses, converted residential buildings, converted commercial buildings, and variable lot sizes are encouraged to ensure pedestrian orientation, visual interest, and historic character protection.

General Commercial

This designation is applied to areas outside ~~the CBD of the downtown area~~ and urban villages where retailing, commercial, and office uses serving a larger market are promoted. While the uses accommodate automobiles to a greater degree, buildings with a street orientation, screened parking, and ample landscaping ensure more attractive centers. Primary uses include retail businesses, automotive sales, professional offices, hospitals, medical clinics, hotels, theaters, restaurants, personal service shops. Secondary uses include automotive service stations, convenience stores, utilities subject to compatibility criteria, and light manufacturing, assembling, and repairing. General commercial uses may occur in different forms to encourage specific uses. For example, areas around hospitals may have provisions encouraging medical service and pedestrian access; or retail or commercial uses near large employment centers may be limited to commercial uses to support workers. Limited multi-family residential uses may be incorporated (e.g. on second floors above retail) where it can be integrated into the proposed development and is compatible with the surrounding neighborhood. Existing general commercial areas will be encouraged to incorporate pedestrian-oriented elements and positive design features such as additional landscaping, reduced front setbacks, screened parking, and pedestrian scale lighting and signage. New development in general commercial areas will require design review to ensure these goals are met and a balance in the accommodation of all transportation modes including transit and pedestrians is achieved.

II. NOISE ORDINANCE - Title 8 SMC

8.14.070 Zoning classification for EDNA.

A. The following land use zoning classifications as found in the zoning code are assigned the EDNA classification below:

Zone	EDNA
LDR-4; LDR-6; LDR-7.2; LDR 8.5; LDR-12; MDR; HDR; RP; MUD	Class A
NC; CBD ; <u>Town Center Plan</u> ; GC; IC	Class B
M-1; M-2; AG	Class C

The EDNA Class A, B, or C assigned to each zoning district shall be used to determine receiving property maximum permissible noise levels.

III. VEHICLES AND TRAFFIC – Title 10 SMC

10.58.010 ~~Central business district~~ Town Center Plan area.

It is unlawful for any person to use or operate a coaster or skateboard in the ~~area known as the central business district~~ Town Center Plan area of the city of Sumner, except upon private property with the permission of the owner or person in control.

The ~~central business district of the city of Sumner~~ Town Center Plan area is defined as ~~described on the map attached to the ordinance codified in this chapter~~ in SMC Title 18. (Ord. 1754 § 1, 1996)

IV. ZONING CODE – Title 18 SMC

Title 18 ZONING - Chapters

18.14 Medium and High Density Residential Districts (MDR, HDR)

18.16 Commercial Districts (NC, ~~CBD~~, GC, IC, ~~MUD~~)

18.18 Manufacturing Districts (M-1, M-2)

Prohibited Uses – Collective gardens & marijuana SMC 18.03.020

A Collective gardens, as defined in SMC 18.04.0247, are prohibited in the following zoning districts:

1. Resource protection district;
2. All residential districts, including: residential protection, low density residential, medium density residential, high density residential, cluster overlay, and East Sumner urban village overlay;
3. All commercial/office districts, including: general commercial, neighborhood commercial, ~~central business district~~ Town Center Plan area, interchange commercial, ~~mixed use development~~, East Sumner urban village overlay, and cluster overlay;

Zoning Districts - 18.06.010 Use districts designated.

In order to classify, segregate and regulate the uses of land, buildings and structures, the city is divided into the following use districts:

Abbreviation	District	Minimum Size Lot (sq. ft.)
RES	Resource protection	871,200
RP	Residential-protection	871,200
LDR-4	Low density residential	4,000
LDR-6	Low density residential	6,000
LDR-7.2	Low density residential	7,200
LDR-8.5	Low density residential	8,500
LDR-12	Low density residential	12,000
MDR	Medium-density multifamily residential	7,500
HDR	High-density multifamily residential	7,500
NC	Neighborhood commercial	15,000
CBD <u>TCP</u>	Central business <u>Town Center Plan area</u>	5,000 <u>n/a</u>

Abbreviation	District	Minimum Size Lot (sq. ft.)
GC	General commercial	5,000
IC	Interchange commercial	5,000
MUD	Mixed-use development	5,000
M-1	Light manufacturing	10,000
M-2	Heavy manufacturing	6,000

(Ord. 2548 § 2, 2015: Ord. 2147 § 3, 2005: Ord. 2134 § 5, 2005: Ord. 1739 § 12, 1996: Ord. 1694 § 1, 1995)

MDR & HDR zones - SMC 18.14.020(K)(4)

K. Expansion of existing automotive and motorized vehicle sales and rental agencies lawfully operating as of June 1, 2000; provided, that:

1. The required 10-foot landscaped yard setback shall include a solid, commercial grade, masonry wall; wood fence with minimum six-inch by six-inch posts; a vinyl fence; or equivalent...
2. The required 10-foot landscaped yard setback shall include evergreen trees with a minimum height at planting of five feet and caliper of two inches at time of planting...
3. The use of an outdoor public address (PA) system shall comply with the noise control regulations per chapter 8.14 SMC.
- ~~4. Such use shall not occur more than 180 feet from the boundary of an MUD zone as exists on or before August 1, 2013.~~

Planned Mixed Use Development – SMC 18.26

18.26.020 Districts – Where permitted.

Planned mixed-use developments (PMUD) may be permitted in the following districts:

- A. NC, neighborhood commercial district;
- B. ~~GBD, central business district~~ GC general commercial district;
- ~~C. GC, general commercial district.~~ (Ord. 2531 § 9 (part), 2015: Ord. 2343 § 2 (part), 2010: Ord. 2319 § 8, 2010: Ord. 1739 § 22, 1996: Ord. 1694 § 1, 1995)

~~18.26.050 PMUD prohibited.~~

~~A planned mixed-use development shall be prohibited in the mixed-use development (MUD) district. (Ord. 2531 § 9 (part), 2015: Ord. 2343 § 2 (part), 2010)~~

Town Center Code -- SMC 18.26

18.29.020 Districts in the Town Center.

The Town Center includes the West Sumner district, riverside district, station district and the historic central business district (mapped as Historic District). Each district has its own unique characteristics, whether it is the increased heights allowed in the West Sumner district, or the connection to the White River in the riverfront district, or the proximity to the Sounder Station of the station district, or the historic character of the historic central business district. These characteristics are a primary focus in the Town Center Code. (Ord. 2667 § 1 (part), 2018)

18.29.030 Principal uses.

Permitted uses in the Town Center districts are as follows:

W. Drive thru businesses. Drive-through businesses located in the Town Center Historic Central Business District (Historic District on map) are subject to performance standards at SMC 18.16.080(V).

Nonconforming Uses – SMC 18.46.040

G. The following provisions shall apply to nonconforming multifamily uses and nonconforming commercial and professional service uses ~~outside the MUD zone~~:

1. Nonconforming multifamily and commercial and professional service uses may expand up to 25 percent of their square footage by conditional use permit; except that expansion may not occur if it is necessary to purchase additional property. The expansion shall meet the development standards of the zone such as setbacks, lot coverage and building height;
2. No additional dwelling units may be added, except that dwelling units may be added to a nonconforming commercial use ~~in the MUD zone~~;
3. Structures may be rebuilt after a fire or other disaster to original dimensions unless a health or safety impact would occur;
4. When a nonconforming commercial or professional service business ceases and a change of use is proposed, the site shall be treated as nonconforming and shall follow the nonconforming provisions indicated above and other portions of this chapter.

H. Nonconforming uses in the Town Center Plan area are subject to the provisions in the Town Center Code at 18.29.060 Performance standards. The following provisions shall apply to nonconforming uses in the MUD zone:

- ~~1. Nonconforming uses may expand up to 25 percent of their square footage by conditional use permit; except that expansion may not occur if it is necessary to purchase additional property. The expansion shall meet the development standards of the zone such as setbacks, lot coverage and building height;~~
- ~~2. If the structure containing a nonconforming use is destroyed by any means to an extent of more than 100 percent of its replacement cost at the time of destruction it shall not be reconstructed except in conforming with the use and other provisions of this title. (Ord. 2147 § 19, 2005; Ord. 1694 § 1, 1995)~~

Procedures for Permits - Land use permits required SMC 18.56.030(I)

I. The following decisions are Type V decisions which require a public hearing and decision by the hearing examiner, and are appealable only through the judicial system:

1. Conditional use;
2. Shoreline conditional use; provided, that supplemental procedures for shoreline decisions are provided in SMC 18.56.150;
3. Subdivision preliminary plats; provided, that supplemental procedures for subdivision approval are established in SMC Title 17;
4. Binding site plans;
5. Shoreline substantial development permits and shoreline variances; provided, that supplemental procedures for shoreline decisions are provided in SMC 18.56.150;
- ~~6. Height exception in the central business district per SMC 18.16.075.~~

Off Street Parking – Chapter 18.42 OFF STREET PARKING AND LOADING

18.42.010 Applicability.

18.42.020 Reduction of existing parking spaces.

18.42.030 Design and construction standards.

18.42.040 Required number of parking spaces.

18.42.043 Maximum number of parking spaces.

~~**18.42.045 Parking in Central Business District parking area.**~~

18.42.046 Truck-related parking in interchange commercial truck parking overlay area.

18.42.047 Parking in Town Center Plan area.

18.42.047 Parking in Town Center Plan area.

- A. The boundaries of the Town Center Plan area shall be defined by the comprehensive plan.
- B. Within the Town Center Plan area, new and expanding uses are allowed an administrative waiver to allow on-street parking units to be counted towards the minimum parking requirements, provided all of the following are satisfied:
 - 1. The proposed use is a retail, business or commercial use; business or professional office; restaurant; not automotive vehicle sales; and
 - 2. The property owner enters into an agreement to not protest the formation of a future local improvement district to provide additional parking; and
 - 3. Only parking units along the property frontage may be applied; and
 - 4. The proposal will not result in the displacement of existing private parking established as accessory to an existing structure. The required parking may only be removed if such structure is similarly removed or a conditional use approval is granted. (Ord. 2667 § 6, 2018)

C. Within the Town Center Plan area, new and expanding uses are allowed an administrative reduction of required parking stalls, provided all of the following are satisfied:

- 1.—The proposed use is a retail, business or commercial use; business or professional office; restaurant not exceeding 3,000 gross square feet; assembly use not exceeding an occupancy of 50; or a food store or market not exceeding 2,500 square feet.
- 2. The property owner enters into an agreement to not protest the formation of a future local improvement district to provide additional parking.
- 3. The proposal will not result in the displacement of existing private parking established as accessory to an existing structure.
- 4. The use will have peak parking demands during times of low parking demand for adjacent uses.
- 5. The use is within 500 feet of an existing public parking lot with capacity to accommodate additional parking during periods of peak demand.
- 6. Projects which provide a portion of their required parking are preferred over those which provide no parking.

~~18.42.045 Parking in Central Business District parking area.~~

- ~~A.—The boundaries of the central business district parking area shall be defined as any area with a central business district designation and west of Meade Avenue.~~
- ~~B.—Within the central business district parking area, certain new and expanding uses are allowed an administrative waiver from the parking requirements, provided all of the following are satisfied:~~
 - ~~1. The proposed use is a retail, business or commercial use; business or professional office; restaurant not exceeding 3,000 gross square feet; assembly use not exceeding an occupancy of 50; or a food store or market not exceeding 2,500 square feet.~~
 - ~~2. The property owner enters into an agreement to not protest the formation of a future local improvement district to provide additional parking.~~
 - ~~3. The proposal will not result in the displacement of existing private parking established as accessory to an existing structure. The required parking may only be removed if such structure is similarly removed or a conditional use approval is granted as provided below.~~
- ~~C. A use which is not allowed an administrative waiver from the parking requirements in the central business district parking area, may apply to the hearing examiner for conditional use approval to allow such use without all or a portion of the required parking.~~
 - ~~1. In determining whether to grant a proposed conditional use for certain uses without all or a portion of the parking in the central business district parking area, the hearing examiner and city council shall consider the general conditional use criteria and the specific criteria listed below:~~
 - ~~a. Uses which have peak parking demands during times of low parking demand for other uses in the central business district parking area shall be preferred.~~

- b. ~~Uses with documented clientele which would complement and support other uses in the central business district parking area are preferred.~~
- c. ~~Projects which are in close proximity to existing public parking lots with capacity to accommodate additional parking during periods of peak demand from the proposed uses are preferred.~~
- d. ~~Projects which provide a portion of their required parking or directly create new public parking are preferred over those which provide no parking.~~
- e. ~~Projects whose overall design and use complement the downtown and further the goals of the comprehensive plan shall be preferred.~~
- 2. ~~Based on the review of the proposal, the hearing examiner and city council may deny the proposal, if it does not sufficiently satisfy the above criteria. A proposal must satisfy criterion (e) of the previous sub-section and at least three of criteria (a) through (d) of the previous subsection.~~
- 3. ~~When considering a conditional use permit for a use subject to the provisions of this section, the hearing examiner or city council may, as a condition to the granting thereof, require the applicant make other necessary improvements to improve parking and access.~~
- D. ~~Developments which would result in the removal of required private parking within the boundaries of the central business district parking area may apply for conditional use approval to allow such development pursuant to the criteria and standards of SMC 18.42.045 (C).~~
- E. ~~When determining the amount of contribution of a particular project towards providing parking through a future local improvement district, the demand created by the new use and any resulting loss of existing parking shall be considered. An applicant may credit towards this obligation, any new public parking within the central business district parking area towards which they directly provide or contribute. For purposes of this credit, one public parking space shall be credited as two required private spaces. In order to qualify as public parking, it must be dedicated to the city or occur on city owned property, and be available at all times for public parking.~~
- F. ~~Any proposal for a conditional use permit to waive all or a portion of the parking shall be accompanied with an agreement to not protest a future local improvement district for parking. (Ord. 2147 § 17, 2005; Ord. 1694 § 1, 1995)~~

V. SIGN CODE – Title 18 SMC Chapter 18.44

Article IV. Regulations by District

18.44.200 Signs permitted in all districts.

18.44.210 Signs permitted in residential districts.

~~18.44.220 Signs permitted in the central business district.~~ Town Center Plan area.

18.44.230 Signs permitted in neighborhood commercial district ~~and mixed-use developments in the central business district, general commercial district and in the mixed-use development district.~~

18.44.240 Signs permitted in the general commercial district.

18.44.245 Signs permitted in the interchange commercial district.

18.44.250 Signs permitted in industrial districts.

18.44.260 Maintenance of signs.

TOWN CENTER PLAN SIGN REGULATIONS

18.44.220 Signs permitted in the ~~central business district~~ Town Center Plan area.

A. Aggregate Sign Area. The aggregate sign area for any premises shall not exceed one and one-half square feet for each foot of street frontage. The aggregate sign area for corner lots shall not exceed one square foot for each foot of street frontage. Unless otherwise exempt, signs permitted in accordance with this section are subject to the total aggregate sign area.

B. Multiestablishment Buildings. A multiestablishment building is a single building that contains more than one commercial or mixed use establishment. A multiestablishment building may erect the following signs up to the maximum aggregate sign area:

1. Building Identification Sign. Sign(s) identifying the name and/or address of the building are allowed as follows. The names of individual establishments in the building may be placed on up to 70 percent of the sign area.

a. Freestanding Sign.

i. Freestanding signs are prohibited ~~in the central business district~~ along Main Street between Wood Avenue and the Burlington Northern Railroad right-of-way.

ii. One wall sign or freestanding sign is allowed for each street frontage not to exceed a total of two signs on the premises.

iii. The maximum sign area permitted is 150 square feet. No one face shall exceed 75 square feet. The freestanding sign shall not exceed a height of 15 feet within 15 feet of any lot line abutting a public street right-of-way. For each additional one-foot setback beyond 15 feet the sign height may be increased by two feet to a maximum height of 35 feet.

iv. Low, horizontal monument signs are preferred.

b. Wall Signs. One wall sign or freestanding sign is allowed for each street frontage not to exceed a total of two signs on the premises. The maximum sign area permitted for a building identification wall sign is equal to five percent of the facade to which it is attached, or 150 square feet, whichever is less.

c. Window Signs. Sign area shall not exceed 20 percent of the total window area of any facade. Window signs shall meet the standards in SMC 18.44.030(D).

d. Projecting Signs. Projecting signs are prohibited on Main Street between Traffic Avenue and Wood Avenue ~~and the north side of Main Street between Lewis Avenue and Valley Avenue~~. Projecting signs where allowed shall be erected in accordance with SMC 18.44.180.

e. Awning or Canopy Signs. Sign area shall be calculated as part of total allowed area for a wall sign. No canopy sign shall extend above the top of the canopy.

f. Roof signs are prohibited.

g. Suspended Signs. Suspended signs shall meet the standards set forth in SMC 18.44.170.

2. Individual Establishment Identification Signs. Each individual establishment in a multiestablishment building is allowed a minimum of 30 square feet of signage as set forth below. Aggregate sign area shall not apply to signs for individual establishments.

a. Freestanding signs are prohibited.

b. Wall Signs. A maximum of two wall signs are allowed, except that an establishment on a building corner is allowed one additional wall sign on the ground floor up to 10 square feet. The maximum sign area permitted is equal to five percent of the facade to which it is attached, or 150 square feet, whichever is less.

c. Window Signs. Sign area shall not exceed 20 percent of the total window area of any facade. Window signs shall meet the standards in SMC 18.44.030(D).

d. Projecting Signs. Projecting signs are prohibited on Main Street between Traffic Avenue and Wood Avenue. Projecting where allowed signs shall meet the standards set forth in SMC 18.44.180.

e. Awning or Canopy Signs. Sign area shall be calculated as part of total allowed area for a wall sign. No canopy sign shall extend above the top of the canopy.

f. Roof signs are prohibited.

g. Suspended Signs. Suspended signs shall meet the standards set forth in SMC 18.44.170.

C. Single Establishment Buildings. Any commercial building or multifamily development site occupied by a single establishment may erect signs as follows up to the maximum aggregate sign area:

1. Freestanding Sign.

- a. Freestanding signs are prohibited ~~in the central business district~~ along Main Street between Wood Avenue and the Burlington Northern Railroad right-of-way.
- b. One freestanding sign is allowed per street frontage of the premises up to a maximum of two signs. The maximum sign area permitted is 150 square feet. No one face shall exceed 75 square feet.
- c. The freestanding sign shall not exceed a height of 15 feet within 15 feet of any lot line abutting a public street right-of-way. For each additional one-foot setback beyond 15 feet the sign height may be increased by two feet to a maximum height of 35 feet.
- d. Low, monument signs are preferred.

2. Wall Signs. A maximum of two wall signs are allowed on the premises, except that an establishment on a corner is allowed one additional wall sign on the ground floor up to 10 square feet. Sign area shall not exceed five percent of the area of the building facade to which it is attached, or 150 square feet, whichever is less. A single establishment building is allowed a minimum of 30 square feet of total signage.

3. Window Signs. Sign area shall not exceed 20 percent of the total window area of any facade. Window signs shall meet the standards in SMC 18.44.030(D).

4. Projecting Signs. Projecting signs are prohibited on Main Street between Traffic Avenue and Wood Avenue ~~and the north side of Main Street between Lewis Avenue and Valley Avenue~~. Projecting signs where allowed shall be erected in accordance with SMC 18.44.170.

5. Awning or Canopy Signs. Sign area shall be calculated as part of total allowed area for a wall sign. No canopy sign shall extend above the top of the canopy.

6. Roof signs are prohibited.

7. Suspended Signs. Suspended signs shall meet the standards in SMC 18.44.170.

8. Electronic reader board signs (ERBS). ERBS are allowed west of the White River for single-establishment retail buildings with a total floor area greater than 40,000 square feet, as follows:

- a. ERBS shall not display more than one message per eight seconds.
- b. Animation between messages shall not be allowed.
- c. ERBS are allowed only on wall signs in lieu of a wall sign allowed in subsection (C)(2) of this section. An ERBS shall not exceed 75 percent of the allowed sign square footage, or 125 square feet, whichever is less. Freestanding ERBS are not allowed.
- d. Only one ERBS is allowed per site and parcel.
- e. The difference between the off and solid-message measurement using the ERBS measurement criteria shall not exceed 0.3 foot-candles over ambient lighting conditions when measured at the recommended distance, based on the ERBS size. The measurement distance shall be calculated by using the following formula: measurement distance = the square root of the (area of the sign square feet x 100).
- f. ERBS shall be programmed to automatically adjust illumination for all times of day and night based on ambient light conditions using photocell technology.

D. Other Signs Allowed.

1. Sandwich board/sidewalk signs are allowed subject to the provisions SMC 18.44.120.

2. Rear Entrance Signs. Any building with a rear entrance from a public or private parking lot or alley may have a rear entrance sign which shall be either a wall sign or a marquee or awning sign. Said sign shall not exceed 10 percent of the facade to which it is attached.

E. General Standards. Signs as may be allowed per this section shall be subject to the following standards:

1. Signs may be attached flush to the building so long as they do not obscure historic building details.
2. All new signs, except for neon tube signs, are to be surface lit by external light sources rather than illuminated from inside.
3. Businesses are to create individual styled signage which distinguishes their establishment. The use of icons and symbols are ways to demonstrate the product or service provided.
4. Signs which relate to pedestrian eye level may be painted on the storefront glass.
5. Decorative motifs are allowed if they are consistent with the character, integrated with the building architecture, and are not used as advertising for the business. (Ord. 2647 § 1, 2018; Ord. 1896 § 2 (part), 1999)

NEIGHBORHOOD COMMERCIAL SIGN REGULATIONS

18.44.230 Signs permitted in neighborhood commercial district ~~and mixed-use developments in the central business district, general commercial district and in the mixed-use development district.~~

A. Aggregate Sign Area. The aggregate sign area for the premises shall not exceed one and one-half square feet for each foot of street frontage. The aggregate sign area for corner lots shall not exceed one square foot for each foot of street frontage. Signs permitted in accordance with this section are subject to the aggregate sign area.

B. Multi-Establishment Buildings. A single building that contains more than one establishment may erect the following signs up to the maximum aggregate sign area:

1. Building Identification Sign. Sign(s) identifying the name and/or address of the building are allowed as follows. Said sign(s) may contain the names of individual establishments in the building on up to 70 percent of the sign area.

a. Freestanding Signs.

~~i. Freestanding signs are prohibited in the central business district along Main Street between Wood Avenue and the Burlington Northern Railroad right-of-way and in the mixed-use development district.~~

iii. One wall sign or freestanding sign is allowed for each street frontage not to exceed a total of two signs.

iiii. The maximum sign area permitted is 150 square feet. No one face shall exceed 75 square feet. The freestanding sign shall not exceed a height of 15 feet within 15 feet of any lot line abutting a public street right-of-way. For each additional one-foot setback beyond 15 feet the sign height may be increased by two feet to a maximum height of 35 feet.

iviii. Low, horizontal monument signs are preferred.

b. Wall Signs. One wall sign or freestanding sign is allowed for each street frontage not to exceed a total of two signs. The maximum sign area permitted for a building identification wall sign is equal to five percent of the facade to which it is attached, or 150 square feet, whichever is less.

c. Window Signs. Sign area shall not exceed 20 percent of the total window area of any facade. Window signs shall meet the standards in SMC 18.44.030(D).

d. Projecting Signs. Projecting signs are prohibited on ~~Main Street between Traffic Avenue and Wood Avenue and~~ the north side of Main Street between Lewis Avenue and Valley Avenue ~~and in the mixed-use development district.~~ Projecting signs where allowed shall be erected in accordance with SMC 18.44.170.

e. Awning or Canopy Signs. Sign area shall be calculated as part of total allowed area for a wall sign. No canopy sign shall extend above the top of the canopy.

f. Roof signs are prohibited.

g. Suspended Signs. Suspended signs shall meet the standards in SMC 18.44.170.

2. Individual Establishment Identification Signs. Each individual establishment in a multi-establishment building is allowed a minimum of 30 square feet of signage as set forth below. Aggregate sign area shall not apply to signs for individual establishments.

- a. Freestanding signs are prohibited.
- b. Wall Signs. A maximum of two wall signs are allowed, except that an establishment on a building corner is allowed one additional wall sign on the ground floor, up to 10 square feet. The maximum sign area permitted is equal to five percent of the facade to which it is attached, or 150 square feet, whichever is less.
- c. Window Signs. Sign area shall not exceed 20 percent of the total window area of any facade. Window signs shall meet the standards in SMC 18.44.030(D).
- d. Projecting Signs. Projecting signs are prohibited on ~~Main Street between Traffic Avenue and Wood Avenue and~~ the north side of Main Street between Lewis Avenue and Valley Avenue. Projecting signs where allowed shall be erected in accordance with SMC 18.44.170.
- e. Awning or Canopy Signs. Sign area shall be calculated as part of total allowed area for a wall sign. No canopy sign shall extend above the top of the canopy.
- f. Roof signs are prohibited.
- g. Suspended Signs. Suspended signs shall meet the standards in SMC 18.44.170.

C. Single Establishment Buildings. Any commercial building occupied by a single establishment may erect signs as follows up to the maximum aggregate sign area:

1. Freestanding Signs.

~~a. Freestanding signs are prohibited in the central business district along Main Street between Wood Avenue and the Burlington Northern Railroad right-of-way.~~

~~ba.~~ One freestanding sign is allowed per street frontage of the premises up to a maximum of two signs. The maximum sign area permitted is 150 square feet. No one face shall exceed 75 square feet.

~~eb.~~ The freestanding sign shall not exceed a height of 15 feet within 15 feet of any lot line abutting a public street right-of-way. For each additional one-foot setback beyond 15 feet, the sign height may be increased by two feet to a maximum height of 35 feet.

~~ec.~~ Low, monument signs are preferred.

2. Wall Signs. A maximum of two wall signs are allowed on the premises, except that an establishment on a corner is allowed one additional wall sign on the ground floor up to 10 square feet. Sign area shall not exceed five percent of the area of the building facade to which it is attached, or 150 square feet, whichever is less. A single establishment building is allowed a minimum of 30 square feet of total wall signage.

3. Window Signs. Sign area shall not exceed 20 percent of the total window area of any facade. Window signs shall meet the standards in SMC 18.44.030(D).

4. Projecting Signs. Projecting signs are prohibited on ~~Main Street between Traffic Avenue and Wood Avenue and~~ the north side of Main Street between Lewis Avenue and Valley Avenue. Projecting signs where allowed shall be erected in accordance with SMC 18.44.170.

5. Awning or Canopy Signs. Sign area shall be calculated as part of total allowed area for a wall sign. No canopy sign shall extend above the top of the canopy.

6. Roof signs are prohibited.

7. Suspended Signs. Suspended signs shall meet the standards in SMC 18.44.170.

8. Digital Message Signs. Digital message signs in the neighborhood commercial zone shall be allowed only for schools, or regional community centers subject to the following standards:

- a. The digital message sign shall be considered a freestanding sign as per subsection (C)(1)(b) of this section.
- b. The digital message sign shall not exceed a height of seven feet.

c. The digital message sign shall not exceed 63 square feet in area. The electronic portion shall not exceed more than 60 percent of the total sign area.

d. The digital message sign shall be a monument sign.

D. Other Signs Allowed. The following signs are allowed subject to the provisions of Article III of this chapter:

1. Neighborhood identification sign per SMC 18.44.150.

2. Sandwich board/sidewalk sign per SMC 18.44.120.

3. Rear Entrance Signs. Any building with a rear entrance from a public or private parking lot or alley may have a rear entrance sign which shall be either a wall sign or a marquee or awning sign. Said sign shall not exceed 10 percent of the facade to which it is attached.

E. General Standards. Signs allowed in this section shall be subject to the following:

1. Signs may be attached flush to the building so long as they do not obscure historic building details.

2. All new signs, except for neon tube signs and digital message signs allowed under subsection (C)(8) of this section, are to be surface-lit by external light sources rather than illuminated from inside.

3. Businesses are to create individual styled signage which distinguishes their establishment. The use of icons and symbols are ways to demonstrate the product or service provided.

4. Signs which relate to pedestrian eye level may be painted on the storefront glass.

5. Decorative motifs are allowed if they are consistent with the character, integrated with the building architecture, and are not used as advertising for the business. (Ord. 2647 § 2, 2018; Ord. 2571 § 1, 2016; Ord. 2490 §§ 1, 2, 2014; Ord. 2147 § 18, 2005; Ord. 1896 § 2 (part), 1999)



EAST SUMNER

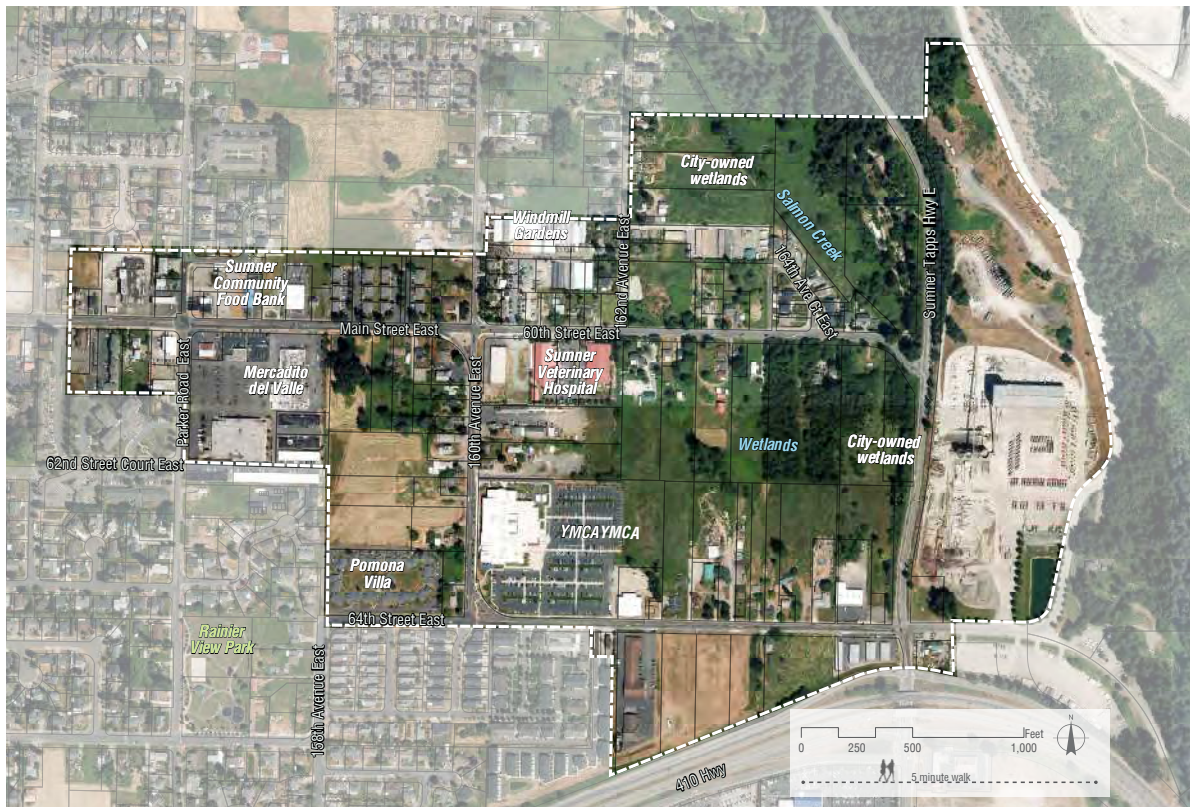
NEIGHBORHOOD PLAN UPDATE

2020 Plan DRAFT



Executive Summary

The East Sumner planning area is approximately 174 acres of lowland located in the eastern portion of the City of Sumner. Several roadways border the core of the area, including 160th Avenue East, 64th Street East, Main/60th Street East, Sumner-Tapps Highway East, and State Route 410. Salmon Creek cuts through the eastern portion of the site. The 2020 East Sumner Neighborhood Plan update focuses on the neighborhood core.



East Sumner Neighborhood

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The City of Sumner first adopted a plan for East Sumner in 2001. This plan envisioned a mixed-use “urban village” that complemented and supported downtown Sumner. While some new development has occurred since then, further development in the neighborhood must consider:

- The roadway system, with poorly functioning intersections along Sumner-Tapps Highway, impedes access to potential regional commercial businesses.
- Inadequate internal (mid-block) circulation network that discourages non-vehicular transportation for pedestrians and cyclists.
- Extensive wetlands and other environmental features.
- A high water table, periodic flooding, and stormwater management practices that make the development of new single family subdivisions difficult, if not infeasible.

In 2015, the community helped develop the East Sumner Neighborhood Plan. The 2015 Plan proposed increasing commercial and residential development intensities in the neighborhood. The City updated zoning for the area and adopted a new overlay that encouraged the development of an urban center with ground-floor retail in either mixed-use buildings or neighborhood commercial centers. This plan centered around building a new street (extension of 62nd Street East) that would require filling in wetlands near Sumner-Tapps Highway East. Preliminary analyses found this to be an expensive option and determined that the amount of off-site wetlands mitigation required was no longer feasible.

Spurred by the opportunities provided by a new regional YMCA, new interest in the development of vacant or underutilized parcels in the neighborhood, new information on wetlands and road construction costs, and the requirement to update the Comprehensive Plan, the City initiated this 2020 update to the East Sumner Neighborhood Plan (ESNP), which will guide growth over the next 20 years. The ESNP update will be folded into the 2020 Comprehensive Plan update and will be integrated into the Comprehensive Plan’s Supplemental Environmental Impact Statement (EIS).

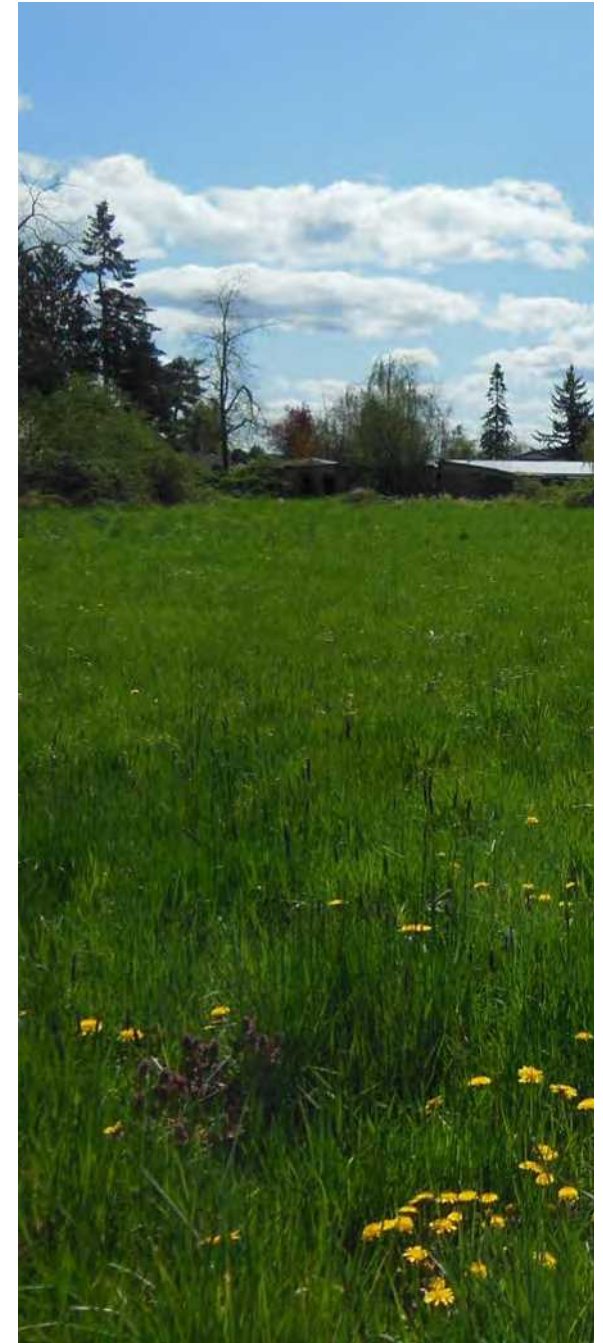
2020 Vision for the East Sumner Neighborhood

The 2020 ESNP frames a mixed-use urban village that will complement, but not compete with, downtown-area businesses and focuses on:

- Creating a central neighborhood natural amenity.
- Maintaining opportunities for local and regional commercial development.
- Increasing opportunities for multifamily residential developments in the central neighborhood.
- Protecting and enhancing the wetlands area to provide a new natural preserve in the neighborhood, becoming a central park. New residential and commercial development could overlook this new amenity.

The Overlay Zone that resulted from the 2015 Plan encourages upper-level residential development over commercial (mixed-use) in the Neighborhood Commercial and General Commercial zones. The 2020 Plan supports allowing ground-floor residential on 60th Street East at 162nd Avenue East, near the central park area.

The General Commercial zone found in most of the neighborhood allows for fairly intense commercial development. Commercial development in the subarea's southeast quadrant could take advantage of highway access and visibility and provide larger commercial opportunities that would not be compatible in the downtown area. At the same time, Neighborhood Commercial development along 160th Street and Main Street/60th Street will provide more pedestrian-oriented uses, supporting a walkable neighborhood. Mixed-use redevelopment of the former QFC site on Parker Road East and properties along Main/60th Street East can provide services and neighborhood-oriented retail that can supplement the commercial establishments in downtown. This plan proposes a more modest pedestrian and bicycle network, rather than a new mid-block road (62nd Avenue East), to provide safer, non-vehicular connections in the neighborhood.



Key Recommendations

The 2020 Plan makes the following key recommendations:

1. Create a central wetlands natural area that can become a park amenity for the neighborhood.
2. Encourage a coordinated, neighborhood-wide approach to wetland mitigation to support residential and commercial development in the central neighborhood.
3. Allow for “stand-alone”—i.e., single purpose, not mixed use—multifamily residential development in select areas.
4. Allow commercial and multifamily development at densities high enough to offset the cost of wetland mitigation and stormwater management.
5. Allow multifamily residential development south of 62nd Avenue East and north of 64th Street East.
6. Reserve the area south of 64th Street East for General Commercial uses and prohibit multifamily development there.
7. Pursue traffic improvements at key intersections in the neighborhood to improve traffic flow and safety.
8. Create an internal non-vehicular network to allow safe circulation for alternative modes of travel.

Summary

The 2015 Subarea Plan’s basic concept was similar to that of the 2001 Plan. The 2020 Plan, in turn, is similar in scope to that of the 2015 Subarea Plan, but it focuses more on enhancing the natural features of East Sumner and providing a range of housing types to encourage residential density that will support commercial development in the neighborhood.

Introduction

Purpose

The City of Sumner first adopted a plan for East Sumner in 2001, which the City amended with the 2015 East Sumner Neighborhood Plan (ESNP) as part of the overall 2015 Comprehensive Plan Update. Since then the area has changed significantly, including the construction of a regional YMCA recreation center, zoning of new Medium Density Residential areas, and new development nearby. Further, the community has little support for the 2015 plan for a new east-west vehicular connection at 62nd Street East, which is now determined to be infeasible. For these reasons, the City is revisiting the 2015 Plan and is developing a new vision in 2020.

The Planning Area

The East Sumner planning area is approximately 174 acres of lowland located in the eastern portion of the City of Sumner. The area is bordered by five roadways—160th Avenue East, 64th Street East, Main/60th Street East, Sumner-Tapps Highway East, and State Route 410, and Salmon Creek cuts through the eastern portion of the neighborhood.

A gravel quarry and cement plant occupy most of the ESNP area east of Salmon Creek, and though isolated from the rest of the project area, the plan boundary includes the site because of its long-term potential for commercial and residential development along Sumner-Tapps Highway when the mining site is reclaimed. The 2020 ESNP planning analysis and recommendations focus on the central portions of the project area west of Sumner-Tapps Highway East because a) the main goal of the Plan update is to address conditions in the central neighborhood, and b) the quarry and plant property owners have not expressed interest in converting the site to commercial or residential uses in the near future.





The East Sumner Neighborhood Subarea

Process

After the development of the 2001 Plan, the ESNP planning process has included three phases of outreach and community input that involved public officials, local business owners, and residents. This section reviews the phases of engagement.

2015 Plan Development

In 2015, extensive community input during workshops and other outreach confirmed the direction established in the 2001 Plan for the neighborhood. The community expressed interest in an east-west extension of 62nd Street East, and for a north-south extension of 162nd Avenue East. The 2015 Plan proposed increased commercial and residential development intensities in the neighborhood. The City updated zoning for the area and adopted a new overlay that encouraged the development of an urban center with ground-floor retail in either mixed-use buildings or neighborhood commercial centers. The plan centered around building an internal multimodal connection, 62nd Street East, that would have supported commercial development but would have required extensive street improvements and off-site wetland mitigation. This solution has proved to be cost prohibitive and is no longer feasible.

City Outreach 2019

In 2019, City of Sumner planners revisited the 2015 Plan with the community. Sumner residents and neighbors participated in community open houses and provided input

on alternative solutions. The community gave little support to building 62nd Street East and 162nd Avenue East through the central neighborhood, though input indicated a continued desire for development in the neighborhood. The community supported a “central wetlands preserve” or park instead of a road corridor. The Planning Commission and City Council also supported eliminating the road and exploring a central wetlands preserve.

Sumner Connects Survey

In July 2020, the City’s online portal, Sumner Connects, hosted a community survey to measure interest in a central wetlands preserve and in new commercial and multifamily development in the area. The survey collected valuable feedback on the community’s preferences for a central wetlands preserve, non-vehicular connections, and commercial development and resistance to additional apartments and density. Survey questions and results are included in the ESNP Appendix.

Future Opportunities for Public Input

The 2020 Plan will be integrated into the Sumner Comprehensive Plan’s Supplemental Environmental Impact Statement (SEIS), which is underway for the 2020 Comprehensive Plan update. The public can provide input during the Draft SEIS comment period. The public will have additional opportunities to comment on

the proposed plan at a virtual open house in fall 2020 and at public hearings held by the Planning Commission and the City Council in the fall of 2020.



2015 Plan Update workshops

Options Evaluated

During the ESNP planning process, the City developed three alternatives to help identify public preferences regarding the neighborhood's future (see Appendix: Plan Alternatives). The basis for the 2020 ESNP update is Alternative 3, the Preferred Alternative. The three alternatives included:

1. **Alternative 1 – No Action.** This alternative maintains the current zoning for the area, which was adopted in 2015 and updated in 2019. It also maintains the concept of an east-west road extension (62nd Street East). This option had little community support following deeper understanding of the wetland extents and the street extension costs and impacts.
2. **Alternative 2 – Central Preserve Neighborhood.** Alternative 2 removes the formerly proposed east-west street extension (62nd Street East) and adds a central wetlands preserve. It focuses higher density residential zoning adjacent to the wetlands preserve and adds potential for residential uses in commercial zones.
3. **Alternative 3 – 60th Street East Neighborhood.** The preferred alternative also creates a central wetlands preserve, but focuses the highest residential densities and opportunity for residential uses around 60th Street East. More General Commercial zoning is retained

than in Alternative 2. Alternative 3 is the preferred approach for several reasons: a) the community has determined that building roadways through the central wetlands is no longer feasible; b) the concept supports the community's interest in a central wetlands preserve; c) it provides more flexibility to provide different housing types; and d) it maintains most of the core area for commercial uses, needed to support further development in the area.

Background

Population + Employment

In 2020 the population of Sumner was 10,360, the result of an average annual growth rate of 0.76% between 2010 and 2019.¹ Using a projected growth rate of 1.36% (2020-2035), the City's target population for 2035 is 12,570.² The population of the East Sumner neighborhood is approximately 343 people.³ Residents tend to be older (due to the Pomona Villa Apartments) with fewer children in East Sumner than in the city and county.⁴ Sumner's median household income (\$59,846) is lower than the county's (\$67,868), though per

capita income is nearly the same.⁵ Residents are more racially diverse now than in 2010, though less diverse than the county.⁶

Sumner maintains its role as an important employment center and has high employment levels relative to the population size. The city has a higher concentration of manufacturing, construction, and retail trade employment, and fewer service and healthcare/social assistance jobs compared to Pierce County.⁷ Approximately 650-700 jobs are located in East Sumner.⁸

Potential Housing Demand

Sumner has a large range of housing options and a strong market for multifamily units. Much of the multifamily inventory was built prior to the 2008 recession. Median home values are slightly higher in Sumner than Pierce County, while monthly rents are lower. Sumner is a relatively affordable community in the region.

Several recent developments in East Sumner indicate a continued need and opportunity for additional housing. The Main Apartments is a 108-unit complex on Main Street completed in 2020. The existing Cavalla Apartments on 64th

1 ESRI Business Analyst (household size, households); OFM; BERK 2020.

2 BERK 2020

3 ESRI Business Analyst (household size, households); OFM; BERK 2020.

4 ESRI Business Analyst (household size, households); ACS 2014-2018; OFM; BERK 2020.

5 Median household income (in 2018 dollars), 2014-2018, U.S. Census Bureau, American Community Survey (ACS), 5-Year Estimates.

6 U.S. Census Bureau, Population Estimates Program (PEP); ESRI Business Analyst; ACS 2014-2018; BERK 2020.

7 NAICS Industry Sector, U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2017).

8 2014 Buildable Lands Report, Pierce County Estimate for Sumner: Estimate by Parcel and TAZ; Census on the Map for East Sumner Neighborhood Overlay, 2017 Total Jobs

Street added 9 units in 2019 to the 72 units on the site. A one-acre site on Parker Road had 14 townhomes under development in 2019. The 64th Street Apartments added more than 50 townhomes in 2016. Stafford Suites and Franklin House are assisted living facilities located just outside of the ESNP boundary. New mixed-use developments near 160th Avenue East and 60th Street East are currently in the permitting process. The completion of the YMCA should increase interest in multifamily development in the East Sumner neighborhood.

The Puget Sound Regional Council estimates an additional 1,247 housing units in Sumner between 2020 and 2040. East Sumner could expect to capture 150-200 of these units by 2035.⁹

Households 2020

	EAST SUMNER NEIGHBORHOOD: 2020	CITY: 2019/2020
HOUSEHOLD SIZE	2.13	2.41
HOUSING UNITS	175	4,450
OWNER	55%	48.8%
RENTER	38%	46.8%
VACANT	8%	4.4%
ESTIMATED HOUSEHOLDS	161	4,104

Source: ESRI Business Analyst (household size, households); ACS 2014-2018; OFM; BERK 2020.

⁹ BERK 2020.

¹⁰ Total retail sales per capita, 2012, U.S. Census Bureau, Economic Census, 2012.

Potential Retail/Commercial Demand

The East Sumner neighborhood is located close to State Route 410 access and between a commercial center on the south side of the highway (with auto dealers and grocery store) and a commercial strip on Main Street East (with Fred Meyer and miscellaneous retail shops). The neighborhood currently offers destination retailers like Windmill Gardens and Winco Foods and convenience shopping at the 410 Plaza. The Main Street East commercial strip is located within a half-mile from the center of the neighborhood. The high-visibility location along State Route 410 has not attracted retail uses to date. With completion of the YMCA, the neighborhood should be able to expand its regional draw and increase its retail presence. While wetlands in the central neighborhood have limited potential redevelopment, some new commercial development has occurred along 64th Street East. Other property owners have undertaken significant renovations in recent years to upgrade small commercial businesses along 64th Street East.

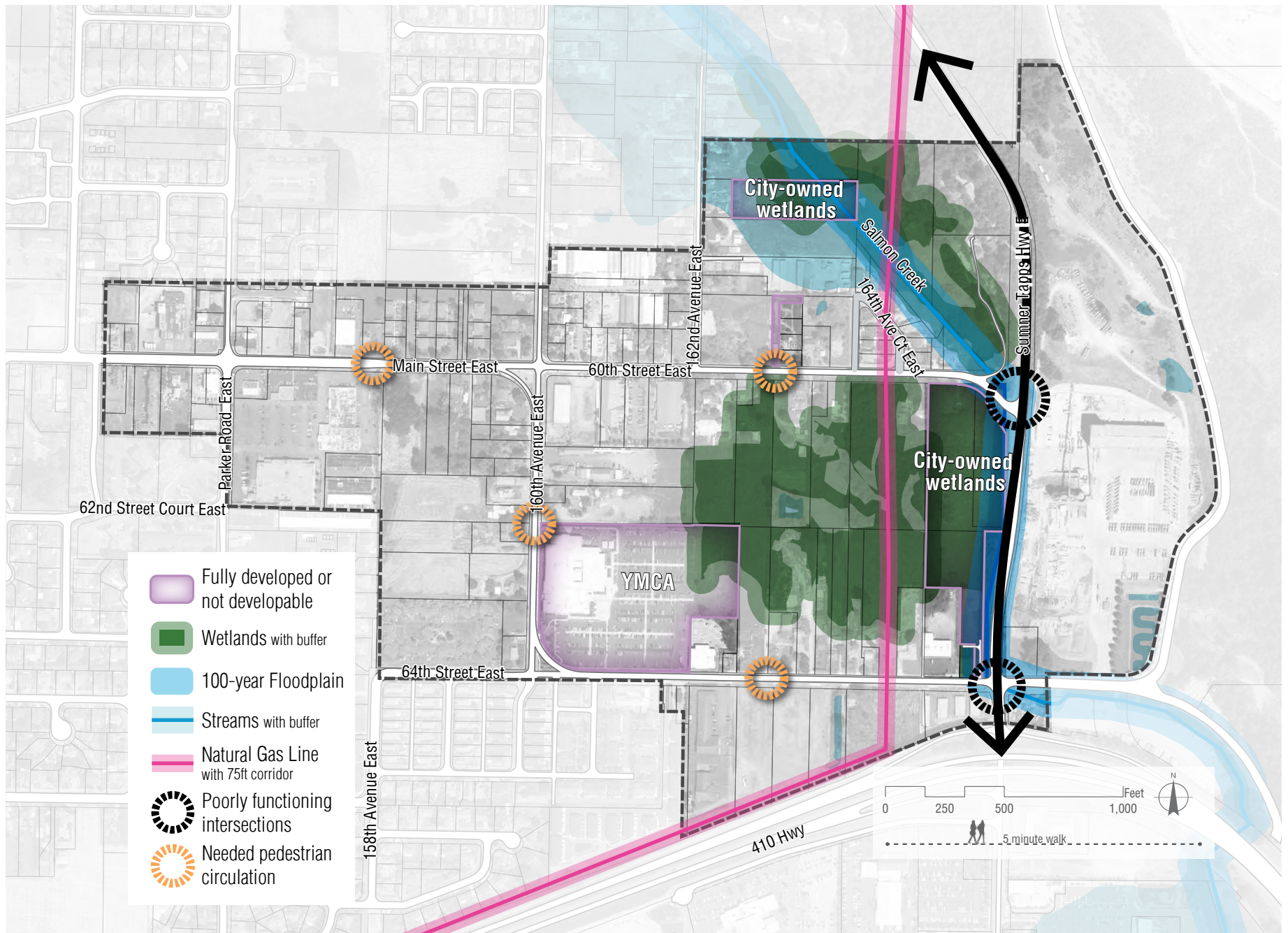
Sumner's per capita retail sales are nearly eight times greater than Pierce County's.¹⁰ With expected regional growth, Sumner could capture additional retail sales, especially those that benefit from freeway exposure or proximity.

Environmental Constraints

Salmon Creek, on the neighborhood's eastern edge, and the area's river valley location, create a relatively high water table in the area that can challenge the development of required stormwater treatment facilities. Current regulations require construction of land-consuming on-site stormwater ponds or costly underground storage vaults. Extensive wetlands in the central neighborhood, classified as Category III with a 60-foot buffer, render many central parcels difficult to develop. Land within a 75-foot wide regional gas pipeline corridor on the west side of Salmon Creek is undevelopable for permanent structures (See the Conditions and Constraints map on page 13).

Transportation Issues in the Area

Residents and business owners have expressed concerns over traffic congestion. Though the 2020 update reduces overall density from 2015 zoning, any development, even under existing zoning, has the potential to add vehicle trips to the area. While the plan update focuses on land use and zoning, the ESNP includes general recommendations for more multimodal transportation to help reduce congestion. The City's engineering staff is pursuing transportation improvements at various intersections in the neighborhood through separate transportation planning processes.



Conditions and constraints

East Sumner Neighborhood Plan Update - Planning Commission Recommendation DRAFT

Goals + Objectives

The Preferred Alternative for the East Sumner Neighborhood responds to several goals and objectives that build on the community goals established in 2015 and community input from 2019 and 2020. The goals described here reflect community intent regarding a given topic, while the objectives are more specifically action-oriented statements.

Mobility + Circulation

Goals

- Incorporate a multimodal transportation strategy.
- Enhance automobile circulation within and through the neighborhood and reduce traffic congestion.
- Provide a robust pedestrian and bicycle network.
- Reduce impacts of vehicle traffic on non-vehicular circulation and residential ambience.

What is multimodal transportation?

Before private automobiles became popular, cities were designed for people walking, bicycling, and riding transit. In the 1940s-50s, transportation planners focused on automobiles, so newer cities and towns tend to have road systems that work well for cars. They often work less well for other modes of transportation, such as foot, bicycle, and bus. Shifting the focus back to alternate modes allows for people at all stages and walks of life to move around the way they need and want.

Objectives

- Provide vehicular routes through the neighborhood to diffuse traffic and complete the street/sidewalk grid, including alleys and/or pedestrian corridors.
- Use traffic-calming techniques, such as traffic circles, landscaping, street trees, and narrower lanes.
- Improve flow of vehicle traffic and reduce congestion through intersection improvements in the neighborhood.
- Plan for local and regional bus service to key sites and elsewhere in the city and region to reduce single-occupancy vehicle traffic and commuting costs for residents.
- Integrate a non-vehicular network of sidewalks and pathways throughout the neighborhood that connects key amenities, such as the central wetlands preserve and the YMCA, to residences and businesses.
- Reduce truck traffic through the neighborhood.

Ecological Viability

Goals

- Preserve and enhance wetlands and natural habitat areas.
- Restore Salmon Creek.
- Maintain healthy tree cover in the neighborhood.
- Explore opportunities to use districtwide stormwater solutions to reduce infrastructure and development costs.

Objectives

- Create a central public open space that incorporates wetlands and creek.
- Design new paths and trails to avoid impacting wetlands.
- Develop strategies to assist property owners with wetland mitigation, preferably strategies that take a neighborhood-wide, versus parcel by parcel, approach.
- Increase tree canopy throughout the neighborhood.

Economic Growth

Goals

- Allow a variety of residential and commercial development that can accommodate market demand.
- Allow for moderate- to high-density residential-only development and mixed-use development to provide a range of housing types.

Concept

The ESNP concept translates project goals and objectives into a consistent and strategic plan that integrates land use, transportation, design, and environmental actions and takes advantage of market opportunities expected over the next 20 years, including demand for well-situated commercial land and a mix of new housing types in an attractive setting. Taken individually, the actions recommended in this plan will have a positive but limited benefit. When actions are taken as part of the integrated strategy indicated in the concept plan, they will help guide the East Sumner neighborhood into a more attractive, safe, and vibrant future, maintain a small town feel, and realize the community's vision.

The planning concept for East Sumner should be viewed in the context of the larger City. The 2020 ESNP envisions a secondary mixed-use urban village that complements, not competes with, Sumner's Downtown. New commercial development in the neighborhood will take advantage of highway access and visibility that provides opportunities not available in Downtown. Similarly, new multifamily residential development will offer housing types that are not available downtown and that are close to a major natural preserve.

As an urban village, the concept plan includes a multimodal transportation network throughout the neighborhood as the backbone of a walkable neighborhood that supports its

businesses. Improved transit will help connect East Sumner to the downtown core and other areas within and beyond the city.

The 2020 concept for the development of East Sumner recommends the following:

- Create a major open space amenity for the neighborhood at the "central wetlands" preserve between 60th Street, 64th Street, and 160th Avenue East.
- Encourage a range of commercial development rather than mixed use in the southeast quadrant of the neighborhood.
- Focus pedestrian-oriented commercial development along 160th Avenue East and 60th Street East.
- Encourage a range of mid-rise, medium to high density multifamily housing to provide diversity in housing types and to support commercial development.
- Allow medium- to high-density development in the central neighborhood to maintain development potential while minimizing wetland impacts.
- Create a strong residential neighborhood core at the street level along 60th Street East.
- Provide improved multimodal circulation throughout the neighborhood, including completing the street grid where appropriate and improving sidewalks, mid-block connections, and bicycle facilities.
- Develop a cooperative, area-wide approach to wetland mitigation; explore the feasibility

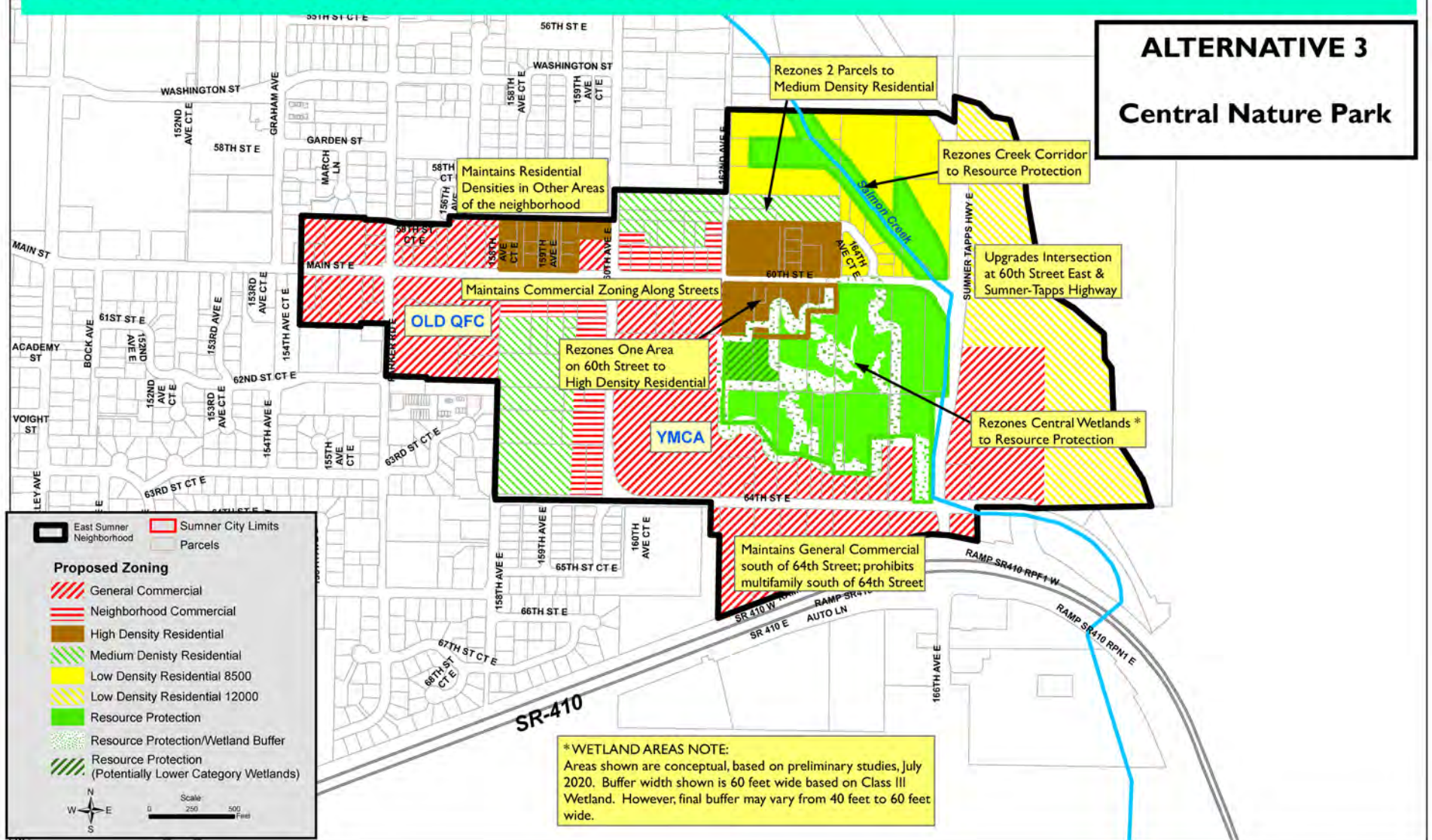
of City-sponsored approaches, such as a mitigation bank or in-lieu fee program.

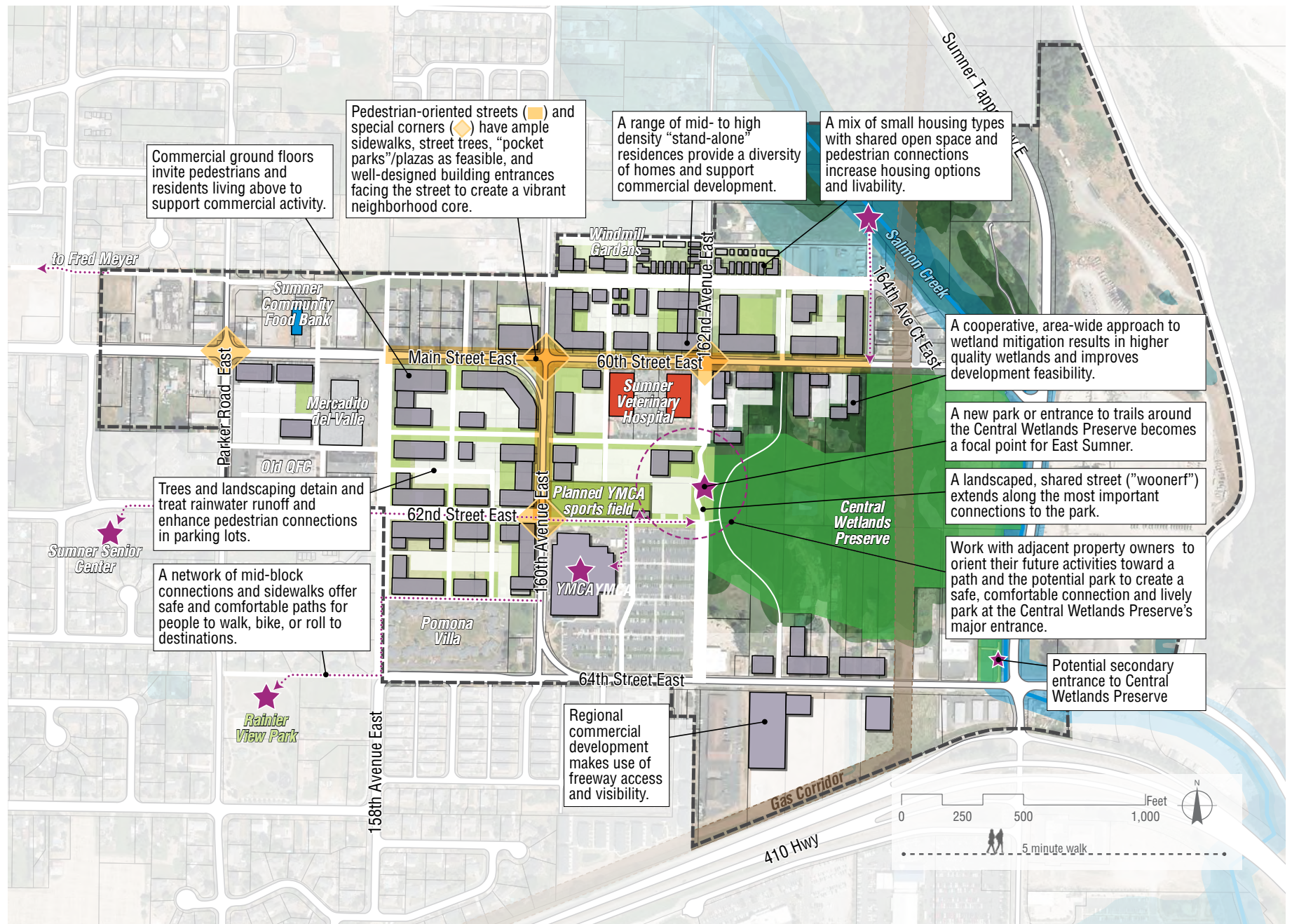
- Protect the neighborhood's small town feel by retaining considerable open space around new development, enhancing natural areas, and applying the City's design guidelines to high-density development.

Summary

The Plan Elements discussed above support the vision for the East Sumner Neighborhood as a secondary mixed-use urban village that complements, but does not compete with, the downtown. Commercial uses that are pedestrian-oriented will be provided at key areas of the neighborhood, to encourage residents to visit local businesses and reduce reliance on auto trips. New commercial development in the neighborhood's southeast quadrant will take advantage of highway access and visibility that provides opportunities not available in Downtown. Future redevelopment of the former QFC site and other properties along Main/60th Street East will help link and support other commercial and service activities in both East Sumner and Downtown. A range of multifamily housing types will be allowed, to promote redevelopment of the core area and offer alternatives to downtown housing. Intersection improvements and traffic calming projects, along with pedestrian and bicycle improvements, especially along Main/60th Street East will better connect East Sumner to the downtown core and other areas.

EAST SUMNER NEIGHBORHOOD





Visualization of the East Sumner Village around year 2040

Plan Elements

The 2015 Subarea Plan's basic concept is similar to that of the 2001 Plan. The 2020 update maintains much of the earlier plan elements but increases opportunities for different multifamily housing types and commercial uses and proposes actions to preserve the central wetlands. This section presents details for land use, circulation, community design character, and environmental management.



Salmon Creek

Land Use

Residential

The community's vision for the East Sumner Urban Village (ESUV) anticipates that over time much of the single-family land uses in the central neighborhood will convert to a more diverse mix of uses and intensities. The 2015 plan actions included raising the area's residential density to 30-40 dwelling units per acre (du/ac). In 2019, zoning updates for the ESUV allowed multifamily residential uses at

26 du/ac in Neighborhood Commercial (NC) and 40 du/ac in General Commercial (GC) zones. Zoning code changes in 2019 also opened Medium Density Residential (MDR) and High Density Residential (HDR) zones to "stand-alone" multifamily development types (i.e., apartments with no commercial ground floor).

The 2020 ESNP maintains a multifamily allowance in commercial zones for mixed-use developments and supports "stand-alone" apartments in an HDR zone at 60th Street



Townhouse-style developments can be used to increase densities while retaining neighborhood character.



Existing retail clusters will remain.



New development is intended to enhance the existing residential neighborhoods.



The envisioned regional commercial will include some pedestrian oriented local retail.

East near other high-density areas. Allowing stand-alone apartments will encourage a wider range of housing and affordable housing types in East Sumner. This may encourage a new injection of residential units that can support commercial uses in the area and take advantage of services like those provided at the YMCA.

The 2020 Plan calls for rezoning two parcels on 162nd Avenue East to MDR to create a transitional buffer between commercial/high density and low density residential areas. Overall, the 2020 Plan maintains single family land uses around the perimeter of the East Sumner neighborhood. Areas currently zoned for commercial and/or multifamily development outside of the wetlands will remain available for development. The neighborhood benefits from the tax base and services that commercial development generates, and higher density residential will support businesses and help meet growth targets and housing demands.

Commercial

In 2015, the City expanded the Urban Village designation to include the commercial centers at the Main/60th Street East and Parker Road East intersection. The expansion created more opportunities for commercial development.

The 2020 ESNP creates a pedestrian-oriented commercial center near 160th Avenue East and 60th Street East to provide commercial services within walking distance from residences. This area includes Neighborhood Commercial zoning, with requirements for pedestrian-oriented commercial uses on the ground floor. Outside of this core area, such as Main Street west of 160th Avenue East, the plan allows a range of commercial uses that do not need to be pedestrian oriented.

The southeast portion of the neighborhood is intended to remain available for commercial uses that can take advantage of highway access and the regional attraction of the YMCA. For example, maintaining a General Commercial zone in this area would allow “big-box” retail that could help economically anchor the area and provide retail services to the neighborhood. Future redevelopment of the former QFC site and other properties along Main/60th Street East will help link and support other commercial and service activities in both East Sumner and Downtown. Commercial development will increase revenue to the City through business and property tax increases and, when located near residences, may reduce auto trips on neighborhood streets.

Parks and Open Space

A major component of the land use pattern in East Sumner will be a “central wetlands” preserve. Wetland studies completed by the City in 2020 show that most of the area between 60th Street, 64th Street, and Sumner-Tapps Highway contains extensive wetlands and wetland buffers. Development that would extend beyond the narrow strip of land along each street front will require costly wetland mitigation. It is not realistic to expect intense commercial development in the central wetlands, where General Commercial zoning currently exists. Instead, the 2020 ESNP proposes to rezone the central wetlands to Resource Protection, where the area can be protected and enhanced to complement surrounding uses.

As a natural resource, the central wetlands preserve will provide both environmental benefits and a community amenity that adds

value to adjacent residential and commercial development. It could become a central park that provides opportunities for public recreation and a unique focus and organizing element for the surrounding land uses as properties develop. Such an amenity would enhance the environment, livability, and economic vitality of the neighborhood.

To implement the vision for a central wetlands preserve, the Plan balances wetland preservation with maintaining the development potential of adjacent properties. Developing a specific, detailed wetland mitigation strategy is beyond the scope of the 2020 ESNP update. However, the Plan recommends that the City and property owners pursue a coordinated, neighborhood-wide approach to the mitigation that will be needed to achieve commercial and residential development envisioned for the area.

Mobility + Circulation

The community’s vision includes a more extensive multimodal network in the neighborhood. The 2020 ESNP concept includes the improvement of roads, intersections, bicycle lanes, sidewalks, and pathways throughout the neighborhood.

Streets as Neighborhood Connectors

The 2020 ESNP supports a neighborhood-wide connection of streets consistent with the City’s adopted street grid (i.e., blocks no longer than 500 feet). Completing the neighborhood street grid helps diffuse traffic, creates blocks of walkable distances, provides sidewalks and street trees throughout the neighborhood, allows pedestrians to easily walk between neighbors and businesses, and supports future transit service and shuttle service for seniors. As development comes into the area, it should provide these street connections, mid-block connections, and pedestrian corridors where feasible.

In 2015, the Subarea Plan for East Sumner proposed a north-south extension of 162nd Avenue East and an east-west extension of 62nd Street East. The extension of 62nd Street East was found to be financially infeasible. However, as the area redevelops, a north-south extension of 162nd Avenue East is possible between 60th Street and 64th Street (possibly south to the YMCA). The 2020 Plan recommends exploring the future potential for a partial north-south connection that could improve access to businesses (especially those on deep parcels), residential development, and the central wetlands preserve area.

The 2020 ESNP supports community interest in improving traffic flows and reducing congestion by identifying key intersections for upgrades. While specific transportation projects are outside the scope of the ESNP, the Plan recommends completing transportation improvements throughout the neighborhood consistent with the City's Complete Streets Policy in an effort to improve mobility, reduce congestion, and increase safety. Near-term projects may be addressed in the City's 6-Year Transportation Improvement Program, updated annually.

The ESNP identifies the following key projects that would have direct benefits within the focus area:

- Roadway widening and intersection improvements at 166th Avenue East/Sumner-Tapps Highway and 64th Street East, Westbound SR 410 ramp terminal.

- Intersection improvements at 166th Avenue East/Sumner-Tapps Highway and 60th Street East.
- Intersection improvements at 160th Avenue East and Main/60th Street East.
- Sidewalk improvements to 160th Avenue East between 64th Street East and 60th Street East.
- Extension of 162nd Avenue East south of 60th Street East.

In addition, the ESNP supports the use of multimodal elements such as bicycle lanes and shared use paths as well as traffic-calming techniques on primary streets, such as installation of traffic circles, increased landscaping, additional street trees, and narrowing lanes.

Non-vehicular Neighborhood Connectors

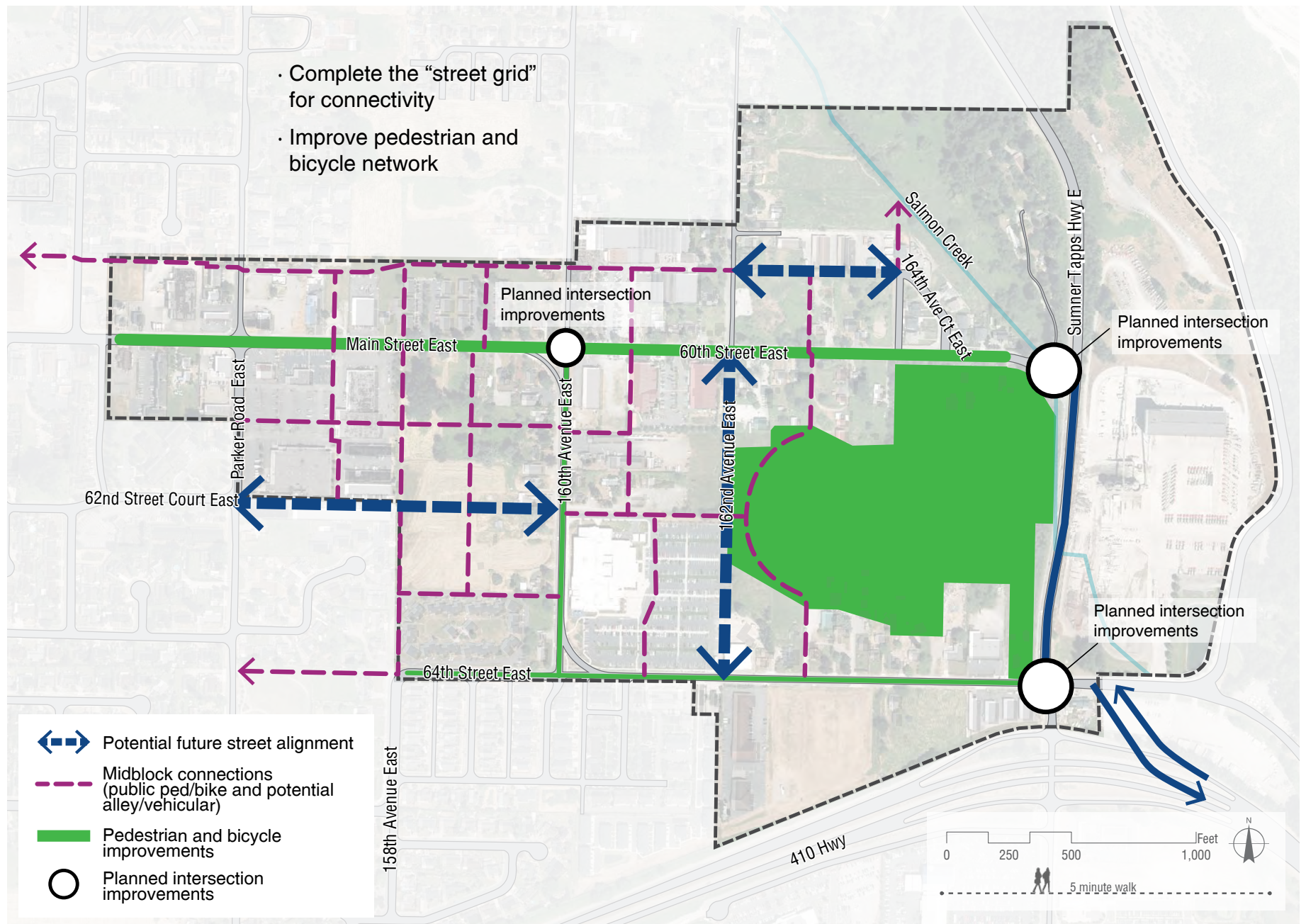
A new non-vehicular network through the neighborhood will reduce the need for auto trips, reduce traffic congestion, and provide enhanced pedestrian access to all development. The 2020 ESNP recommends:

- Provide wide sidewalks (e.g., 10 feet wide) with the potential for outdoor seating and other pedestrian-friendly spaces along major commercial streets. Wide sidewalks enhance the pedestrian experience and promote walking.
- Provide designated bicycle lanes along all major streets.

- Provide pedestrian connections to the central wetlands preserve to provide access to neighborhood open space and encourage residents to spend time outdoors and walk the neighborhood.
- Incorporate the existing undevelopable north-south gas pipeline corridor (75 feet wide) as a pedestrian corridor in this network.
- Encourage public and private developments to provide charging stations for electric bikes and scooters.

These recommended circulation features will:

- Make the neighborhood's amenities more accessible to local residents and visitors.
- Help reduce congestion and improve safety.
- Create a non-vehicular network of paths, giving residents safe alternate modes of travel within the neighborhood and to surrounding businesses.
- Encourage walking and help activate commercial street fronts.
- Support the use of transit.
- Improve the character of the neighborhood by creating a more walkable, pedestrian-friendly community environment.



Primary recommended circulation improvements

Community Design Character

The 2001 Subarea Plan envisioned East Sumner taking on an “urban village” character to maintain the neighborhood’s quality of life and walkability. This was carried through in the 2015 update. In 2019, through a Zoning Code amendment, the community supported opening the neighborhood to stand-alone apartments in MDR and HDR locations. The 2020 Plan carries these ideas forward.

The physical appearance and function of the neighborhood setting is important in achieving economic and community livability goals. This is particularly true if the neighborhood sees additional multifamily development and taller buildings as a result of the 2020 Plan. The overarching challenges related to community design is to ensure that new development 1) enhances the small scale and “open feel” valued by local residents, and 2) creates a more connected and attractive pedestrian environment.

The 2020 ESNP includes several concepts and recommendations that support quality design and the pedestrian environment. This section presents details for four key recommendations:

- Multifamily design and open space requirements: Require new multifamily and mixed-use developments to adhere to Sumner’s design guidelines, maintain a modest scale in key areas, and include ample open space and landscaping.

- Streetscape design and non-vehicular connections: Encourage streetscapes that include street trees, landscaping, sidewalks and bicycle lanes on key streets, and a neighborhood-wide system of non-vehicular paths and trails.
- Pedestrian-oriented commercial requirements: Encourage new mixed-use and neighborhood commercial development along Main/60th Street East and 160th Avenue East; require pedestrian-friendly features in commercial development to promote a walkable neighborhood with less reliance on auto trips.
- Central wetlands preserve/open space: Create a central open space as a neighborhood amenity that improves the quality of life in the neighborhood.



Design guidelines help to achieve high quality multifamily design with open space



Multifamily Design and Open Space Requirements

The City of Sumner applies strong design guidelines to multifamily development. Sumner Design Guidelines address building modulation, window transparency, materials, and other aspects of building design. The guidelines require commercial development to provide a minimum amount of pedestrian-oriented space and require multifamily development to provide a minimum amount of common open space.

Allowing the development of 3- to 4-story buildings, consistent with the design guidelines, supports retention of open space while achieving the desired densities. To maintain a more pedestrian, small town character and scale, buildings should be limited to 3 to 4 stories at key corners. These include: the blocks adjacent to the corners of Main/60th Street East and 160th Avenue East, Main/60th Street East and Parker Road, Main/60th Street East and 162nd Avenue East; and along 160th Avenue East; and around the central wetlands preserve.

The design of both commercial and residential development should follow a neighborhood friendly scale, use high quality materials, and provide pedestrian amenities along street fronts. Multifamily residences, with the application of design guidelines and open space standards, can be attractive and ecologically sensitive. The photos on page 23 illustrate the types of development this plan envisions.

Streetscape Design and Non-Vehicular Connections

All new streets should include at least 6-foot wide sidewalks with planting strips and street trees adjacent to the curb. In commercial areas with pedestrian-oriented retail, sidewalks should be at least 10 feet wide to accommodate multiple uses. On-street parking is generally recommended in neighborhood commercial or mixed-use developments. More intense and auto-oriented commercial uses should place parking behind buildings.

The 2020 ESNP recommends:

- Retrofit Main/60th Street East (60th Street East) with bicycle lanes, sidewalks, and planting strips with street trees.
- Design streetscapes with on-street parking where possible. Use pedestrian-scale street lighting along Main/60th Street East towards the downtown and on 160th Avenue East near neighborhood commercial areas.
- New streets and multimodal connections should be designed to address environmental justice and social equity issues.
- The City requires property owners to install sidewalk improvements and planting strips and to orient buildings to the street. This requirement should apply to all new development throughout the neighborhood.
- The community envisions a neighborhood-wide system of non-vehicular paths that includes sidewalks, mid-block connections, and walking paths at the central wetlands.



Recent developments in East Sumner have included excellent streetscapes.



Pedestrian oriented streetscapes can greatly enhance the viability of commercial businesses.

As new development occurs, the City should require projects to complete their portion of the mid-block pedestrian corridors.

- The City should work with property owners to find design and financing strategies to implement the internal non-vehicular circulation network.
- The City should develop cross sections for streets and multimodal corridors.

Pedestrian-Oriented Commercial Requirements

To help create a walkable community, development occurring in key locations should feature pedestrian-oriented retail that encourages customers to walk to local businesses and reduces reliance on autos. The 2020 ESNP eliminates the 2015 concept of a crossroads at 62nd Street East/162nd Avenue and shifts the pedestrian-oriented commercial core to 160th Avenue East and 60th Street. This area should be maintained as a Neighborhood Commercial (NC) zone along the street. Guidelines should require commercial development to incorporate attractive streetscape elements to encourage pedestrian activity that could include pedestrian plazas, street furniture, pedestrian-scale lighting, and wide sidewalks. Pedestrian-oriented streetscape requirements should be applied along Main/60th Street East from Parker Avenue to 162nd Avenue East and along 160th Street East.

Central Wetlands Preserve

The 2020 ESNP creates a central wetlands preserve where the 2015 plan proposed the 62nd Street East/162nd Avenue East intersection. Centralized open space should provide a major amenity for the neighborhood and attract commercial and residential development. Designs for new buildings adjacent to the central wetlands preserve should incorporate and orient toward this landscape feature.

Environmental Management

Since 2001, the neighborhood has indicated that ecological viability is a strong community objective and important City policy. The City has faced challenges in balancing ecological viability with development goals. The 2020 Plan proposes general actions to address these challenges and meet the community's ecological objectives:

- Place the Salmon Creek corridor and its 100-foot buffer into a Resource Protection zone to help ensure their protection in perpetuity.
- Place the central wetlands into a Resource Protection zone to preserve their environmental and aesthetic values
- Encourage redevelopment in the central neighborhood area while protecting most of the wetlands.
- Develop an area-wide approach to wetland mitigation, and explore the feasibility of City-sponsored options such as a wetland mitigation bank or fee-in-lieu program
- Adopt stormwater approaches that encourage development with smaller footprints, maximize on-site area for stormwater treatment, and preserve existing

soil and wetland features that provide natural stormwater treatment.

Wetlands

In 2020 the City conducted a study of the central area wetlands between 60th Street East, 64th Street East, and Sumner-Tapps Highway that provides property owners with more certainty about which areas of their parcels might be open to development. The study concluded that, due to the extent of wetlands and buffers, further development in the area will be difficult without impacting the wetlands. Property owners with narrow and deep properties can develop only the outer edges close to public road access and visibility. Other viable redevelopment envisioned by the community may require encroachment into mapped wetlands and/or wetland buffers, resulting in the need for mitigation.

Traditional wetland mitigation relies on each property owner to individually pursue wetland fill and mitigation permits. That can be costly and time-consuming, especially for small or narrow lot development. This piece-meal approach typically results in more land-consumption; smaller, lower-quality mitigation sites; and lower success rates over the 10-year wetland monitoring period. Continuing to rely on the parcel-by-parcel approach to wetland mitigation may result in the same pattern of

undeveloped and underdeveloped sites in East Sumner.

Alternatively, a coordinated approach to wetlands mitigation is more likely to result in successful development and wetland

mitigation. To support redevelopment of the central neighborhood while protecting wetlands, the ESNP recommends pursuing neighborhood-wide coordination on wetland mitigation. Further, the City should explore the feasibility of establishing a City-sponsored



A residential stormwater retention pond.



The City and its partners are engaged in a process to enhance natural systems in the Salmon Creek corridor.

	WETLAND MITIGATION "BANK"	NEIGHBORHOOD WETLAND MITIGATION SITE	FEE IN-LIEU PROGRAM
PROGRAM DESCRIPTION AND CITY RESPONSIBILITIES	Sumner would establish, manage, and enhance a large-scale wetland mitigation site. Over time, the City would recover the costs of constructing the bank as developers purchase credits. This approach requires the City to have land available and staff resources to manage the program. Note, private wetland mitigation banks do exist, but they may not be available to the East Sumner Neighborhood parcels.	This option is similar to the wetland mitigation bank but would limit the service area to the East Sumner Neighborhood central properties. The City would lead the permitting process, obtaining the wetland fill and mitigation permits/ approvals. The City would charge a fee to participate in this program. This approach assures quality wetland mitigation.	This approach requires a sponsor, like the City, to manage the program funds in a trust. The City would use the funds to create and enhance wetlands elsewhere. Like a mitigation bank, the in-lieu fee program requires the City to have land available and resources to manage the program.
DEVELOPMENT RESPONSIBILITIES AND INCENTIVES	As property owners develop nearby parcels and fill wetlands on their properties, they would purchase "credits" from the mitigation bank to compensate for their wetland impacts. Enhanced wetlands would be in place by the time wetland fill is proposed, which streamlines permitting for development projects.	Developers would pay a fee to participate in the program. By consolidating complex permitting into one permittee (the City), the City incentivizes development by streamlining permitting and potentially reducing costs for private developers.	As property owners develop their parcels and fill their wetlands, they may pay a fee in lieu of enhancing the wetland themselves.

City-sponsored mitigation approach options

mitigation approach. City sponsorship could include the creation of one or more of the following options:

Whether mitigation is accomplished by private developers, shared between development sites, or sponsored by the City, wetland mitigation is likely to be time-consuming and costly. A coordinated, City-sponsored approach could provide incentives for redevelopment while providing for quality wetland mitigation.

While specific, detailed strategies for wetland mitigation are beyond the scope of the 2020 ESNP, the Plan recommends that the City explore the feasibility of a City-sponsored program such as one of those listed above. The first step in this effort should be to conduct a study by a qualified wetlands biologist to explore the details of a City-sponsored wetland mitigation program and how to establish, manage, and fund it.

In the meantime, the 2020 wetlands study will provide more certainty to property owners in the area to know which areas of their parcels might be open to development. The wetland boundaries determined in the 2020 study will provide the basis for the proposed Resource Protection zone in the central neighborhood. This new zoning will reflect more realistic development potential, will help distinguish undevelopable land from adjacent zones, assist

property owners in obtaining tax credits for resource protection, and support the potential for a future central wetlands preserve.

Stormwater Management

The high water table and periodic flooding in parts of East Sumner challenge some development in meeting the new National Pollutant Discharge Elimination System (NPDES) permit requirements, which emphasizes on-site stormwater infiltration. More extensive impervious areas, such as buildings and pavement, require more stormwater treatment. This makes single-family construction, with its extensive access roads and driveways, less feasible. Multi-story, multifamily residential buildings can accommodate a greater number of units on a relatively smaller building footprint, leaving more of the site for stormwater infiltration.

Individual property owners can choose to address stormwater requirements on their own site. However, the 2020 ESNP recommends developing a combined system that also addresses stormwater requirements for street and path construction. The 2020 Plan encourages:

- Development types that allow greater proportions of sites to be conserved for stormwater treatment and Low Impact Development approaches.

- A district-wide or shared approach to stormwater management that conserves land and reduces costs, rather than numerous individual facilities.
- Conservation of the existing wetlands and creek buffer, which provide natural flood storage and treatment.
- Continuation of City efforts to upgrade the capacity of stormwater culverts and facilities at strategic locations.

Salmon Creek Corridor Enhancements

Salmon Creek is an important ecological and visual asset. The City is currently working to restore the stream corridor by removing reed canary grass, planting riparian trees to create pockets of forested wetland, and installing a new fish-friendly culvert at 60th Street/Sumner-Tapps Highway. The creek's habitat and ability to reduce flood damage are valuable environmental resources. The 2020 ESNP proposes placing Salmon Creek and its 100-foot buffer into a Resource Protection zone.

Implementation + Phasing

To encourage the growth needed to support the local economy, the City may update Comprehensive Plan designations and zoning classifications for many portions of the East Sumner neighborhood. Zoning and regulations should allow more flexibility to respond to market demands for various residential types and commercial uses. The 2020 ESNP recommends future development that creates an economically vital walkable urban village with enhanced natural community amenities. This section discusses the steps needed to implement and phase-in the community's plan.

Commercial/Residential Development

- Allow multifamily or mixed-use development of up to 40 dwelling units per acre in the High Density Residential and General Commercial zones, to increase development feasibility of environmentally-constrained sites.
- Update regulations for the ESNP area to allow multifamily residential south of 62nd Street East and north of 64th Street East (instead of current prohibition).

- Rezone several properties along 60th Street East up to the wetlands boundary for high-density residential to allow ground floor/stand-alone apartments as a permitted principal use (at 40 dwelling units per net acre, the same as General Commercial zone).
- Rezone two parcels on 162nd Avenue East north of 60th Street and 164th Avenue Court East to Medium Density Residential, to create a buffer between existing High Density and Low Density Residential.
- Maintain existing residential densities in remaining areas in the neighborhood.
- Density increases are not recommended at this time. By simply allowing stand-alone apartments in MDR and HDR, and adding those zones in key areas, it is anticipated that residential development will become more feasible. This will likely result in overall residential densities similar to or reduced from the 2015 Plan.
- To maintain a pedestrian-friendly, neighborhood scale, limit the height of multifamily residential to 3 or 4 stories at the blocks adjacent to the corners of Main/60th Street East and 160th Avenue East, Main/60th Street East and Parker Road, Main/60th Street East and 162nd Avenue East; along 160th Avenue East; and around the central wetlands preserve.
- Revise City regulations as needed to ensure that Sumner Design Guidelines do not supersede the building heights recommended in the ESNP.
- Maintain the General Commercial properties south of 64th Street East as General Commercial and prohibit residential development there to reserve the area for commercial development.
- Maintain pedestrian-oriented Neighborhood Commercial zoning in the 160th Avenue East and Main/60th Street East area to encourage a pedestrian-focused core, with requirements for pedestrian-oriented commercial uses on the ground floor. Outside of this core area, allow a range of commercial uses that do not need to be pedestrian oriented.
- Apply Sumner Design Guidelines to all new development.
- Require development along primary streets to provide pedestrian-oriented street fronts.
- Create "pedestrian activity nodes" at key intersections that feature pedestrian amenities and gathering areas such as plazas.
- Create areas in public and private development that can be used for community events.

Parks/Open Space and Environment

- Rezone the central wetlands, Salmon Creek and buffers to Resource Protection zone. This includes City- and non-City-owned parcels.
- Create a linear natural park along Salmon Creek.
- Develop a financing strategy to create the Central Park and associated enhancements to Salmon Creek.
- Continue restoration of Salmon Creek.
- Pursue an area-wide approach to wetland mitigation, such as a City-sponsored mitigation site or in-lieu fee program, to support creation of a central wetlands preserve and allow development of properties adjacent to wetlands.
- Initiate a cost-benefit analysis of City-sponsored wetland mitigation site.
- Require new development to install street trees and parking lot landscaping.
- Explore the potential for creating area-wide stormwater facilities that development could use.

Transportation/Circulation

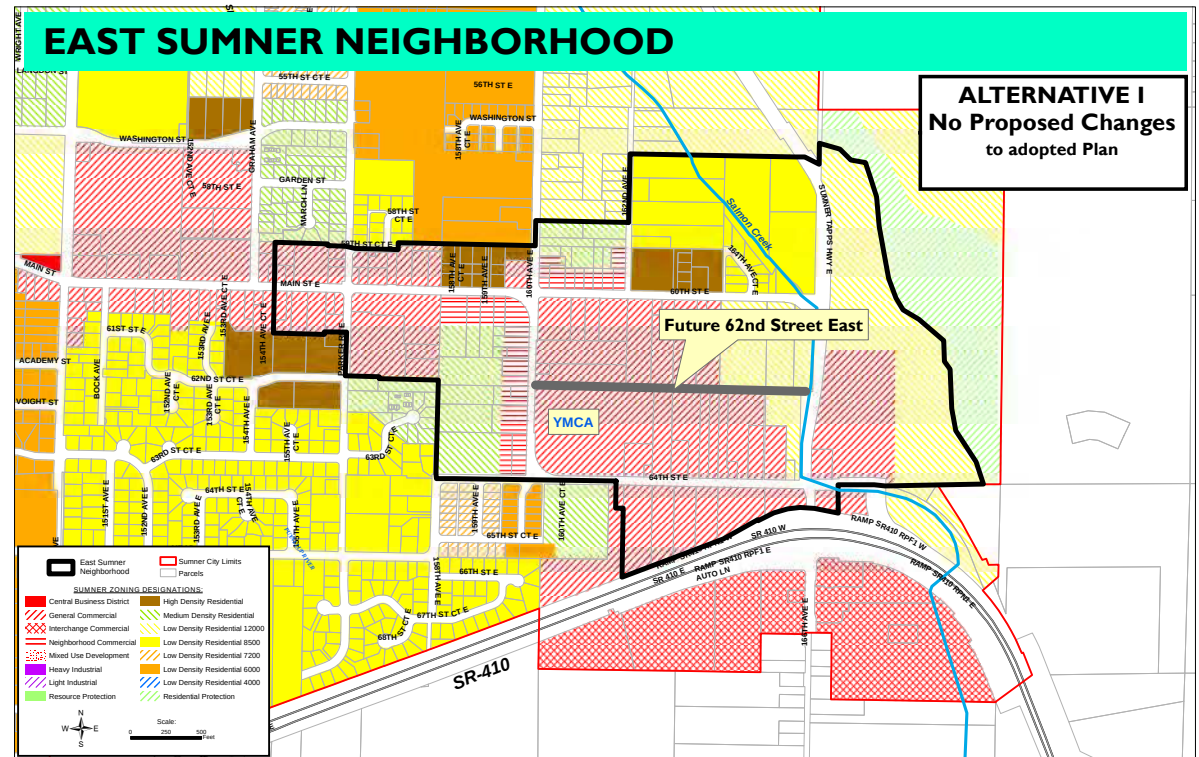
- Require development to provide mid-block connections when major redevelopment or new development occurs.
- Improve intersections at Main/60th Street East, 64th Street East and 166th Avenue East intersections with Sumner-Tapps Highway to improve traffic flow and reduce congestion.
- Improve 60th Street, 64th Street and 160th Avenue East with bike paths and sidewalks.
- Develop a regulatory and financing strategy for building the mid-block non-vehicular network and trails.
- Require pedestrian and bicycle corridors at key mid-block locations as properties redevelop.
- Incorporate the existing north-south gas pipeline corridor (75 feet wide) as a pedestrian corridor in this network.
- Retrofit streets with sidewalks at least 6 feet wide, street trees, and bike lanes on primary streets.
- Pursue partnerships with transit agencies to provide bus service to/from East Sumner.

Appendix A: Plan Alternatives

Through the ESNP planning process, the City developed three concepts to help identify public preferences. Alternative 3 is the preferred course of future action and the basis for the 2020 ESNP. This appendix presents the alternatives evaluated during the 2020 planning process.

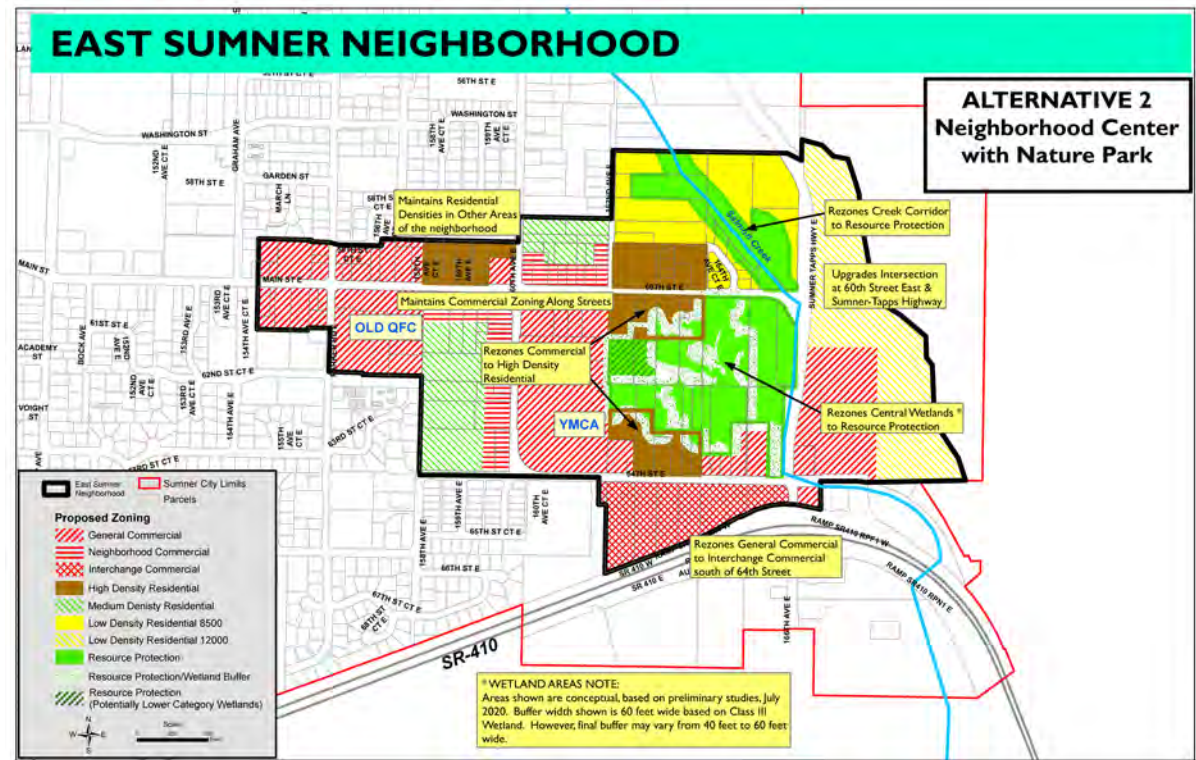
Alternative 1

Alternative 1 represents the “no action” alternative. This alternative maintains the current zoning for the area, which was adopted in 2015 and updated in 2019. This alternative also maintains the concept of an east-west road extension (62nd Avenue East).



Alternative 2

Alternative 2 would remove the east-west road corridor and create a Resource Protection zone in the central wetlands. It creates two (2) areas of High Density Residential (HDR) zoning at 60th Street and 64th Street around the central wetlands preserve. South of 64th Street East, Alternative 2 proposes an Interchange Commercial zone to allow a broader range of commercial uses. While Interchange Commercial zoning may invite land uses that do not generally provide local neighborhood services, and uses that may have greater traffic impacts, the zone allows for a wider range of commercial uses than the General Commercial zone. This alternative reduces land available for commercial uses, but allows for more residential-only development to support existing and future commercial uses in the area. With close access to the freeway and the east-west "spine" along Main Street, this area could be convenient for medium- to high-density residential development. Allowing stand-alone apartments (ground floor entry with no commercial) in the central neighborhood would take advantage of a new wetlands central park as an amenity for residents. The central neighborhood could become a key neighborhood in Sumner that

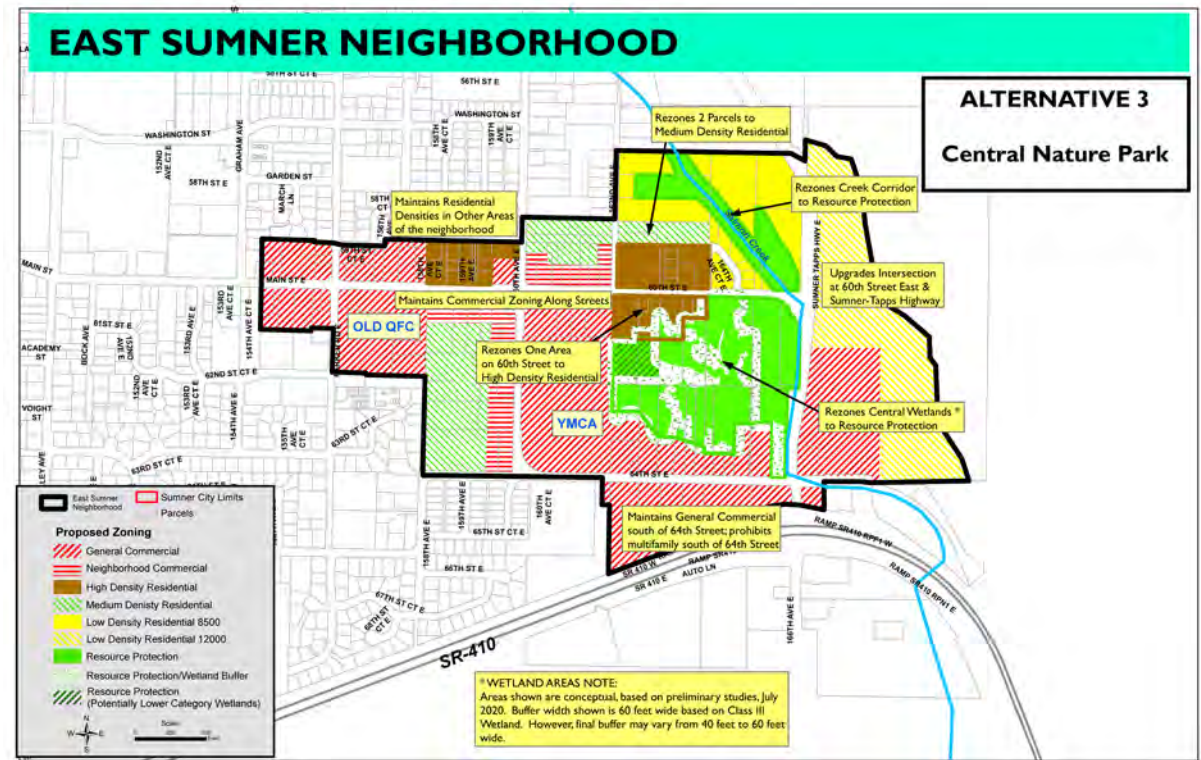


is connected to downtown and west Sumner along the spine of Main Street. This proposal suggests medium- or high-density residential located to fully frame the central park and would extend to both 60th Street East and 64th Street East. Traffic calming treatments would make 60th Street East safe for pedestrians.

Traffic improvements planned for 60th Street and Sumner-Tapps intersection would improve traffic flow. Mid-block non-vehicular connections would provide an alternative and safer way to access different amenities and destinations in the neighborhood, such as the YMCA.

Alternative 3 – Preferred Alternative

The preferred alternative would remove the formerly proposed east-west road corridor (62nd Avenue East) and create a Resource Protection zone in the central wetlands. This alternative would designate a High Density Residential (HDR) zone at 60th Street, allowing for “stand-alone”—i.e., no commercial uses required on the ground floor—apartments in addition to mixed-use residential, increasing the range of housing types available in the neighborhood. The preferred alternative would allow for residential development to support existing and future commercial uses in the area but suggests that residential uses be focused on 60th Street East near existing higher-density residential. This approach would rezone two parcels to the north of 60th Street as Medium Density Residential (MDR) to provide a buffer between existing High Density Residential (HDR) and Low Density Residential (LDR) neighbors to the north. With close access to the freeway and nearby commercial services, the central neighborhood area can accommodate medium- to high-density residential that could take advantage of a location near the new central park. A focused residential area along 60th Street/Main Street would create a residential gateway into the



neighborhood that connects to the rest of the city along the Main Street spine.

The public realm along 60th Street East would be designed for gathering and mingling. Traffic-calming treatments would make 60th Street East safe for pedestrians of all ages. Traffic improvements planned for 60th Street and Sumner-Tapps intersection would improve traffic flow. Mid-block non-vehicular connections would provide an alternative and safe way to access different amenities and

destinations in the neighborhood, such as the YMCA.

64th Street East would be retained as a commercial gateway into Sumner. Properties south of 64th Street East would remain zoned as General Commercial, and new regulations would prohibit residential uses south of 64th Street East. This approach would preserve most of the commercially zoned acreage in the area. Properties along 160th Street and 60th/Main would retain their current Neighborhood Commercial (NC) zoning to generate more pedestrian-oriented commercial uses.

Appendix B: Public Participation Results

The following information reflects the public participation process.

City Outreach 2020

In July 2020, the City's online portal, Sumner Connects, hosted a community survey to measure interest in 1) a central wetlands preserve and 2) new commercial and multifamily development in the area. The survey collected valuable feedback on the community's preferences for a central nature park, non-vehicular connections, and commercial development and resistance to additional apartments and density. In April 2020 and in fall 2020, the City also posted information about the ESNP update on Sumner Connects, including a video highlighting the area, issues, and alternatives.

East Sumner Area Neighborhood Survey

Questions posted Sumner Connects 7/13/20; comments collected 8/11/20
45 total respondents

Please give us your feedback on possible zoning changes for East Sumner that could affect businesses and residents.

CIRCULATION AND CONNECTIONS

- Q1: The 2015 East Sumner Neighborhood Plan had a new street, 62nd Avenue East, running east-west through the middle of the block. This new street is no longer feasible, because it would cost too much to construct through wetlands. Would you support a walking and bike path instead of the street?

Yes	77.8%
Maybe	11.1%
No	11.1%

Figure(s): Aerial photo streets in central ESNP

- Q2: The 2015 Plan shows a new north-south street, 162nd Avenue East. A new street provides better access to businesses and other amenities in the middle of the neighborhood. Would you support any of the following?

Support a street or alley connection that stops at "62 nd Street"	20%
Support a north-south walking and biking path instead of a street	35.6%
Either a street or pedestrian path would be ok	28.9%
No street or walking and bike path in this location.	15.6%

- Q3: There are several primary streets in the neighborhood. What features should these streets have?

On-street angle parking with buildings up to the street	11.1%
Buildings up to the street with wide sidewalk in front	17.8%
Buildings set back from sidewalks with tree planting strip	71.1%

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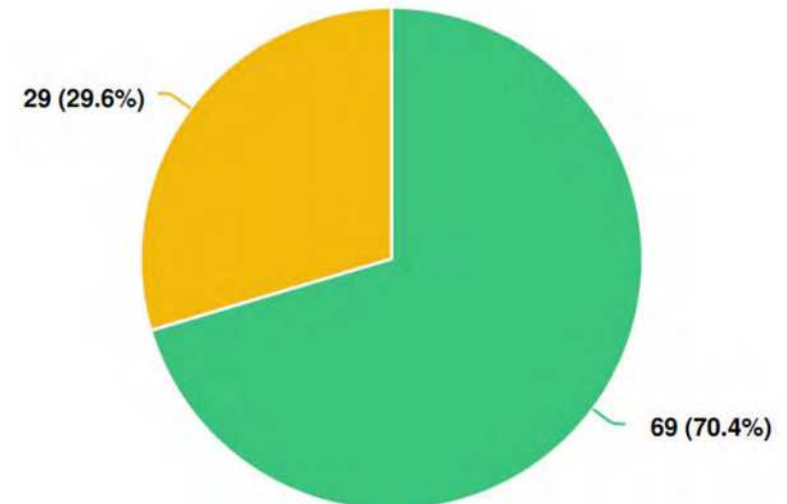
Sample results page from July 2020 Sumner Connects survey on ESNP

City Outreach 2019

In 2019, City of Sumner planners revisited the 2015 Plan with the community. At an Open House in June 2019, residents and neighbors provided input on alternative solutions. The community gave little support to building 62nd Avenue East and 162nd Avenue East through the central neighborhood, but strongly supported a “central wetlands preserve” or park instead of a road corridor. The City also posted an on-line survey on the Sumner Connects website, which showed similar results. The Planning Commission and City Council also supported eliminating the proposed road and exploring a central wetlands preserve.

2019 Sumner Connects

Q1 Which alternative do you prefer?



Question options

● Alternative 1 ● Alternative 2

Optional question (98 responses, 1 skipped)

CITY OF SUMNER WASHINGTON

EAST SUMNER NEIGHBORHOOD - ALTERNATIVE 1

ALTERNATIVE 1
Proposed Zoning

- Innovation District
- Commercial
- High Density Residential
- Low Density Residential 8500
- Medium Density Residential
- Resource Protection
- East Sumner Neighborhood

OLD QFC

YMCA

Scale: 250 500 Feet

North Arrow

Map labels include: GARDEN ST, VANICLEY, 10TH ST CT E, 12TH ST CT E, 14TH ST CT E, 16TH ST CT E, 18TH ST CT E, 20TH ST CT E, 22ND ST CT E, 24TH ST CT E, 26TH ST CT E, 28TH ST CT E, 30TH ST CT E, 32ND ST CT E, 34TH ST CT E, 36TH ST CT E, 38TH ST CT E, 40TH ST CT E, 42ND ST CT E, 44TH ST CT E, 46TH ST CT E, 48TH ST CT E, 50TH ST CT E, 52ND ST CT E, 54TH ST CT E, 56TH ST CT E, 58TH ST CT E, 60TH ST CT E, 62ND ST CT E, 64TH ST CT E, 66TH ST CT E, 68TH ST CT E, 70TH ST CT E, 72ND ST CT E, 74TH ST CT E, 76TH ST CT E, 78TH ST CT E, 80TH ST CT E, 82ND ST CT E, 84TH ST CT E, 86TH ST CT E, 88TH ST CT E, 90TH ST CT E, 92ND ST CT E, 94TH ST CT E, 96TH ST CT E, 98TH ST CT E, 100TH ST CT E, 102ND ST CT E, 104TH ST CT E, 106TH ST CT E, 108TH ST CT E, 110TH ST CT E, 112ND ST CT E, 114TH ST CT E, 116TH ST CT E, 118TH ST CT E, 120TH ST CT E, 122ND ST CT E, 124TH ST CT E, 126TH ST CT E, 128TH ST CT E, 130TH ST CT E, 132ND ST CT E, 134TH ST CT E, 136TH ST CT E, 138TH ST CT E, 140TH ST CT E, 142ND ST CT E, 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C Planned Action Ordinance Amendments

ORDINANCE NO. ~~2535~~
CITY OF SUMMER, WASHINGTON

AN ORDINANCE OF THE CITY OF SUMNER, WASHINGTON, AMENDING THE ESTABLISHING—A— PLANNED ACTION FOR THE EAST SUMNER NEIGHBORHOOD PURSUANT TO THE STATE ENVIRONMENTAL POLICY ACT AND AMENDING SUMNER MUNICIPAL CODE CHAPTER 16.04.

WHEREAS, the State Environmental Policy Act (SEPA) and its implementing regulations provide for the integration of environmental review with land use planning and project review through the designation of planned actions by jurisdictions planning under the Growth Management Act (GMA), such as the City of Sumner (“City”); and

WHEREAS, Section 43.21C.440 of the Revised Code of Washington (RCW), Sections 197-11-164 through 172 of the Washington Administrative Code (WAC), and Section 16.04.170 of the Sumner Municipal Code (SMC) allow for and govern the adoption and application of a planned action designation under SEPA; and

WHEREAS, the Washington State Department of Commerce (DOC) has studied planned actions in various communities throughout the state and found that predefined mitigation as allowed under a planned action ordinance has resulted in increased certainty and predictability for development, time and cost savings for development project proponents and cities, and increased revenues for cities when used with other economic development tools; and

WHEREAS, the designation of a planned action expedites the permitting process for projects of which the impacts have been previously addressed in an supplemental environmental impact statement (SEIS); and

WHEREAS, a subarea of the City commonly referred to as the “East Sumner Neighborhood”, as depicted on the map attached hereto as Exhibit A and incorporated herein by this reference, has been identified as a planned action area for future development (“Planned Action Area”); and

WHEREAS, the City has developed and adopted ~~a Comprehensive Plan update on July 27, 2015 and a subarea plan titled the annual amendments to the Comprehensive Plan and Zoning Code including an update of the~~ East Sumner Neighborhood Plan adopted ~~July 27, 2015~~ **XXX 2021** through Ordinance No. ~~2534~~ **XXX** complying with the GMA (RCW 36.70A) to guide the development of the East Sumner Neighborhood Planned Action Area; and

WHEREAS, after extensive public participation and coordination with all affected parties, the City, as lead SEPA agency, issued the ~~Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action~~ ~~Sumner Comprehensive Plan, East Sumner Neighborhood Plan, Capital Facility and Transportation Plan Update, Municipal Code Update, and East Sumner Neighborhood Planned Action~~ Final Supplemental Environmental Impact Statement (“FSEIS”) dated ~~July 27, 2015~~ **XXX 2021**, which identifies the impacts and mitigation measures associated with planned development in the Planned Action Area as identified in the Comprehensive Plan; the FSEIS includes by incorporation the associated Draft Supplemental Environmental Impact Statement (DSEIS) issued on ~~February 24, 2015~~ **December 10, 2020** (collectively referred to herein as the “Planned Action SEIS”); and

WHEREAS, the City desires to designate a planned action under SEPA for the East Sumner Neighborhood (“Planned Action”); and

WHEREAS, ~~amending~~**adopting a-the** Planned Action for the East Sumner Neighborhood with appropriate standards and procedures will help achieve efficient permit processing and promote environmental quality protection; and

WHEREAS, the City has adopted development regulations and ordinances that will help protect the environment and will adopt regulations to guide the allocation, form, and quality of development in the East Sumner Neighborhood; and

~~**WHEREAS**, the City of Sumner City Council is hereby adopting only part of the total number of documents related to and required for the 2015 Comprehensive Plan Update per the Growth management Act. Subsequent and separate ordinances will be adopting amendments to: 1) Comprehensive Plan (Transportation Plan, Capital Facilities Plan and Environmental Impact Statement); 2) development regulations; 4) critical areas regulations; 5) East Sumner Neighborhood Plan; and 6) East Sumner Neighborhood Plan development regulations; and~~

WHEREAS, the City Council finds that adopting this Ordinance is in the public interest and will advance the public health, safety, and welfare.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Categorical Exemptions Amendment. That Sumner Municipal Code Chapter 16.04.085~~(C)~~ “Categorical Exemptions” is hereby amended to read as follows

“16.04.085 Categorical exemptions.

C. If the proposal is within the East Sumner Neighborhood Planned Action area and within threshold criteria adopted by Ordinance No. ~~2035-XXX~~ for the East Sumner Neighborhood Plan the proposal shall be categorically exempt from threshold determination requirements.

~~A. If a proposal fits within any of the provisions in WAC 197-11-800 the proposal shall be categorically exempt from threshold determination requirements except as follows:~~

~~1. The proposal is not exempt under WAC 197-11-908, environmentally sensitive areas.~~

~~2. The proposal is a segment of a proposal that includes:~~

~~a. A series of actions, physically or functionally related to each other, some of which are categorically exempt and some of which are not; or~~

~~b. A series of exempt actions that are physically or functionally related to each other, and that together may have a probable significant adverse environmental impact in the judgement of an agency with jurisdiction. If so, that agency shall be the lead agency, unless the agencies with jurisdiction agree that another agency should be the lead agency. Agencies may petition the Department of Ecology to resolve disputes.~~

~~For such proposals, the agency or applicant may proceed with the exempt aspects of the proposals, prior to conducting environmental review, if the requirements of WAC 197-11-070 are met.~~

~~3. The proposal is subject to the threshold requirements pursuant to another land use or environmental regulation in order to address site specific impacts which cannot be anticipated prior to the proposal.~~

~~B. An agency is not required to document that a proposal is categorically exempt. Agencies may note on an application that a proposal is categorically exempt or place such a determination in agency files.~~

~~C. If the proposal is within the East Sumner Neighborhood Planned Action area and within threshold criteria adopted by Ordinance No. 2035 for the East Sumner Neighborhood Plan the proposal shall be categorically exempt from threshold determination requirements.”~~

Section 2. Purpose. The purpose of this Ordinance is to:

- A. Combine environmental analysis, land use plans, development regulations, and City codes and ordinances together with the mitigation measures in the Planned Action SEIS to mitigate environmental impacts and process Planned Action development applications in the Planned Action Area;
- B. Designate the East Sumner Neighborhood shown in Exhibit A as a Planned Action Area for purposes of environmental review and permitting of designated Planned Action Projects pursuant RCW 43.21C.440;
- C. Determine that the Planned Action SEIS meets the requirements of a planned action SEIS pursuant to SEPA;
- D. Establish criteria and procedures for the designation of certain projects within the Planned Action Area as “Planned Action Projects” consistent with RCW 43.21C.440;
- E. Provide clear definition as to what constitutes a Planned Action Project within the Planned Action Area, the criteria for Planned Action Project approval, and how development project applications that qualify as Planned Action Projects will be processed by the City;
- F. Streamline and expedite the land use permit review process by relying on the Planned Action SEIS; and
- G. Apply applicable regulations within the City’s development regulations and the mitigation framework contained in this Ordinance for the processing of Planned Action Project applications and to incorporate the applicable mitigation measures into the underlying project permit conditions in order to address the impacts of future development contemplated by this Ordinance.

Section 3. Findings. The City Council finds as follows:

- A. The Recitals above are adopted herein as Findings of the City Council.
- B. The City is subject to the requirements of the Growth Management Act (GMA).
- C. The City has adopted a Comprehensive Plan complying with the GMA and an associated subarea plan with text and policies specific to the East Sumner Neighborhood.
- D. The City is adopting zoning and development regulations concurrent with the Comprehensive Plan to implement said Plan, including this Ordinance.
- E. The Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action ~~Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Municipal Code Update, and East Sumner Neighborhood Planned Action~~ SEIS together with the SEPA documents it adopts and supplements adequately identifies and addresses the probable significant environmental impacts associated with the type and amount of development planned to occur in the designated Planned Action Area.
- F. The mitigation measures identified in the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action ~~Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Municipal Code Update, and East Sumner Neighborhood Planned Action~~ SEIS together with the SEPA documents it adopts and supplements, attached to this Ordinance as Exhibit B and incorporated herein by reference, together with adopted City

development regulations are adequate to mitigate significant adverse impacts from development within the Planned Action Area.

- G. The Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action ~~Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Municipal Code Update, and East Sumner Neighborhood Planned Action~~ SEIS identifies the location, type, and amount of development that is contemplated by the Planned Action.
- H. Future projects that are implemented consistent with the Planned Action will protect the environment, benefit the public, and enhance economic development.
- I. The City provided several opportunities for meaningful public involvement and review in the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action ~~Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Municipal Code Update, and East Sumner Neighborhood Planned Action~~ SEIS process, including a community meeting consistent with RCW 43.21C.440; has considered all comments received; and, as appropriate, has modified the proposal or mitigation measures in response to comments.
- J. Essential public facilities as defined in RCW 36.70A.200 are excluded from the Planned Action as designated herein and are not eligible for review or permitting as Planned Action Projects unless they are accessory to or part of a project that otherwise qualifies as a Planned Action Project.
- K. The designated Planned Action Area is located entirely within an urban growth area (UGA).
- L. Implementation of the mitigation measures identified in the Planned Action SEIS and the East Sumner Neighborhood Plan Update, and ~~Capital Facility Plan and Transportation Plan Update~~ Comprehensive Plan as amended with the 2020 docket will provide for adequate public services and facilities to serve the proposed Planned Action Area.

Section 4. Procedures and Criteria for Evaluating and Determining Planned Action Projects within the Planned Action Area.

- A. **Planned Action Area.** This “Planned Action” designation shall apply to the area shown in Exhibit A of this Ordinance.
- B. **Environmental Document.** A Planned Action Project determination for a site-specific project application within the Planned Action Area shall be based on the environmental analysis contained in the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action ~~Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Municipal Code Update, and East Sumner Neighborhood Planned Action~~ SEIS together with the SEPA documents it adopts and supplements. The mitigation measures contained in Exhibit B of this Ordinance are based upon the findings of the SEIS and shall, along with adopted City regulations, provide the framework the City will use to apply appropriate conditions on qualifying Planned Action Projects within the Planned Action Area.
- C. **Planned Action Project Designated.** Land uses and activities described in the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action SEIS together with the SEPA documents it adopts and supplements ~~Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Municipal Code Update, and East Sumner Neighborhood Planned Action~~ SEIS, subject to the thresholds described in Subsection 4.D. of this Ordinance and the mitigation measures contained in Exhibit B of this Ordinance, are designated “Planned Action Projects” pursuant to RCW 43.21C.440. A development application for a site-specific project located within the Planned Action Area shall be designated a Planned Action Project if

it meets the criteria set forth in Subsection 4.D. of this Ordinance and all other applicable laws, codes, development regulations, and standards of the City, including this Ordinance, are met.

D. Planned Action Qualifications. The following thresholds shall be used to determine if a site-specific development proposed within the Planned Action Area was contemplated as a Planned Action Project and has had its environmental impacts evaluated in the Planned Action SEIS:

1. Qualifying Land Uses.

- a. A primary land use can qualify as a Planned Action Project land use when:
 - i. it is within the Planned Action Area as shown in Exhibit A of this Ordinance;
 - ii. it is consistent with land use categories and activities studied in the SEIS and consistent with zoning classifications applied to properties within the Planned Action Area.

A Planned Action Project may be a single Planned Action land use or a combination of Planned Action land uses together in a mixed-use development. Planned Action land uses may include accessory uses.

- b. Public Services: The following public services, infrastructure, and utilities can also qualify as Planned Actions: onsite roads, utilities, parks, trails, and similar facilities developed consistent with the Planned Action SEIS mitigation measures, City and special district design standards, critical area regulations, and the Sumner Municipal Code. Projects that involve wetland mitigation and are consistent with the impacts and mitigation addressed in the Final SEIS also qualify as Planned Action Projects.

2. Development Thresholds:

- a. Land Use - The following thresholds of new land uses are contemplated by the Planned Action:

Feature	Preferred Alternative	<u>Alternative 2</u>	<u>Alternative 3 (Preferred)</u>
New Housing Units	439	252	196
New Employment (Jobs)	529	285	286

- b. Shifting development amounts between land uses in identified in Subsection 4.D(2)(a) may be permitted when the total build-out is less than the aggregate amount of development reviewed in the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Municipal Code Update, and East Sumner Neighborhood Planned Action SEIS; the traffic trips for the preferred alternative are not exceeded; and, the development impacts identified in the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action ~~Sumner Comprehensive Plan and Municipal Code Update~~ SEIS are mitigated consistent with Exhibit B of this Ordinance.

- c. Further environmental review may be required pursuant to WAC 197-11-172, if any individual Planned Action Project or combination of Planned Action Projects exceeds the development thresholds specified in this Ordinance and/or alter the assumptions and analysis in the Sumner Comprehensive Plan and Municipal Code Update SEIS.

3. Transportation Thresholds:

- a. Trip Ranges & Thresholds. The number of new PM peak hour trips anticipated in the Planned Action Area and reviewed in the Planned Action SEIS for 2035 is as follows:

PM PEAK HOUR TRIPS

Preferred Alternative

	Net Increase in PM Peak Hour Trips
Preferred East Sumner	1,571

<u>Inbound</u>	<u>Outbound</u>	<u>Total</u>
<u>830</u>	<u>840</u>	<u>1,670</u>

Source: Transpo ~~2015~~2020

- b. Concurrency. All Planned Action Projects shall meet the transportation concurrency requirements and the Level of Service (LOS) thresholds established in the Sumner Transportation Plan and implementing code, as appropriate.
 - c. Transportation Impact Mitigation. Transportation impact fees shall be paid consistent with Chapter 12.36 SMC. Transportation mitigation shall also be provided consistent with mitigation measures in Exhibit B, Attachment B-1 of this Ordinance attached hereto and incorporated by this reference.
 - d. The responsible City official shall require documentation by Planned Action Project applicants demonstrating that the total trips identified in Subsection 4.D(3)(a) are not exceeded, that the project meets the concurrency standards of Subsection 4.D(3)(b), and that the project has mitigated impacts consistent with Subsection 4.D(3)(c).
 - e. Discretion.
 - i. The responsible City official shall have discretion to determine incremental and total trip generation, consistent with the Institute of Traffic Engineers (ITE) Trip Generation Manual (latest edition) or an alternative manual accepted by the City's Public Works Director at his or her sole discretion, for each project permit application proposed under this Planned Action.
 - ii. The responsible City official shall have discretion to condition Planned Action Project applications to meet the provisions of this Planned Action Ordinance and the Sumner Municipal Code.
 - iii. The responsible City official shall have the discretion to adjust the allocation of responsibility for required improvements between individual Planned Action Projects based upon their identified impacts.
 4. Elements of the Environment and Degree of Impacts. A proposed project that would result in a significant change in the type or degree of adverse impacts to any element(s) of the environment analyzed in the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action ~~Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Municipal Code Update, and East Sumner Neighborhood Planned Action~~ SEIS would not qualify as a Planned Action Project.
 5. Changed Conditions. Should environmental conditions change significantly from those analyzed in the Planned Action SEIS, the City's SEPA Responsible Official may determine that the Planned Action Project designation is no longer applicable until supplemental environmental review is conducted.
- E. **Planned Action Project Review Criteria.**
1. The City's SEPA Responsible Official, or authorized representative, may designate as a Planned Action Project, pursuant to RCW 43.21C.440, a project application that meets all of the following conditions:

- a. the project is located within the Planned Action Area identified in Exhibit A of this Ordinance;
 - b. the proposed uses and activities are consistent with those described in the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action ~~Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Municipal Code Update, and East Sumner Neighborhood Planned Action~~ SEIS and Subsection 4.D of this Ordinance;
 - c. the project is within the Planned Action thresholds and other criteria of Subsection 4.D of this Ordinance;
 - d. the project is consistent with the Sumner Comprehensive Plan and East Sumner Neighborhood Plan including the regulations of the East Sumner Neighborhood integrated into the Sumner Municipal Code;
 - e. the project's significant adverse environmental impacts have been identified in the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action ~~Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Municipal Code Update, and East Sumner Neighborhood Planned Action~~ SEIS;
 - f. the project's significant impacts have been mitigated by application of the measures identified in Exhibit B of this Ordinance and other applicable City regulations, together with any conditions, modifications, variances, or special permits that may be required;
 - g. the project complies with all applicable local, state and/or federal laws and regulations and the SEPA Responsible Official determines that these constitute adequate mitigation; and
 - h. the project is not an essential public facility as defined by RCW 36.70A.200, unless the essential public facility is accessory to or part of a development that is designated as a Planned Action Project under this Ordinance.
2. The City shall base its decision to qualify a project as a Planned Action Project on review of the Subarea SEPA Checklist form included in Exhibit B to this Ordinance and review of the Planned Action Project submittal and supporting documentation, provided on City required forms.

F. Effect of Planned Action Designation.

1. Designation as a Planned Action Project by the City's SEPA Responsible Official means that a qualifying project application has been reviewed in accordance with this Ordinance and found to be consistent with the development parameters and thresholds established herein and with the environmental analysis contained in the Planned Action SEIS.
2. Upon determination by the City's SEPA Responsible Official that the project application meets the criteria of Subsection 4.D and qualifies as a Planned Action Project, the project shall not require a SEPA threshold determination, preparation of an SEIS, or be subject to further review pursuant to SEPA. Planned Action Projects will still be subject to all other applicable City, state, and federal regulatory requirements. The Planned Action Project designation shall not excuse a project from meeting the City's code and ordinance requirements apart from the SEPA process.

G. Planned Action Project Permit Process. Applications submitted for qualification as a Planned Action Project shall be reviewed pursuant to the following process:

1. Development applications shall meet all applicable requirements of the Sumner Municipal Code and this Ordinance in place at the time of the Planned Action Project application. Planned Action Projects shall not vest to regulations required to protect public health and safety.
2. Applications for Planned Action Projects shall:
 - a. be made on forms provided by the City;

- b. include the Subarea SEPA checklist included in Exhibit B of this Ordinance;
 - c. provide a conceptual site plan to scale and narrative documenting how the planned action project meets the requirements of this Ordinance and the East Sumner Neighborhood Plan as well as relevant Sumner Municipal Code requirements. The written summary shall in particular identify the consistency of the Planned Action Project application with the East Sumner Neighborhood Plan “Plan Elements” concepts and strategies. and
 - d. meet all applicable requirements of the Sumner Municipal Code and this Ordinance.
- 3. The City’s SEPA Responsible Official shall determine whether the application is complete and shall review the application to determine if it is consistent with and meets all of the criteria for qualification as a Planned Action Project as set forth in this Ordinance.
- 4. Determination of Consistency
 - a. If the City’s SEPA Responsible Official determines that a proposed project qualifies as a Planned Action Project, he/she shall issue a “Determination of Consistency” and shall mail or otherwise verifiably deliver said Determination to the applicant; the owner of the property as listed on the application; and federally recognized tribal governments and agencies with jurisdiction over the Planned Action Project, pursuant to RCW 43.21C.440.
 - b. Upon issuance of the Determination of Consistency, the review of the underlying project permit(s) shall proceed in accordance with the applicable permit review procedures specified in Title 18 SMC, except that no SEPA threshold determination, SEIS, or additional SEPA review shall be required.
 - c. The Determination of Consistency shall remain valid and in effect as long as the underlying project application approval is also in effect.
 - d. Public notice and review for qualified Planned Action Projects shall be tied to the underlying project permit(s). If notice is otherwise required for the underlying permit(s), the notice shall state that the project qualifies as a Planned Action Project. If notice is not otherwise required for the underlying project permit(s), no special notice is required by this Ordinance.
- 5. Determination of Inconsistency
 - a. If the City’s SEPA Responsible Official determines that a proposed project does not qualify as a Planned Action Project, he/she shall issue a “Determination of Inconsistency” and shall mail or otherwise verifiably deliver said Determination to the applicant; the owner of the property as listed on the application; and federally recognized tribal governments and agencies with jurisdiction over the Planned Action Project, pursuant to RCW 43.21c.440.
 - b. The Determination of Inconsistency shall describe the elements of the Planned Action Project application that result in failure to qualify as a Planned Action Project.
 - c. Upon issuance of the Determination of Inconsistency, the City’s SEPA Responsible Official shall prescribe a SEPA review procedure for the non-qualifying project that is consistent with the City’s SEPA regulations and the requirements of state law.
 - d. A project that fails to qualify as a Planned Action Project may incorporate or otherwise use relevant elements of the Planned Action SEIS, as well as other relevant SEPA documents, to meet the non-qualifying project’s SEPA requirements. The City’s SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action SEIS.

7. To provide additional certainty about applicable requirements, the City or applicant may request consideration and execution of a development agreement for a Planned Action Project, consistent with RCW 36.70B.170 et seq.
8. A Determination of Consistency or Inconsistency is a Type II land use decision subject to the procedures established in Title 18 SMC. An appeal of a Determination of Consistency shall be consolidated with any pre-decision or appeal hearing on the underlying project application where applicable.

Section 5. Monitoring and Review.

- A. The City should monitor the progress of development in the designated Planned Action area as deemed appropriate to ensure that it is consistent with the assumptions of this Ordinance and the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action ~~Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Municipal Code Update, and East Sumner Neighborhood Planned Action~~ SEIS regarding the type and amount of development and associated impacts and with the mitigation measures and improvements planned for the Planned Action Area.
- B. This Planned Action Ordinance shall be reviewed by the SEPA Responsible Official no later than five (5) years from its effective date in conjunction with the City's regular Comprehensive Plan review cycle, as applicable. The timing of subsequent reviews after the first review shall be determined with the completion of the first review. The review shall determine the continuing relevance of the Planned Action assumptions and findings with respect to environmental conditions in the Planned Action Area, the impacts of development, and required mitigation measures (Exhibit B) and Public Agency Actions and Commitments (Exhibit C). Based upon this review, the City may propose amendments to this Ordinance or may supplement or revise the Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Municipal Code Update, and East Sumner Neighborhood Planned Action SEIS.

Section 6. Conflict. In the event of a conflict between this Ordinance or any mitigation measures imposed thereto, and any ordinance or regulation of the City, the provisions of this Ordinance shall control.

Section 7. Severability. If any one or more sections, subsections, or sentences of this Ordinance are held to be unconstitutional or invalid such decision shall not affect the validity of the remaining portions of this Ordinance and the same shall remain in full force and effect.

Section 8. Effective Date. This Ordinance shall take effect and be in force ten (10) days after publication as provided by law.

Passed by the City Council and approved by the Mayor of the City of Sumner, Washington, at a regular meeting thereof this ~~27th~~ ____ day of ~~July, 2015~~ 2020.

Mayor William L. Pugh~~David L. Enslow~~

ATTEST:

APPROVED AS TO FORM:

City Clerk Michelle Converse~~Terri Berry~~, MMC
Marquez~~Brett C. Vinson~~

City Attorney Andrea

First Reading: 07/27/15

Date Adopted: 07/27/15

Date of Publication: 07/30/15

Effective Date: 08/09/15

EXHIBIT A SUMNER EAST SUMNER NEIGHBORHOOD PLANNED ACTION AREA



The East Sumner Neighborhood Subarea.

EXHIBIT B MITIGATION MEASURES

INTRODUCTION

The State Environmental Policy Act (SEPA) requires environmental review for project and non-project proposals that are likely to have adverse impacts upon the environment. In order to meet SEPA requirements, the City of Sumner issued the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action ~~Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Municipal Code Update, and East Sumner Neighborhood Planned Action~~ SEIS, as defined in this East Sumner Neighborhood Planned Action Ordinance (“Ordinance”) in which this Exhibit is attached. The Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action ~~Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Municipal Code Update, and East Sumner Neighborhood Planned Action~~ SEIS has identified significant beneficial and adverse impacts that are anticipated to occur with the future development of the Planned Action Area, together with a number of possible measures to mitigate those significant adverse impacts.

The City of Sumner has established a Planned Action designation for the East Sumner Neighborhood (see **Exhibit A**) based on the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action ~~Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Municipal Code Update, and East Sumner Neighborhood Planned Action~~ SEIS. SEPA Rules indicate review of a Planned Action Project is intended to be simpler and more focused than for other projects (WAC 197-11-172). This **Exhibit B** provides a modified checklist form for Planned Action Project applicants to complete, as provided pursuant to RCW 43.21C.440.

MITIGATION DOCUMENT

A Mitigation Document is provided in **Attachment B-1** to this Exhibit B, and is also summarized in the environmental checklist. **Attachment B-1** establishes specific mitigation measures, based upon significant adverse impacts identified in the Planned Action SEIS. These mitigation measures shall apply to future development proposals which are found consistent with the Planned Action thresholds in Subsection 4.D of this Ordinance and the conceptual plans in the East Sumner Neighborhood Plan, and which are located within the Planned Action Area (see **Exhibit A**).

APPLICABLE PLANS AND REGULATIONS

The Planned Action SEIS identifies specific regulations that act as mitigation measures. These are summarized by SEIS topic in **Attachment B-2** to this Exhibit B and are advisory to applicants. All applicable federal, state, and local regulations shall apply to Planned Action Projects. Planned Action Project applicants shall comply with all adopted regulations where applicable, including those listed in the Planned Action SEIS and those not included in the Planned Action SEIS.

INSTRUCTIONS TO APPLICANTS

This environmental checklist below asks you to describe some basic information about your proposal. The City will use this checklist to determine whether the project is consistent with the analysis in the Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action ~~Sumner Comprehensive Plan Update, East Sumner Neighborhood Plan Update, Capital Facility and Transportation Plan Update, Municipal Code Update, and East Sumner Neighborhood Planned Action~~ SEIS and qualifies as a Planned Action Project, or would otherwise require additional environmental review under SEPA. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information.

A. PROPOSAL DESCRIPTION

Date:			
Applicant:	Name/Company:	Phone #:	Cell #:
	Mailing Address:	Email Address:	
Property Owner:	Name/Company:	Phone #:	Cell #:
	Mailing Address:	Email Address:	
Property Address	Street:	City, State, Zip Code:	
Parcel Information	Assessor Parcel Number:	Property Size in Acres:	
Give a brief, complete description of your proposal.			
Property Zoning	District Name:	Building Type:	
Permits Requested (list all that apply)	Land Use:	Engineering:	
	Building:	Other:	
	All Applications Deemed Complete? Yes ___ No ___ Explain:		

	Are there pending governmental approvals of other proposals directly affecting the property covered by your proposal? Yes ___ No ___ Explain: _____		
Existing Land Use	Describe Existing Uses on the Site: _____		
Proposed Land Use – Check and Circle All That Apply	Single Family or Multi-family dwelling units Commercial Retail		Open Space, Parks, Plazas, Trails, Gathering Spaces Other: _____ Other: _____
Dwellings	# Existing Dwelling Units: # _____ Dwelling Type _____ # _____ Dwelling Type _____	# Proposed Dwelling Units: # _____ Type _____ # _____ Type _____	Proposed Density (du/ac): _____
	Dwelling Threshold Total in Ordinance: New Housing Units 439-196- <u>252</u>		Dwelling Bank Remainder as of _____ 20 _____ _____ dwellings
Non-residential Uses: Building Square Feet	Existing Square Feet: _____		Proposed Square Feet: _____
	New Employment (Jobs) 529 <u>285-286</u>		Jobs Remainder as of _____ 20 _____ _____ jobs
	Type of Employment: Retail Square Feet _____ SF _____ Jobs		
	Commercial Office _____ SF _____ Jobs Other (describe): _____ SF _____ Jobs		
Building Height	Existing Stories: _____ Existing Height in feet: _____		Proposed Stories: _____ Proposed Height in feet: _____
Parking Spaces	Existing: _____		Proposed: _____
PM Peak Hour Weekday Vehicle Trips	Existing Estimated Trips Total: _____	Future Estimated Trips Total: _____	Net New Trips: _____
	Maximum net new primary PM peak hour trips in Ordinance: 1,571 <u>1,670</u>		Trip Bank Remainder as of _____ 20 _____ _____ dwellings
	Source of Trip Rate: ITE Manual ___ Other _____		Transportation Impacts Determined Consistent with Ordinance Subsection 4.D(3): Yes ___ No ___
Proposed timing or schedule (including phasing).			

Describe plans for future additions, expansion, or further activity related to this proposal.	
List any available or pending environmental information directly related to this proposal.	

B. ENVIRONMENTAL CHECKLIST AND MITIGATION MEASURES

Earth Checklist and Mitigation Measures	
Description of Conditions General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____ What is the steepest slope on the site (approximate percent slope)? _____ What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? _____	STAFF COMMENTS:
Describe the purpose, type, total area, and approximate quantities and total affected area of any filling or, excavation, and grading proposed. Indicate source of fill.	
Has any part of the site been classified as a "geologically hazardous" area? (Check all that apply) Landslide Hazards Erosion Hazards Seismic Hazards Liquefaction Hazards Volcanic Hazards Other: _____ Describe: _____	
Are there surface indications or history of problem soils in the immediate vicinity? If so, describe.	
Proposed Measures to control impacts to earth, soils, and geologic hazardous areas: The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications,	

and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply):

Compliance with City Erosion Control Ordinance (SMC 16.05).

Compliance with Critical areas regulations within landslide and erosion hazard areas, seismic hazard areas, and volcanic hazard areas (SMC 16.50, 16.52, and 16.54)

Pre-loading, foundation and footing system design considerations, parking area asphalt design, and compliance with the International Building Code standards (SMC 15.08.010).

Other:

Flooding Checklist and Mitigation Measures

1. Description of Conditions

~~A.~~ Is the project site within a designated floodplain? If so, describe the type and extent of the designated floodplain:

2. Is development proposed within the designated floodplain? If so, explain in more detail:

3. Are there indications of past flooding on the property?

4. Proposed Measures to control impacts to flooding:

The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply):

- ☐ Compliance with the National Flood Insurance Program (NFIP) Standards.
- ☐ Compliance with Washington State Department of Ecology Low Impact Development Manual Compliance
- ☐ Compliance with the Shoreline Master Program and Critical Areas Regulations.
- ☐ District Stormwater Facilities Constructed.
- ☐ Implementation of stream conveyance improvements for Salmon Creek. ~~This includes the proposed realignment of a portion of Salmon Creek near its crossing under E Valley Highway E.~~

**STAFF
COMMENTS:**

Plants and Animals Checklist and Mitigation Measures	
Plants and Habitat Checklist	STAFF COMMENTS:
<u>1.</u> Check or circle types of vegetation found on the site: ☐ Deciduous tree: Alder, maple, aspen, other _____ ☐ Evergreen tree: Fir, cedar, pine, other _____ ☐ Shrubs _____ ☐ Grass _____ ☐ Pasture _____ ☐ Crop or grain _____ ☐ Orchards, vineyards or other permanent crops _____ ☐ Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other _____ ☐ Water plants: Water lily, eelgrass, milfoil, other _____ ☐ Other types of vegetation: _____	
<u>2.</u> Are there wetlands on the property? Please describe their acreage and classification.	
<u>3.</u> Is there riparian habitat on the property?	
<u>4.</u> List all noxious weeds and invasive species known to be on or near the site.	
<u>5.</u> What kind and amount of vegetation will be removed or altered?	
<u>6.</u> List threatened and endangered species known to be on or near the site.	
<u>7.</u> Is the proposal consistent with critical area regulations? Please describe.	

8. Proposed landscaping, use of native plants, buffers, or other measures to preserve or enhance vegetation on the site:
 The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply):

- ☐ City of Sumner Shoreline Master Program (SMP).
- ☐ National Flood Insurance Program (NFIP) and compliance with the Biological Opinion.
- ☐ Critical Area Regulations that address wetlands, streams and wildlife habitat areas.
- ☐ City of Sumner stormwater regulations and implementation of the National Pollutant Discharge Elimination System (NPDES) requirements.
- ☐ Restoration of select locations along Salmon Creek.
- ☐ Other: _____

Describe:

STAFF COMMENTS:

Fish and Wildlife

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: Hawk, heron, eagle, songbirds, other: _____

Mammals: Deer, bear, elk, beaver, other: _____

Fish: Bass, salmon, trout, herring, shellfish, other: _____

2. List any threatened and endangered species known to be on or near the site.

3. List any invasive animal species known to be on or near the site.

4. Is the proposal consistent with standard critical area buffers? Please describe.

5. Proposed measures to preserve or enhance fish and wildlife, if any:

The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply):

- ☐ City of Sumner Shoreline Master Program (SMP).
- ☐ National Flood Insurance Program (NFIP) and compliance with the Biological Opinion.
- ☐ Critical Area Regulations that address wetlands, streams and wildlife habitat areas.
- ☐ City of Sumner stormwater regulations and implementation of the National Pollutant Discharge Elimination System (NPDES) requirements.
- ☐ Restoration of select locations along Salmon Creek.
- ☐ Other: _____

Describe:

Water Resources

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)?

If yes, describe type of surface water body, including their name(s), stream classification, and whether there is a 100-year floodplain.

If appropriate, state what stream or river the surface water body flows into.

STAFF COMMENTS:

2. Will the proposal require or result in (check all that apply and describe below):

- ☐ any work over, in, or adjacent to (within 200 feet) the described waters?
- ☐ fill and dredge material that would be placed in or removed from surface water or wetlands?
- ☐ surface water withdrawals or diversions?
- ☐ discharges of waste materials to surface waters?
- ☐ groundwater withdrawal or discharge?
- ☐ waste materials entering ground or surface waters?
- ☐ alterations of effects upon drainage patterns in the vicinity of the site?

Describe:

<u>3.</u> Describe the source of runoff (including storm water) and method of collection, treatment, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.	
<u>4.</u> Is the area designated a critical aquifer recharge area? If so, please describe:	
<u>5.</u> About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?	
<u>6.</u> What measures are proposed to reduce or control water resources/stormwater impacts? The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply): ☐ Compliance with critical area regulations. ☐ Compliance with SMC 13.48: stormwater management regulations. ☐ 2012 Washington State Department of Ecology Stormwater Management Manual for Western Washington. ☐ NPDES Western Washington Phase II Municipal Stormwater Permit, - Minimum Technical Requirements for New Development and Redevelopment. ☐ 2005 Puget Sound Partnership Low Impact Development Technical Guidance Manual for Puget Sound. ☐ Compliance with Shoreline Master Program (SMP). ☐ Other:	

Air Quality Checklist and Greenhouse Gases	
<u>1.</u> What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? Please describe and give quantities if known.	STAFF COMMENTS:
<u>2.</u> What measures are proposed to reduce or control air emissions? The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply): ☐ Compliance with Washington Department of Ecology and Puget Sound Clean Air Agency Regulations ☐ Compliance with Commute Trip Reduction Ordinance. ☐ Air quality control plans for construction activities.	

☐ Best Management Practices used to control fugitive dust. ☐ Measures to minimize air quality and odor issues caused by tailpipe emissions mobile construction equipment and portable stationary engines. ☐ Use of Greenhouse Gas Reduction Measures per Municipal Code or Exhibits 3-14 and 3-15 of <u>2015 Draft SEIS incorporated by reference in Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action SEIS</u> . ☐ Other:	
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Land Use and Plans and Policies Checklist	
<u>1.</u> What is the current use of the site and adjacent properties? (Add more explanation as needed beyond description in Part A.)	STAFF COMMENTS:
<u>2.</u> Describe any structures on the site. Will any structures be demolished? If so, what type, dwelling units, square feet?	
<u>3.</u> What is the current comprehensive plan designation of the site?	
<u>4.</u> What is the current zoning classification of the site?	
<u>5.</u> If applicable, what is the current shoreline master program designation of the site?	
<u>6.</u> What is the planned use of the site? List type of use, number of dwelling units and building square feet.	
<u>7.</u> What is the tallest height of any proposed structure(s)?	
<u>8.</u> What are potential sources of light and glare?	
<u>9.</u> Does the proposal have the potential to affect solar access or cause undue shading?	
<u>10.</u> Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.	
The application includes mitigation measures as required in Attachment B-1 Mitigation Required for	

Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply):

- ☐ Consistency with Comprehensive Plan and applicable subarea plans, including the East Sumner Neighborhood Plan.
- ☐ Consistency with Shoreline Master Program (SMP).
- ☐ Consistency with applicable zoning standards and design guidelines.
- ☐ Other:

Describe these measures and how they are incorporated into the development:

Population, Employment, and Housing Checklist

1. Approximately how many people would reside or work in the completed project?

STAFF COMMENTS:

2. Approximately how many people would the completed project displace?

3. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

4. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

5. Proposed measures to avoid or reduce displacement or housing impacts, if any.

The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply):

- ☐ Consistency with Comprehensive Plan and applicable subarea plans, including the East Sumner Neighborhood Plan.
- ☐ Consistency with applicable zoning standards and design guidelines.
- ☐ Other:

Describe these measures and how they are incorporated into the development:

Public Services, Capital Facilities, and Utilities Checklist	
1. Police Protection: Would the project increase demand for police services? Can City levels of service be met?	STAFF COMMENTS:
2. Fire and Emergency Services: Would the project increase demand for fire and/or emergency services? Can levels of services be met?	
3. Schools: Would the project result in an increase in demand for school services? Can levels of services be met? Is an impact fee required <u>for this project?</u> (See Attachment B-2 for a description of the fee.)	
4. Parks and Recreation: Would the project require an increase in demand for parks and recreation? Can levels of services be met? Are parks and trails provided consistent with the City's Parks, Recreation, and Open Space and Trail Plan? Is an impact fee required <u>for this project?</u> (See Attachment B-2 for a description of the fee.)	
5. Wastewater: Would the project result in an increased need for wastewater services? Can levels of service be met?	
6. Water Supply: Would the project result in an increased need for water supply or fire flow pressure? Can levels of service be met?	
7. Would the project impact stormwater quantity or quality? Can levels of service be met? Are City stormwater requirements met?	
8. Other Public Services and Utilities: Would the project require an increase in demand for other services and utilities? Can levels of services be met? <u>Are other impact fees or system development charges required for this project?</u>	
9. Proposed measures to reduce or control direct impacts on public services. The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply): ☐ Police Services: Adequate levels of service available to serve development (verified by levels of service studied in the Planned Action SEIS and City Police Department operations and capital plans). ☐ Fire Services: Mitigation agreement between the developer and Sumner Fire & Rescue. ☐ <u>Schools: Levels of service are adequate. School impact fees are paid.</u>	

- ☐ Parks and Recreation: Park space and trails are provided to be consistent with both the LOS standards of the Parks and Recreation Element of the Comprehensive Plan and this Planned Action Ordinance. Parks impact fees are paid.
- ☐ Water and Wastewater: Adequate service at the time of development per SMC 13.16 Adequate sewage disposal and SMC 13.24 Adequate water supply.
- ☐ Compliance with SMC 13.48: stormwater management regulations.
- ☐ Other Measures to reduce or control public services and utilities impacts: _____

Describe:

Parks and Recreation Checklist

1. What designated and informal recreational opportunities are in the immediate vicinity?
2. Would the proposed project displace any existing recreational uses? If so, describe.
3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
4. The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply):
 - ☐ Compliance with Parks and ~~Open Space Plan~~ Update Trails Plan.
 - ☐ Payment of a parks and recreation mitigation or impact fee.
 - ☐ Other Measures to reduce or control parks and recreation impacts: _____

Describe:

STAFF COMMENTS:

Transportation Checklist

1. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
2. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

STAFF COMMENTS:
Verify that:
The Planned Action Project applicant has submitted documentation of the trips, required improvements, impact fees and

CITY OF SUMNER – EAST SUMNER PLANNED ACTION ORDINANCE

<u>3.</u> How many parking spaces would the completed project have? How many would the project eliminate?	other mitigation in comparison to the Planned Action SEIS and the Planned Action Ordinance. The City has verified incremental and total trip generation.
<u>4.</u> Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).	
<u>5.</u> How many PM peak hour vehicular trips per day would be generated by the completed project? Attach appropriate documentation.	
<u>6.</u> Proposed measures to reduce or control transportation impacts, if any: The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply): ☐ Trips in Ordinance Subsection 4.D(3)(a) are not exceeded, the project meets the Concurrency and Intersection Standards of Subsection 4.D(3)(b), and that the project has mitigated impacts consistent with Subsection 4.D (3)(c). ☐ Installation of required improvements necessitated by development or that are part of Planned Action. ☐ Fair share contribution to improvements at City concurrency intersections and roads. ☐ <u>Transportation impact fees are paid. (See Attachment B-2 for a description of the fee.)</u> ☐ Other measures to reduce or control transportation impacts: _____ Describe:	

Other Environmental Topics: City of Sumner 2010 Comprehensive Plan Update and Amendments EIS, November 2010	
Environmental Health and Noise Checklist and Mitigation Measures	
<u>1.</u> Describe any known or possible contamination at the site from present or past uses.	STAFF COMMENTS:
<u>2.</u> Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.	
<u>3.</u> Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.	
<u>4.</u> Describe special emergency services that might be required.	

<u>5.</u> What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.	
<u>6.</u> Proposed measures to reduce or control environmental health hazards, if any: The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply): ☐ SMC Chapter 15.24 Fire Code ☐ SMC Chapter 13.48 Illicit Discharge and/or Dumping Detection and Elimination ☐ Model Toxics Control Act Chapter 70.105D RCW ☐ Uniform Environmental Covenants Act Chapter 64.70 RCW ☐ MTCA Cleanup Regulation Chapter 173-340 WAC ☐ Compliance with SMC Chapter 8.14 Noise Control measures for compatibility. Other:	
Historic and Cultural Preservation	
<u>1.</u> Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.	STAFF COMMENTS:
<u>2.</u> Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.	
<u>3.</u> Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.	

4. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. The application includes mitigation measures as required in Attachment B-1 Mitigation Required for Development Applications, and Attachment B-2 Applicable Regulations and Commitments, including all relevant City plans and codes in effect at the time of application (check all that apply):

- ☐ Condition to stop construction if remains of historic or archeological significance are found.
- ☐ Consultation with the Washington State Department of Archaeology and Historic Preservation.
- ☐ Where project is proposed on or immediately surrounding a site containing an archaeological resource a study is conducted by a qualified professional archaeologist.

Describe:

C. APPLICANT SIGNATURE. I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE CORRECT AND COMPLETE. I UNDERSTAND THAT THE LEAD AGENCY IS RELYING ON THEM TO MAKE ITS DECISION.

Signature:

Date:

D. REVIEW CRITERIA

Review Criteria. The City’s SEPA Responsible Official may designate Planned Action Projects consistent with Subsection 4.E of this Ordinance, if all of the following criteria are met.

Criteria	Describe how your application and proposed development meets the criteria.
a. The proposal is located within the Planned Action area identified in Exhibit A.	
b. The proposed uses and densities are consistent with those described in the Planned Action SEIS and Subsection 4.D of this Ordinance.	
c. The proposal is within the Planned Action thresholds and other criteria of Subsection 4.D of this Ordinance.	

Criteria	Describe how your application and proposed development meets the criteria.
d. The proposal is consistent with the Sumner Comprehensive Plan.	
e. The proposal's significant adverse environmental impacts were identified in the Planned Action SEIS.	
f. The proposal's significant adverse impacts have been mitigated by the application of the measures identified in this Exhibit B, Subsection 4.D of this Ordinance, and other applicable city regulations, together with any modifications or variances or special permits that may be required.	
g. The proposal complies with all applicable local, state, and/or federal laws and regulations and the SEPA Responsible Official determines that these constitute adequate mitigation.	
h. The proposal is not an essential public facility as defined by RCW 36.70A.200(1) unless an essential public facility is accessory to or part of a development that is designated a Planned Action Project under Subsection 4.E of this Ordinance.	

Determination Criteria. Applications for Planned Actions Projects shall be reviewed pursuant to the process in Subsection 4.G of this Ordinance.

Requirement	Staff Comments
Applications for Planned Action Projects shall be made on forms provided by the City and shall include the Subarea SEPA checklist included in this Exhibit B.	
The application has been deemed complete in accordance with SMC Title 18 Zoning.	
The application is for a project within the Planned Action Area defined in Exhibit A of this Ordinance.	
The proposed use(s) are listed in Subsection 4.D of this Ordinance and qualify as a Planned Action.	

E. SEPA RESPONSIBLE OFFICIAL DETERMINATION

A. Determination of Consistency - Qualifies as a Planned Action Project: The application is consistent with the criteria set forth in this East Sumner Planned Action Ordinance and has been determined to qualify as a Planned Action Project.

The project and underlying permit(s) review shall proceed in accordance with the applicable permit review procedures specified within SMC Title 18 Zoning, except that no SEPA threshold determination, SEIS, or additional SEPA review shall be required.

Notice of the Planned Action Determination of Consistency shall be made according to the notice requirements of the underlying project permit(s) pursuant to SMC Title 18 Zoning. If notice is not otherwise required for the underlying project permit(s), no special notice is required.

SEPA Responsible Official Signature:	
Date:	

B. Determination of Inconsistency - Does not Qualify as Planned Action Project: The application is not consistent with the criteria set forth in this East Sumner Planned Action Ordinance and has been determined to not qualify as a Planned Action Project for the following reasons: _____

Projects that fail to qualify as Planned Action Projects may incorporate or otherwise use relevant elements of the Planned Action SEIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action SEIS.

SEPA Process Prescribed: _____

SEPA Responsible Official Signature:	
Date:	

ATTACHMENT B-1 Mitigation Required for Development Applications

INTRODUCTION. The Planned Action SEIS has identified significant beneficial and adverse impacts that are anticipated to occur with the future development of the Planned Action Area, together with a number of possible measures to mitigate those significant adverse impacts. Please see Final SEIS Chapter 1 Summary for a description of impacts, mitigation measures, and significant unavoidable adverse impacts.

A Mitigation Document is provided in this **Attachment B-1** to establish specific mitigation measures based upon significant adverse impacts identified in the Planned Action SEIS. The mitigation measures in this **Attachment B-1** shall apply to Planned Action Project applications that are consistent with the Preferred Alternative ~~range~~ reviewed in the Planned Action SEIS and which are located within the Planned Action Area (see **Exhibit A**).

Where a mitigation measure includes the words “shall” or “will,” inclusion of that measure in Planned Action Project application plans is mandatory in order to qualify as a Planned Action Project. Where “should” or “would” appear, the mitigation measure may be considered by the project applicant as a source of additional mitigation, as feasible or necessary, to ensure that a project qualifies as a Planned Action Project. Unless stated specifically otherwise, the mitigation measures that require preparation of plans, conduct of studies, construction of improvements, conduct of maintenance activities, etc., are the responsibility of the applicant or designee to fund and/or perform.

Any and all references to decisions to be made or actions to be taken by the City’s SEPA Responsible Official may also be performed by the City’s SEPA Responsible Official’s authorized designee.

MITIGATION MEASURES

Earth. Conditions of approval for development include pre-loading, foundation and footing system design considerations, parking area asphalt design, low impact development requirements for stormwater treatment, and compliance with the International Building Code standards, among other requirements and considerations.

~~**Plants and Animals.** Mitigation for the new street(s) and infrastructure improvements is included in the Preferred Alternative. It includes establishment of a wetland mitigation bank within public property south of 24th Street and on the west side of the river which will be utilized to obtain mitigation credits for impacts to wetlands from the road projects. A larger connected mitigation bank would improve habitat value and water treatment functionality compared to the existing patches of fragmented wetlands within the East Sumner Neighborhood. The bank would use a watershed approach to integrate the wetland function into the comprehensive flood management plan. Applicants shall utilize the off-site wetland bank or provide on-site mitigation for impacts to plants and animals consistent with the City’s critical area regulations and mitigation sequencing requirements.~~

Air Quality and Greenhouse Gases

- All construction contractors are required to implement air quality control plans for construction activities in the study area. The air quality control plans include Best Management Practices to control fugitive dust and odors emitted by diesel construction equipment.
- The following Best Management Practices shall be used to control fugitive dust:
 - Use water sprays or other non-toxic dust control methods on unpaved roadways.
 - Minimize vehicle speed while traveling on unpaved surfaces.
 - Prevent track-out of mud onto public streets.

- o Cover soil piles when practical.
- o Minimize work during periods of high winds when practical.
- Minimize air quality and odor issues caused by tailpipe emissions maintaining the engines of construction equipment according to manufacturers' specifications and minimizing idling of equipment while the equipment is not in use
- Burning of slash or demolition debris is not be permitted without express approval from the Puget Sound Clean Air Agency.
- Table B.1.1 *Other Potential GHG Reduction Mitigation Measures* lists a variety of mitigation measures that could reduce GHG emissions caused by transportation facilities, building construction, space heating, and electricity usage (Ecology 2008). The table lists potential GHG reduction measures and indicates where the emission reductions might occur. The City SEPA Responsible Official or his/her designee shall require development applicants to consider the reduction measures shown in in Table B.1-1 *Other Potential GHG Reduction Mitigation Measures* and Table B.1-2 *Emission Reduction Measures* for their projects and identify which measures are feasible and incorporated into their projects, and which measures are infeasible together with a rationale and explanation. The City SEPA Responsible Official or his/her designee may condition development applications to incorporate GHG reduction measures found to be feasible.

Table B-1.1. Other ~~GHG~~ Greenhouse Gases Mitigation Measures for Consideration

Reduction Measures	Comments
Site Design	
Retain and enhance vegetated open spaces.	Retains or increases sequestration by plants.
Plant trees and vegetation near structures to shade buildings.	Reduces onsite fuel combustion emissions and purchased electricity, and enhances carbon sinks.
Minimize building footprint.	Reduces onsite fuel combustion emissions and purchased electricity consumption, materials used, maintenance, land disturbance, and direct construction emissions.
Design water efficient landscaping.	Minimizes water consumption, purchased energy, and upstream emissions from water management.
Minimize energy use through building orientation.	Reduces onsite fuel combustion emissions and purchased electricity consumption.
Building Design and Operations	
Apply LEED standards (or equivalent) for design and operations.	Reduces onsite fuel combustion emissions and offsite/ indirect purchased electricity, water use, waste disposal.
Purchase Energy Star equipment and appliances for public agency use.	Reduces onsite fuel combustion emissions and purchased electricity consumption.
Incorporate onsite renewable energy production, including installation of photovoltaic cells or other solar options.	Reduces onsite fuel combustion emissions and purchased electricity consumption.
Design street lights to use energy-efficient bulbs and fixtures.	Reduces purchased electricity.
Construct “green roofs” and use high-albedo roofing materials.	Reduces onsite fuel combustion emissions and purchased electricity consumption.
Install high-efficiency HVAC systems.	Minimizes fuel combustion and purchased electricity consumption.
Eliminate or reduce use of refrigerants in HVAC systems.	Reduces fugitive emissions. Compare refrigerant usage before/after to determine GHG reduction.
Maximize interior day lighting through floor plates, increased building perimeter and use of skylights, clerestories, and light wells.	Increases natural/day lighting initiatives and reduces purchased electrical energy consumption.
Incorporate energy efficiency technology such as super insulation motion sensors for lighting and climate-control-efficient, directed exterior lighting.	Reduces fuel combustion and purchased electricity consumption.
Use water-conserving fixtures that surpass building code requirements.	Reduces water consumption.
Reuse gray water and/or collect and reuse rainwater.	Reduces water consumption with its indirect upstream electricity requirements.
Use recycled building materials and products.	Reduces extraction of purchased materials, possibly reduces transportation of materials, encourages recycling and reduction of solid waste disposal.
Use building materials that are extracted and/or manufactured within the region.	Reduces transportation of purchased materials.

Use rapidly renewable building materials.	Reduces emissions from extraction of purchased materials.
Conduct third-party building commissioning to ensure energy performance.	Reduces fuel combustion and purchased electricity consumption.
Track energy performance of building and develop strategy to maintain efficiency.	Reduces fuel combustion and purchased electricity consumption.
Transportation	
Size parking capacity to not exceed local parking requirements and, where possible, seek reductions in parking supply through special permits or waivers.	Reduced parking discourages auto-dependent travel, encouraging alternative modes such as transit, walking, and biking. Reduces direct and indirect VMT.
Develop and implement a marketing/information program that includes posting and distribution of ridesharing/transit information.	Reduces direct and indirect VMT.
Subsidize transit passes. Reduce employee trips during peak periods through alternative work schedules, telecommuting, and/or flex time. Provide a guaranteed-ride-home program.	Reduces employee VMT.
Provide bicycle storage and showers/changing rooms.	Reduces employee VMT.
Use traffic signalization and coordination to improve traffic flow and support pedestrian and bicycle safety.	Reduces transportation emissions and VMT.
Apply advanced technology systems and management strategies to improve operational efficiency of local streets.	Reduces emissions from transportation by minimizing idling and maximizing transportation routes/systems for fuel efficiency.
Develop shuttle systems around business district parking garages to reduce congestion and create shorter commutes.	Reduces idling fuel emissions and direct and indirect VMT.
LEED = Leadership in Energy and Environmental Design; HVAC = heating, ventilation, and air-conditioning	

Source: Ecology, 2008.

- In addition to the representative GHG reduction mitigation measures listed in Table B-1.1, additional GHG reduction measures have been published by the California Air Pollution Control Officers Association (CAPCOA) for purposes of assisting municipalities to develop land-use related GHG reduction measures. Trip reduction measures and GHG emission reduction measures suitable for California will likely also be suitable in Washington. For example, Table B-1.2 lists additional emission reduction measures that could be adopted or incentivized (CAPCOA 2010). The table lists CAPCOA's estimated range of effectiveness for reducing VMT or GHG emissions for each measure.

Table B-1.2 Emission Reduction Measures

Measure Number	Title	Description	Range of Effectiveness
Transportation			
TRT-1	Voluntary Commute Trip Reduction	A successful program will include all of the following: carpooling encouragement; ride-matching assistance; preferential carpool parking; flexible work schedules for carpools; half-time transportation coordinator; vanpool assistance; bicycle end-of-trip facilities.	1.0 – 6.2%
TRT-11	Provide Employer-Sponsored Vanpool/Shuttle	A successful program will entail an employer purchasing or leasing vans for employee use, and often subsidizing the cost of at least program administration, if not more. The driver usually receives personal use of the van, often for a mileage fee.	0.3 – 13.4%
Building Energy			
BE-1	Use Building Insulation Methods That Surpass State Energy Code	Greenhouse gases (GHGs) are emitted as a result of activities in residential and commercial buildings when electricity and natural gas are used as energy sources. New buildings must be designed to meet the building energy efficiency standards of the state energy code, which regulates energy uses including space heating and cooling, hot water heating, and ventilation. By committing to a percent improvement over the state code, a development reduces its energy use and resulting GHG emissions.	0.2 – 5.5% for electricity usage 7-10% for natural gas usage
BE-2	Install Programmable Thermostat Timers	Building management can decrease heating energy use by lowering the wintertime thermostat setting by 10 – 15 degrees for at least eight hours per day (during business/bed time hours). Likewise by increasing the summertime thermostat setting. There is large variability in individual building occupant programming behavior; therefore this mitigation measure is considered a Best Management Practice (BMP) to allow educated occupants to have the most efficient means of controlling their heating/cooling energy use.	BMP – In order to take quantitative credit, the project applicant would need to provide substantial evidence supporting reduction in energy use.

Table B-1.2 Emission Reduction Measures

Measure Number	Title	Description	Range of Effectiveness
BE-4	Install Energy Efficient Appliances	To reduce GHG emissions from electricity use: For residential dwellings, typical builder-supplied appliances include refrigerators and dishwashers and, for commercial land use, energy efficient grocery store refrigerators. Energy use of a building is dependent on building type, size and climate zone but typical reductions with ENERGY STAR refrigerators, clothes washers, dishwashers, and ceiling fans use 15%, 25%, 40%, and 50% less electricity than standard appliances, respectively.	2 – 4% (residential) 17 – 22% (grocery stores)
Alternative Energy			
AE-2	Establish Onsite Renewable Energy Systems – Solar Power	Using electricity generated from photovoltaic (PV) systems displaces electricity demand that would ordinarily be supplied by the local utility. Since zero GHG emissions are associated with electricity provided by PV systems, the GHG emissions reductions are equivalent to the emissions that would have been produced had electricity been supplied by a local utility.	Variable
Water Use			
WUW-3	Design Water Efficient Residential & Commercial Landscapes	As an indirect decrease of GHG emissions through reduced energy consumption for pumping, treating, and distributing water, decrease water use by reducing lawn sizes, planting vegetation with minimal water needs, such as Washington native species, and choosing complimentary plants with similar water needs which can provide each other with shade and/or water.	0 – 70%
WUW-4	Use Water-Efficient landscape Irrigation System	“Smart” irrigation control systems use weather, climate, and/or soil moisture data to automatically adjust watering schedules in response to environmental and climate conditions, such as the change in temperature or levels of precipitation. Expected reductions have been as high as 30% with historical high water users.	1 - 6.1%

Table B-1.2 Emission Reduction Measures

Measure Number	Title	Description	Range of Effectiveness
Vegetation			
V-1	Urban Tree Planting	Planting trees sequesters CO ₂ while the trees are actively growing. The amount of CO ₂ sequestered depends on the type of tree. Typically, the active growing period of a tree is 20 years and after this time the amount of carbon in biomass slows and will be completely offset by losses from clipping, pruning, and occasional death.	Variable by number of trees

Source: California Air Pollution Control Officers Association, 2010.

Public Services, Capital Facilities and Utilities

- The City shall require new development to design street layouts and recreation areas that promote visibility for residents and police. Street and sidewalk lighting and safety measures for vehicles, cyclists, and pedestrians shall be implemented per the Sumner Municipal Code and to meet Crime Prevention through Environmental Design principles.
- To address water quantity the City may choose to implement regional control stormwater facilities that would require applicants to unless determined by the City to be infeasible. Creating a downstream regional flow control facility to serve the study area, if pursued by the City, would require additional study and analysis to verify feasibility, preparation of regional facility basin plan for review by Ecology, environmental analysis and permitting, and final design and construction. If a regional flow control facility is approved by the City, an applicant may request or the City may condition development to pay a fee based on the area of new and replaced impervious surface. If regional facilities are not available then applicants shall comply the City adopted version of the Stormwater Manual for Western Washington. All applicants shall provide on-site facilities to address water quality in accordance with the City adopted version of the Stormwater Manual for Western Washington.
- Applicable impact fees shall be calculated and applied at the time a fully complete building permit application is filed. Applicable impact fees include: School, Parks, Transportation and Stormwater impact fees at pro rata rates established in the Sumner Municipal Code. See Attachment B-2 for additional descriptions.

Transportation. An updated section of the Sumner Municipal Code (18.30.100) addresses future street improvements in the Planned Action Area and applicants must comply with the required standards.

ATTACHMENT B-2

Advisory Notes to Applicants: Applicable Regulations and Commitments. The Planned Action SEIS identifies specific regulations that act as mitigation measures. These are summarized in Table B-2.1 by SEIS topic. All applicable federal, state, and local regulations shall apply to Planned Action Projects. Planned Action Project applicants shall comply with all adopted regulations where applicable including those listed in the Planned Action SEIS and those not included in the Planned Action SEIS.

Table B-2.1 Applicable Regulations and Commitments	
Topic	Regulation/Commitment
Earth	The City has adopted the International Building Code (SMC 15.08.010) and a City Erosion Control Ordinance (SMC 16.05) to reduce impacts caused by earthquakes, soil instability and erosion. Critical areas ordinances provide restrictions and regulations on certain types of development, and provides notices and reporting requirements for development within landslide and erosion hazard areas, seismic hazard areas, and volcanic hazard areas (SMC 16.50, 16.52, and 16.54.)
Flooding	The City implements requirements of the National Flood Insurance Program to protect new and existing development in and near floodplains (SMC 15.52). The City adopted the 2005 Washington State Department of Ecology Low Impact Development Manual (LID) and a requirement for LID approaches to stormwater management for new development. The City enforces the Shoreline Master Program (SMC 16.08, 16.12, 16.14, 16.16, 16.20, 16.24, 16.28, 16.30, 16.32, and 16.36) and critical area regulations (SMC 16.05, 16.46 and 16.48).
Plants and Animals	City of Sumner Shoreline Master Program (SMC 16.08, 16.12, 16.14, 16.16, 16.20, 16.24, 16.28, 16.30, 16.32, and 16.36). National Flood Insurance Program and compliance with the National Marine Fisheries Service 2008 Biological Opinion for Puget Sound. Critical Area Regulations address wetlands, streams and wildlife habitat areas (SMC 16.05, 16.46, and 16.56). City of Sumner stormwater regulations and implementation of the National Pollutant Discharge Elimination System requirements.
Water Resources	Critical Areas Regulations. The City's critical area regulations provide provisions for the protection of wetlands, aquifer recharge areas, and buffer zones around local rivers and streams. SMC 16.05 regulates erosion and sedimentation to reduce sediment pollution from construction activity. SMC 16.48 regulates development and land use in aquifer recharge areas. SMC 16.46 regulates development in or near wetlands and mitigation for wetland filling. Stormwater Management. Water quality protection is enacted by SMC 13.48. These regulations "establish minimum requirements and procedures to control the adverse impacts associated with increased stormwater runoff and water quality degradation for all sites located within the city..." These regulations also adopt use of the 2012 Ecology Stormwater Management Manual for Western Washington, the NPDES Western Washington Phase II Municipal Stormwater Permit, - Minimum Technical Requirements for New Development and Redevelopment, and the 2005 Puget Sound Partnership Low Impact Development Technical Guidance Manual for Puget Sound. Shoreline Master Program. The City of Sumner updated and adopted a revised Shoreline Master Program in December 2014 (SMC 16.08, 16.12, 16.14, 16.16, 16.20, 16.24, 16.28, 16.30, 16.32, and 16.36). The revised SMP regulates approximately six miles of the White River and 1.5 miles of the Puyallup River. Safe Drinking Water Act. Requires public water system wells be protected from potential sources of contamination. The EPA authorized the Washington State Department of Health to implement this rule by establishing a Wellhead Protection Program for all current wellhead sources (such as the South Well, Sumner, Weber/Crystal, and County springs). The wellhead protection zones are the 10-year time travel boundary that represents the maximum distance around a pumping well from which a hypothetical contaminant in the groundwater could travel to the well in a 10-year period. <u>Development regulations limit lot coverage, establishing minimum landscaping and open space areas, street tree planting, and similar standards in Titles 16 and 18.</u>

Table B-2.1 Applicable Regulations and Commitments	
Topic	Regulation/Commitment
Air Quality and Greenhouse Gases	National Ambient Air Quality Standards (NAAQS). The EPA establishes NAAQS and specifies dates for states to develop and implement plans to achieve these standards. State Ambient Air Quality Standards. The Washington State Department of Ecology establishes state ambient air quality standards for the same six pollutants that are as stringent as the national standards; in the case of SO ₂ , state standards are more stringent. Indoor Burning Smoke Reduction Zone. PSCAA and Ecology's regulatory framework for wood smoke includes: more stringent emission standards for new wood burning devices than the federal EPA standards; opacity standards for wood-burning appliances; prohibitions on burning of certain materials or non-certified wood stoves; burn ban curtailment program; and special attainment area provisions. Outdoor Burning. Burning yard waste and land-clearing debris is not allowed in the City of Sumner or in Pierce County. PSCAA enforces state outdoor burning regulations required by RCW 70.94.743. Puget Sound Clean Air Agency Regulations. All construction sites in the Puget Sound region are required to implement rigorous emission controls to minimize fugitive dust and odors during construction, as required by PSCAA Regulation 1, Section 9.15: Fugitive Dust Control Measures. All industrial and commercial air pollutant sources in the Puget Sound region are required to register with PSCAA. Facilities with substantial emissions are required to obtain a Notice of Construction air quality permit before construction is allowed to begin. State of Washington GHG Laws. Washington enacted a new law establishing GHG reduction limits. City of Sumner Ordinance 1587. This ordinance requires affected employers (employers with 100 employees or more at a single worksite) to implement a Commute Trip Reduction program for their employees. (SMC 16.06)
Land Use Plans & Policies	Design review is required for all new multifamily, commercial, and industrial developments; the review must consider the context of the site and potential for incompatibility. (SMC 18.40). City of Sumner's Zoning Code (Title 18): development is subject to setback, buffer and landscaping requirements to minimize impacts on adjacent land uses, particularly between commercial/industrial and residential development. Certain land uses are subject to conditional use review, which includes a more detailed review of land use compatibility. (SMC 18.48). The Sumner Zoning Code (Title 18) includes zoning and design standards intended to allow for compatible development. The Sumner Environment Regulations (Title 16) address environmental review, shoreline use and development, and natural resource and critical areas to ensure development is planned and designed to minimize impacts on the environment. The Sumner Subdivision Regulations (Title 17) include standards for land division to ensure development is supported by adequate infrastructure and public facilities and consistent with the City's plans and policies. The Town Center Plan guides development in the downtown. The Design and Development Guidelines ensure detailed site, building, and parking design is consistent with the City's vision. (SMC 18.40). The Shoreline Master Program addresses development and land use within 200' of shorelines of the state (SMC 16.08, 16.12, 16.14, 16.16, 16.20, 16.24, 16.28, 16.30, 16.32, and 16.36).
Population, Employment and Housing	Zoning regulations implement the City Comprehensive Plan to further its policies for business development, population and residential growth, and community character. (SMC Title 18). The City's zoning code furthers Comprehensive Plan policies for housing density, types of housing, and character. (SMC Title 18)

Public Services and Utilities:

Table B-2.1 Applicable Regulations and Commitments	
Topic	Regulation/Commitment
Law Enforcement	The Sumner Police department enforces various City regulations such as Title 9 Criminal Code and Title 10 Vehicles and Traffic.
Fire and Emergency Medical Services	EPF&R has adopted response time objectives and prepares regular reports. The City and EPF&R will continue to work with mutual aid partners for backup response to emergency incidents. All new development is required to meet City development regulations as well as the International Building Code and International Fire Code. National and state industry standards address fire district response times and staffing minimums (Fire Protection Association Standard 1710 and State's Labor & Industries safety requirements (WAC 296-305-05001).
Schools	The Sumner School District has established impact fees for new residential construction. The current impact fee for the Sumner School District is \$3,215 for a single family residence and \$830 for a multifamily residential unit. (SMC 3.50), <u>to be applied at the time of a complete building permit.</u>
Sewer	The U.S. Environmental Protection Agency (EPA) regulates wastewater discharge under the Federal Water Pollution Control Act and the Clean Water Act. EPA administers the National Pollutant Discharge Elimination System, which requires permits for various types of discharge to streams and rivers, including treated wastewater effluent. In Washington State, EPA delegates its permitting authority to the Washington State Department of Ecology. Public sanitary sewer system operations in Washington State are regulated under Chapters 35.67 and 36.94 of the Revised Code of Washington (RCW), as well as RCW Title 57. The City manages its sewer system under Sumner Municipal Code Title 13, Public Services.
Water	The Washington State Department of Health requires water systems with 1,000 or more connections to submit water system plan updates every six years. Ecology regulations apply to water rights and source development, including rules for the appropriate treatment of groundwater. The City has adopted the 2009 Water System Plan Update and 2010 Water System Plan Revisions.
Stormwater	Washington State Hydraulic Permit Approval requirements apply to City outfalls and secondary standards also apply to new development utilizing those outfalls. The City has adopted stormwater standards requiring, among other things, 25-year storage with the 2-year predevelopment release rate. Through Chapter 13.48 SMC, the City applies 2005 <u>2012</u> Ecology stormwater standards to new development of public and private improvements. The City states that stormwater site plans shall be prepared with a requirement for LID practices over standard retention/detention facilities. The City requires documentation of LID practices in each project subject to stormwater requirements. The City should implement the capital improvement projects described in the 2011 Stormwater Comprehensive Plan. The City is required to comply with the National Pollution Discharge Elimination System (NPDES) permit program. <u>Stormwater system development charges or fees are applied at the time of a complete building permit.</u>
Solid Waste	The City participates in an interlocal agreement with Pierce County for solid waste and recycling services.
Utilities	The City should continue to implement the Washington State Energy Code.
Parks and Recreation	The City collects a SEPA mitigation fee for parks and trails in the following amounts: for parks a \$214 per dwelling units for residential development and \$91 per employee for commercial/industrial development; for trails a mitigation fee of \$204

Table B-2.1 Applicable Regulations and Commitments	
Topic	Regulation/Commitment
	per dwelling unit for residential development and \$86 per employee for commercial/industrial development. The City may amend its PROS Plan and establish new fees applicable in the City and East Sumner. The City collects a park and trail impact fee in Chapter 12.38, to be applied at the time of a complete building permit.
Transportation	SMC Chapter 12.36 addresses Transportation Impact Fees. This ordinance will be updated to require concurrency of improvements at the time of development or within six years. The City implements Chapter 16.06 Commute Trip Reduction. The Transportation Plan Update will expand on Transportation Demand Management Measures. The City applies standards for streets and sidewalks in Title 12 Streets, Sidewalks and Public Places. <u>Transportation impact fees are applied at the time of a complete building permit.</u>

EXHIBIT C**Public Agency Actions and Commitments****INTRODUCTION**

Under some elements of the Planned Action SEIS, specific City or other agency actions are identified. Generally, incorporation of these actions is intended to provide for consistency within the City's Comprehensive Plan and implementing regulations; to document pending City actions; to establish a protocol for long-term measures to provide for coordination with other agencies; or to identify optional actions that the City may take to reduce impacts. These actions are listed below in Table C.1.

Actions identified as "Proposed Concurrent Actions" refer to legislative actions proposed for adoption together with the Comprehensive Plan and Municipal Code Update. Actions identified as short term are currently underway and expected to be adopted in the next five years. Longer term and other agency actions will occur in the future, depending on need. The projected timeframe and responsible departments are identified and will be used in monitoring the implementation of this Ordinance.

This Exhibit C will be used in the monitoring process established in Section IV of this Ordinance.

Table C.1. Public Agency Mitigation Measures

Mitigation Measures	Proposed Synchronous Amendments	Short Term: Within 5 years	Long Term	Other Agency	Responsible Department
Earth:					
The City could continue to maintain an emergency management ordinance for the reduction of risk from situations like earthquakes and volcanic eruptions or mudflows as part of the Pierce County Emergency Management System.			X Ongoing		Community Development, Public Works
The City could pursue implementation of mitigation measures outlined in the Pierce County Natural Hazard Mitigation Plan.		X			Public Works, Community Development
Flooding:					
The City should implement a zero-rise policy for development in floodways and floodplains.		X			Community Development
The City should add new Comprehensive Plan policies to further support Low Impact Development.		X			Community Development
The City should consider district stormwater treatment facilities in East Sumner.		X			Public Works
The City should consider other options for complying with the National Marine Fisheries Service 2008 Biological Opinion, including: restricting development in the 100-year floodplain; adopting the model ordinance; and submitting City regulations and a checklist to document compliance under existing regulations.		X			

Table C.1. Public Agency Mitigation Measures

Mitigation Measures	Proposed Synchronous Amendments	Short Term: Within 5 years	Long Term	Other Agency	Responsible Department
Conceptual floodplain enhancements are modeled to prevent a net rise in surface water elevations if the assumed developments occur. If any other developments occur that are not included in the model, additional analysis and mitigation strategies would need to be conducted to meet City requirements.		X			Public Works
Implement stream conveyance improvements for Salmon Creek, including the proposed realignment of a portion of Salmon Creek near its crossing under E Valley Highway E.		X Ongoing			Public Works
Plants and Animals:					
Update the Comprehensive Plan Environmental Element and implement a Best Available Science Review of critical areas regulations	X Environmental Element Best Available Science Review of critical areas regulations				Community Development
Under the Preferred Alternative, a wetland mitigation bank would be established within public property south of 24th Street and on the west side of the river which will be utilized to obtain mitigation credits for impacts to wetlands from the road projects.		X			Public Works

Table C.1. Public Agency Mitigation Measures

Mitigation Measures	Proposed Synchronous Amendments	Short Term: Within 5 years	Long Term	Other Agency	Responsible Department
Restore select locations along Salmon Creek. Proposed conceptual restoration locations are east of Parker Rd E, near the utility access road and northeast of the intersection at 45th St. Ct. E and 154th Ave Ct. E. These improvements would involve the removal of invasive species (reed canary grass), planting of native riparian vegetation, and installation of habitat features (i.e. large woody debris and large boulders.)		X			Public Works
Water Resources:					
Enact the wetland mitigation bank proposed in the Comprehensive Plan update, which can be used for future development projects and will provide improved habitat value. <u>Explore regional wetland mitigation approaches</u>		X			Community Development, Public Works
Air Quality and Greenhouse Gases:					
Enact Comprehensive Plan new Environmental Element policies regarding climate change and sustainability.	X				Environmental Element Update

Table C.1. Public Agency Mitigation Measures

Mitigation Measures	Proposed Synchronous Amendments	Short Term: Within 5 years	Long Term	Other Agency	Responsible Department
The City could expand the zones to which incentives and standards are applied to reduce GHG emissions beyond the M-1 zone; the commercial and heavy industrial zones could be included. For example, the City could allow greater building heights or relaxed parking standards for new non-residential construction if the owner or operator adopts one or more of the following mitigation measures: Provide end-of-trip bicycle facilities to employees. Construct LEED-certified buildings. Participate in the PSE Green Power Program.		X			Community Development
The City could require the use of energy-efficient outdoor lighting for all new non-residential construction in all commercial and industrial zones and not just the M-1 zone.		X			Community Development
Land Use:					
Population, Employment, and Housing:					
Enact Comprehensive Plan updated housing and economic development policies.	X	Housing and Economic Development Elements			
Plans and Policies					

Table C.1. Public Agency Mitigation Measures

Mitigation Measures	Proposed Synchronous Amendments	Short Term: Within 5 years	Long Term	Other Agency	Responsible Department
The Comprehensive Plan Update includes investments in public infrastructure include new and existing street improvements, off-site wetland mitigation, and public open space and trail improvements. These improvements advance the goals of the Growth Management Act and city and county plans that support dense mixed-use urban villages with multi-modal transportation options.	X				
Policy amendments include referencing the Ecology Stormwater Manual and low impact development techniques.	X				
The East Sumner Neighborhood Plan Update will guide development and public investments in the East Sumner Neighborhood	X				
The City could improve coordination with Pierce Transit to provide increased transit service to the East Sumner Neighborhood as it develops into an urban village as well as other areas of the city or consider developing a long-term community transit system.		X			Public Works
Public Facilities					
Prepare an updated Capital Facilities Plan and Element	X				

Table C.1. Public Agency Mitigation Measures

Mitigation Measures	Proposed Synchronous Amendments	Short Term: Within 5 years	Long Term	Other Agency	Responsible Department
The City could identify additional improvements for the 20-year planning period to address deficiencies projected in the long-term.		X			Public Works
The City could coordinate and cooperate with other jurisdictions in the implementation of multi-jurisdictional electric utility facility additions and improvements		X			Public Works
<u>The City could implement Crime Prevention through Environmental Design principles to allow for appropriate lighting, landscaping, and visibility.</u>		<u>X</u>			<u>Community Development</u>
Transportation					
The Comprehensive Plan Update includes implementation of the updated 2015 Transportation Element.	X				Transportation Element
The Comprehensive Plan Update includes new and existing street improvements to enhance traffic flow, pedestrian mobility and facilitate infill development consistent with the Land Use Element and the East Sumner Neighborhood Plan.	X				
The Transportation Plan Update provides a comprehensive list of improvement projects and programs to meet the existing forecast transportation needs of the City.	X				

Table C.1. Public Agency Mitigation Measures

Mitigation Measures	Proposed Synchronous Amendments	Short Term: Within 5 years	Long Term	Other Agency	Responsible Department
<u>Amend City impact fee to remove 62nd Street improvement and adjust fee basis.</u>		<u>X</u>			<u>Public Works</u>

D Wetlands Report

Wetland Investigation Report

East Sumner Neighborhood
Sumner, Pierce County, Washington



Prepared for:
The City of Sumner
Public Works Department
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July 2020

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SUMMARY

The City of Sumner is seeking to expand its efforts to inventory existing wetlands within the East Sumner Neighborhood in an area surrounded by 64th Street E and 60th Street East, west of Sumner Tapps Highway E and east of 160th Ave E. This wetland inventory is a preliminary study to gather information about current wetland extents and to better inform future land use planning in the East Sumner Neighborhood. The study area encompasses approximately 37.4 acres in Sumner, Pierce County, Washington State. The study area is located within Section 19 of Township 20N, Range 5E.

This investigation report was prepared as a preliminary study of wetland boundaries within the City of Sumner and expands upon past wetland delineations within and adjacent to the study area. Based on the data collected prior to, and during site visits, one contiguous wetland exists within the study area, covering approximately 10.5 acres in total.

This report documents the investigation, best professional judgment and conclusions of the investigator. It should be considered a preliminary jurisdictional and boundary determination until it has been submitted, reviewed, and approved in writing by the U.S. Army Corps of Engineers (USACE) in accordance with Section 404 of the Clean Water Act.

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1. Introduction

1.1 *Authorizing agency and reason for the investigation*

This Wetland Investigation Report was prepared by Widener and Associates on behalf of the City of Sumner to identify the locations and extents of “Waters of the U.S.” (USACE 1986), including wetlands, in the study area to inform future land use planning and to expand upon previous efforts to inventory wetlands in the area.

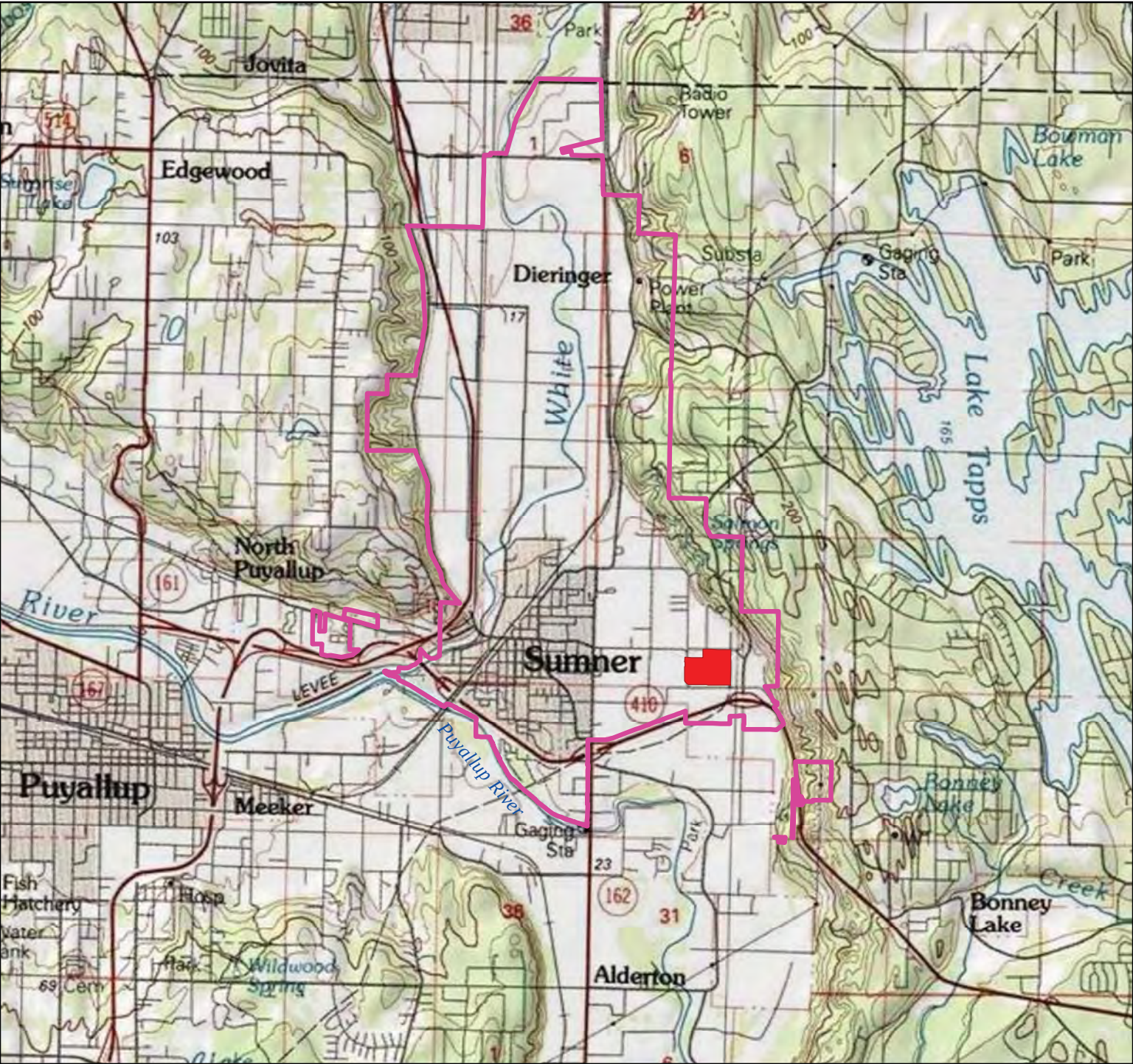
The primary objective of the investigation was to identify and delineate the waters/wetlands within the study area boundaries consistent with the *Regional Supplement to the USACE Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Version 2.0) (Environmental Laboratory 2010).

1.2 *Site location*

The study area is 37.4 acres west of Sumner-Tapps Highway East between 60th Street East and 64th Street East. The study area encompasses land currently used as residences and commercial businesses in Sumner, Pierce County, Washington State. Per Sumner Municipal Code, the area is zoned as general commercial and low density residential. The study area is located within Section 19 of Range 05E and Township 20N. Please refer to the following Figure 1 for a vicinity map.

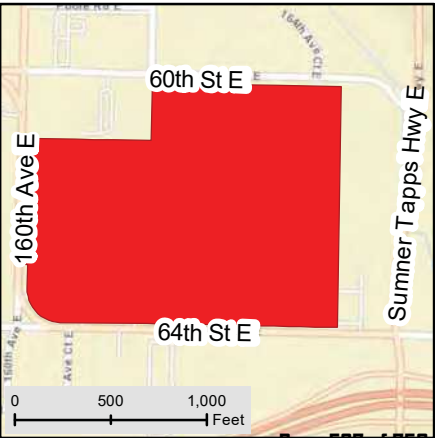
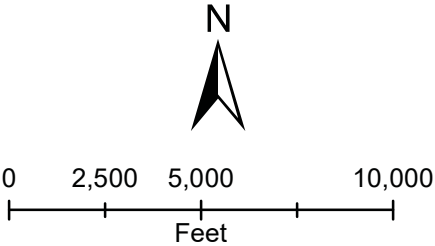
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Figure 1. Vicinity Map



Legend

- Wetland Investigation Study
- Sumner City Limits (Pierce County GIS)



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1.3 Project description

1.3.1 Existing Condition

Currently, the 37.4-acre study area is mostly open grassy fields, surrounded by residences and businesses adjacent to the roadways. A dense forested area is located near the northeastern quadrant of the study area, as planted and maintained by the current resident.

Constructed drainage ditches and detention ponds are located with the study area, diverting and retaining water largely sourced from groundwater and precipitation runoff. These constructed water facilities were included and mapped in this preliminary study to further document the area's existing conditions and water regimes.

The study area is within the limits of the City of Sumner and incorporates a number of privately-owned parcels. The study area and surrounding properties are zoned for Low Density Residential and General Commercial uses (City of Sumner 2020a).

2. Methods

2.1 *Wetland Delineation, Identification, and Classification*

Waters of the U.S., including wetlands, were delineated within the study area boundaries consistent with the technical approaches outlined in the *USACE Wetlands Delineation Manual* (Environmental Laboratory 1987), the *Washington State Wetland Identification and Delineation Manual* (WSDOE 1997) and the *Regional Supplement to USACE Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Version 2.0) (Environmental Laboratory 2010).

In general, wetland delineation consisted of three main tasks: (1) assessing vegetation, soil, and hydrologic characteristics to identify areas meeting the wetland identification criteria, (2) evaluating constructed drainage features to determine if they would be regulated as wetlands, and (3) marking wetland boundaries.

Hydrology data was collected from field observations and reference documents. The Regional Delineation Supplement Version 2.0 (USACE 2010) recommends using methods described in Chapter 19 In *Engineering Field Handbook* (NRCS 2015) to determine if precipitation occurring in the three full months prior to the site visit was normal, drier than normal, or wetter than normal. Actual rainfall is compared to the normal range of the 30-year average. Climate records for 30 years at the nearest WETS climate station with the most complete dataset (Tacoma No. 1, WA; Coop station 458278) were obtained from the National Resource Conservation Service (NRCS), National Water and Climate Center website (NRCS 2020a). Upon site inspection, the presence of direct and indirect hydrologic indicators was used to infer wetland hydrology. Field indicators of wetland hydrology were determined in accordance with the USACE guidelines (Environmental Laboratory 2010).

Sampling locations were selected at sites representative of the area. Dominant plant species in each of the three strata (tree, sapling/shrub, and herb) were identified. Unless otherwise noted in field data sheets due to local conditions, trees were identified within a 30-foot radius of an established data plot, scrub/shrub vegetation was identified within a 10-foot radius, and herbaceous vegetation was identified within a 5-foot radius. A determination of the presence of

hydrophytic vegetation was made at each observation point in accordance with the USACE guidelines (Environmental Laboratory 2010).

The determination of the presence of hydric soils was consistent with the USACE Regional Supplement (Environmental Laboratory 2010). The Soil Survey of Pierce County, Washington provided information regarding the general characterization of the soils in the area, the parent material, as well as series, taxonomy and subgroup information. Soils were examined to a depth of approximately 20 inches, or the depth at which it could be confirmed that positive indicators were either present or absent. Soil colors were described in data forms using the Munsell soil color charts' numbering system (Munsell Color 2000). This numeric color classification system is used by the USACE Regional Supplement in determining if hydric soil indicators are present in a sample.

2.2 *Pre-field Review of Information*

Current and historical aerial photos and project maps of the area were reviewed, including historical aerial imagery from Pierce County between 1970 and 2005 (Pierce County 1970; Pierce County 1985; Pierce County 1998; Pierce County 2005). Relevant Pierce County historical aerial images are included in Appendix F. Furthermore, 2011 LiDAR digital surface model data for Pierce County was used to create a color-graded topographic map of the study area to give the investigator a better sense of drainage patterns and the altered topography of the area underneath vegetation (Watershed Sciences, Inc. 2011). These aerial and color-graded elevation maps were used to help orientate the investigator in the field, with the acknowledgement that field conditions may have changed since map and data publishing. An example of these maps is shown in Appendix G. Generally, existing information concerning the project area was reviewed prior to fieldwork to identify vegetation patterns, topography, soils, streams, and other natural resources potentially located within the project boundaries. Documents reviewed included the Soil Survey of Pierce County Area, Washington, as accessed through NRCS' Web Soil Survey tool (NRCS 2020c), the National Wetlands Inventory Map (USFW 2020), and the National Wetland Plant List (USACE 2018).

Previous wetland delineations in the area were also reviewed prior to field visits. In 2013, properties within the southwestern quadrant of the study area were investigated, and wetlands

and wetland impacts related to the construction of the YMCA facilities were identified in a 2014 report (Widener & Associates 2014). Wetlands were also delineated adjacent to the study area at the current location of the East Sumner Neighborhood Regional Stormwater Pond in 2013 and were confirmed in 2016 (Widener & Associates 2016). Another wetland investigation was performed in 2018 on parcels just north of the current YMCA properties (Widener & Associates 2018). Information in these reports were assessed to determine consistency and to review historical conditions prior to project construction on these affected properties. Estimated wetland extents included in wetland ratings for these reports were used to direct the investigator to potential wetland areas for investigation in this report.

3. Affected Environment

3.1 Project Area Setting

The study area is approximately 37.4 acres of privately-owned residential and commercial property near the eastern city limits of Sumner, WA. It lies in a glacial valley bottom, near the base of steep, forested hills separating Sumner from the Lake Tapps reservoir.

3.1.1 Water Features

The project area is located within the Puyallup-White River watershed (WRIA 10). The principal source of hydrology to the area appears to be precipitation and groundwater. Salmon Creek is located east of the study area and flows year-round (see Figure 1. Vicinity Map). There is little opportunity for surface flow to contribute to the study area from Salmon Creek due to topography as well as positioning of the stormwater pond detention facility between the study area and Salmon Creek. None of the study area is reflected as having flooding risk according to FEMA FIRM maps (FEMA 2017).

Considering the three preceding months as a whole normal precipitation conditions were present prior to field work. Using the NRCS methods described in the earlier methods section, the month of May was determined to be wetter than normal, April was drier than normal, and March received normal precipitation amounts. Precipitation occurring in the days prior to field work were also evaluated during the month of June 2020. Summarizing precipitation throughout June, the month was wetter than the 30-year average upper 30% value at the selected WETS station.

Field work occurred before, during, and after rainfall events, giving the investigator opportunities to evaluate drainage patterns and infiltration rates. Hydrologic data used in these evaluations is included in the attached Appendix B.

Based on the data (NRCS 2020a) from the nearest monitoring station with the most complete dataset (Tacoma No 1, WA, approximately 10 miles northwest of the study area), the growing season in the area is 300 days in length, from February 6 to December 3 (using the 5 years in 10 criteria and 28°F). Therefore, the area must be inundated or saturated for about 38 consecutive days in order to have wetland hydrology 12.5 percent of the growing season.

Site visits were conducted for the purposes of wetland investigation on June 1, 8, 9, 17, 18, and 25th. Approximately 1.72 inches of precipitation were recorded between the first and last days of fieldwork. For the ten days in May prior to the start of fieldwork on June 1st, there was approximately 1.0 inch of precipitation. For all aforementioned hydrologic data, see Appendix B.

3.1.2 Plant community

The project is located within the Western hemlock (*Tsuga heterophylla*) major vegetation area (Franklin and Dyrness 1973). The study area is mostly open grassy fields. Some lawn areas are mowed by individual property owners. Within the study area, some sections of conifers and deciduous trees exist, the majority of which have been planted by property owners. Common plants identified on-site include: reed canarygrass (*Phalaris arundinacea*), common horsetail (*Equisetum arvense*), creeping buttercup (*Ranunculus arvense*), Himalayan blackberry (*Rubus armeniacus*), western redcedar (*Thuja plicata*), and Oregon ash (*Fraxinus latifolia*) among many others. For more complete information of plants identified on site, see Appendix A for wetland determination data forms, and Appendix C for a list of plants found in identified wetland areas.

3.1.3 Soils mapped and found

Geologic maps indicate the study area is underlain by recent alluvium deposits consisting of loose, stratified to massively bedded fluvial silt, sand, and gravel (DNR 2015). The Pierce County soil survey identifies the soils in the project area as Briscot loam and Puyallup fine sandy loam (NRCS 2020c).

Briscot loam is found in the majority of the northern half of the site. According to the county soil survey, this is a somewhat poorly drained soil which frequently floods. It appears on floodplains and is formed from alluvium. Briscot loam is listed as hydric on the national list of soils and has a hydric rating of 100/100 (NRCS 2020c).

Puyallup fine sandy loam is found near the southern limits of the project area, extending northward from 64th Street E. This soil is a well-drained soil found on flood plains and terraces. The parent material is alluvium. This soil does not meet hydric soil criteria and has a hydric rating of 2/100 (NRCS 2020b). The referenced soil survey map of the study area is included in Appendix D.

3.1.4 Existing wetland mapping

The National Wetlands Inventory (NWI) map (USFWS 2020) shows two freshwater emergent wetlands north of 60th Street E, and outside of the study area limits (Appendix E). No wetlands are mapped by the National Wetland Inventory within the study area of this investigation.

4. Results

4.1 Wetlands

One contiguous wetland was identified within the study area, covering approximately 10.5 acres (Refer to Figures 2 and 3). The wetland may significantly¹ contribute to Salmon Creek and its various drain ditch tributaries. Salmon Creek, having surface flow year-round, is a tributary to the White River, a major tributary to the Puyallup River, which drains directly into the marine waters of the Puget Sound at the Port of Tacoma, Washington. Therefore, the wetland is likely under USACE jurisdiction.

The boundary of the wetland has been flagged, identified with GPS points in the field, and digitally approximated based on aerial and remote sensing imagery and site topology where indicators of wetland vegetation, hydric soil and wetland hydrology are or were historically present. Adjacent uplands were distinguished from the wetland by lack of hydric soils, lack of hydrology, lack of hydrophytic vegetation and/or the presence of upland plants, and differences in elevation. The wetland and upland boundaries were found to be mostly consistent with boundaries delineated in 2013 and 2016 for the YMCA construction and Sumner Stormwater pond projects (Widener & Associates 2013, Widener & Associates 2016).

Some sections within the study area are covered with dense Himalayan blackberry (*Rubus armeniacus*) thickets (as shown in Figure 4). The investigator attempted to infiltrate these stands to collect data points to identify their wetland status. Due to the limited timeframe, the preliminary scope of this investigation, and the effort needed to clear pathways into the approximately 10-foot tall thickets, these areas were not fully investigated. The blackberry thickets have therefore not been confirmed as wetlands. For the purpose of wetland rating, these areas have been estimated as potential wetland or potential upland areas based on their underlying topography according to the most recent publicly available LiDAR imagery from Pierce County, as collected in 2011 (Watershed Sciences 2011) and surrounding wetland test pit data. Further investigation is needed in these identified areas to confirm wetland status, and the

¹ A significant nexus exists if the tributary, together with its adjacent wetlands, has more than an insubstantial or speculative effect on the chemical, physical, and/or biological integrity of a downstream traditional navigable water as defined under RGL 07-01

investigator of this report recommends removal of the thick, invasive vegetation to increase efficiency and accuracy of wetland and upland boundary identification.

Wetland A

Wetland A (456,944 square feet, 10.5 acres) is a Category III palustrine emergent/forested wetland (Cowardin *et al* 1979) encompassing a large portion of the study area. Emergent areas are dominated by grasses while a forested section near the northeastern study area limits has received supplemental planting by the property owner with mostly native conifers and shrubs. Wetland A has interspersed upland mounded areas, some of which have been manmade as a result of



Picture 1. Wetland A

previous pond excavations. Multiple dense blackberry thickets are present in Wetland A's center area, which were impenetrable to the field delineator (shown in Figure 4). Dominant plant species throughout Wetland A include creeping buttercup (*Ranunculus arvensis*), reed canarygrass (*Phalaris arundinacea*), and Oregon ash (*Fraxinus latifolia*). These species are all representative of hydrophytic vegetation.

The soils were sandy loams with a common hydric soil indicator of Redox Dark Surface (F6). High water tables (wetland hydrology indicator A2) and saturation (A3) were observed at the time of field investigations in some areas but oxidized rhizospheres along living roots (C3) was the dominant primary wetland hydrology indicator found in wetland test pits. For more specifics on hydric soil and wetland hydrology indicators found, see Appendix A for wetland data sheets.

The areas within the dense blackberry thickets were not counted towards wetland acreage in this report, as the investigator was unable to obtain sample data from these areas. However, wetland

extents within the blackberry thickets were estimated for the wetland rating based on topographic data. See Appendix I for these estimated extents within the wetland rating figures.

This wetland is not directly connected to Salmon Creek but its proximity and the topography between the wetland and the creek suggests there may have been surface connection in the past, prior to development. Drainage ditches collecting water from the wetland drain northward toward 60th Street East, where they may meet with Salmon Creek downstream of the project area. Therefore, Wetland A may fall under USACE jurisdiction.

Under Sumner Municipal Code (§16.46.150), a Category III wetland with a habitat score of five (5) shall have a buffer width of 60 feet, as measured perpendicular from wetland boundaries. Wetland A's rating forms and figures are found in Appendix I. The wetland's 60-foot buffer is visualized on the following Figure 5.

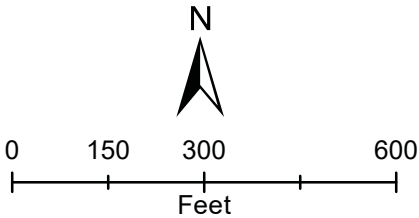
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Figure 2. Wetland A

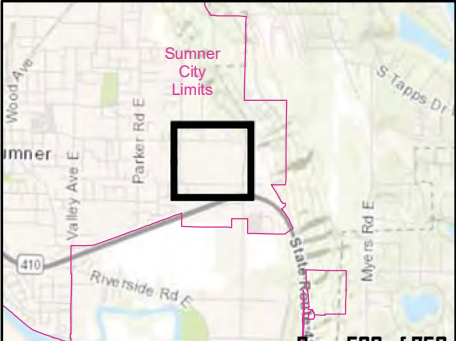


Legend

- Wetland A
- Study Area
- NHDFlowline (USGS)

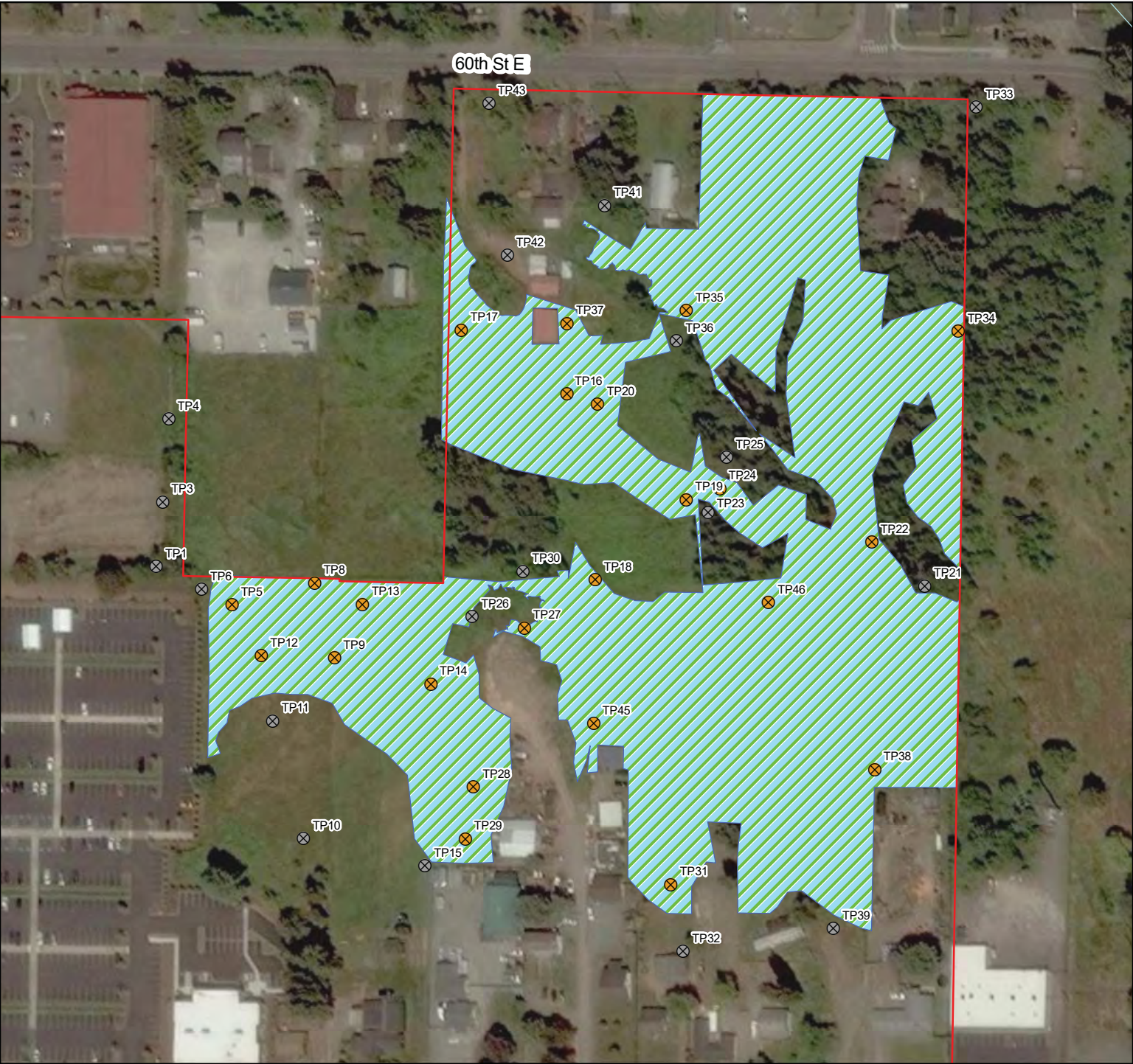


Note: Point and line data surveyed and collected by investigator using City of Sumner's Trimble GPS unit. Accuracy varies between 4-10 feet.



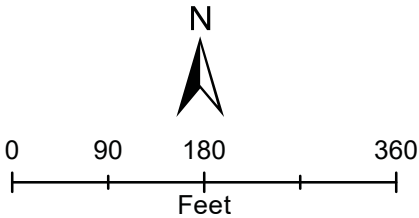
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Figure 3. Wetland A - Detail

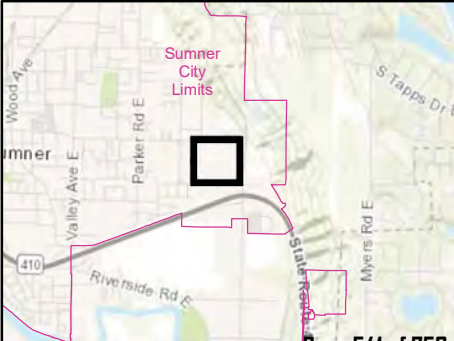


Legend

- ⊗ Upland
- ⊗ Wetland
- Wetland A
- Study Area
- NHDFlowline (USGS)



Note: Point and line data surveyed and collected by investigator using City of Sumner's Trimble GPS unit. Accuracy varies between 4-10 feet.



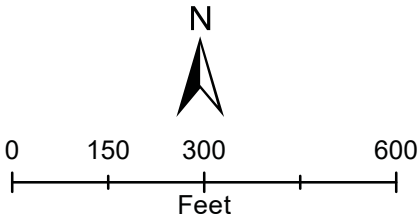
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Figure 4. Study Area Surrounding Features

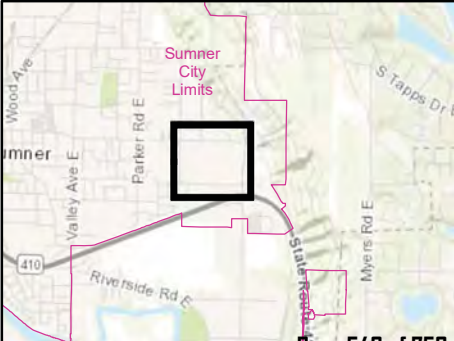


Legend

- Wetland A
- Study Area
- Blackberry Thickets
- Constructed Ponds
- Intermittently Flowing Ditches (2020) - Flowing Northward
- NHDFlowline (USGS)



Note: Point and line data surveyed and collected by investigator using City of Sumner's Trimble GPS unit. Accuracy varies between 4-10 feet.



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Figure 5. Wetland A Regulatory Buffer

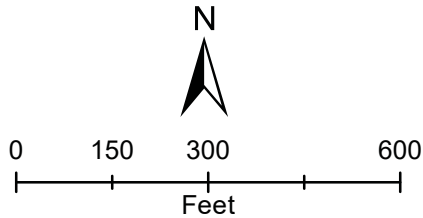


Legend

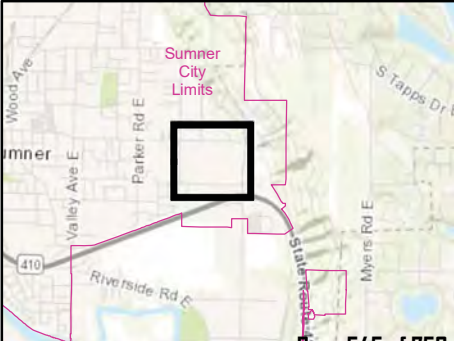
Wetland A 60 ft Buffer

Wetland A

NHDFlowline (USGS)



Note: Point and line data surveyed and collected by investigator using City of Sumner's Trimble GPS unit. Accuracy varies between 4-10 feet.



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4.2 *Jurisdictional drainages*

Two drainage ditches were identified in this preliminary investigation. Ditch 1 is a maintained drainage feature approximately 3.5 feet in width, and 630 feet in length, draining northward toward 60th Street East.



Picture 2. Ditch 1. Facing North Toward 60th Street East. (Taken 6/1/20)

Ditch 2 lines the southern and western boundaries of the parcel containing Pond 1. The ditch makes a 90 degree turn along property lines and drains northward toward 60th Street East via a concrete culvert.



Picture 3. Ditch 2. Facing Southwest. Water Draining Northward, Toward Bottom Right of Photo (Taken 6/8/20)

4.3 *Constructed Ponds*

There are two man-made constructed ponds within the East Sumner Neighborhood study area. According to Sumner City Code, artificial wetlands intentionally created from nonwetland sites including detention facilities, farm ponds, and landscape amenities are not considered wetlands (City of Sumner 2020b).

Pond 1, totaling 0.18 acres, is surrounded by an upland berm, with a jurisdictional ditch lining the berm's southern and western edges. Per historical aerial photography, the pond appears to have been constructed sometime between 1985 and 1998 (Pierce County 1985, Pierce County 1998). Pond 1 is lined with several tree species including Pacific willow (*Salix lucida*), golden weeping willow (*Salix alba* 'Vitellina-Tristis'), western redcedar (*Thuja plicata*), Douglas fir (*Pseudotsuga menziesii*), and bigleaf maple (*Acer macrophyllum*). The pond is also lined by the non native invasive Himalayan blackberry (*Rubus armeniacus*) and yellowflag iris (*Iris pseudacorus*). The pond's source of hydrology is groundwater.



Picture 4. Pond 1. Facing North Along Southern Pond Edge. (Taken 6/8/20)



Picture 5. Pond 1. Facing Southeast Along Northern Pond Edge (Taken 6/8/20)

Pond 2 is approximately 0.18 acres and lies east of Pond 1. The pond was constructed sometime between 2002 and 2005 by the current property owner, who excavated around 16 feet in depth to create a habitat feature and refuge for migratory waterfowl and aquatic mammals (P. Ryan, personal interview, June 11th 2020). Like Pond 1, this pond's primary source of hydrology is groundwater. Furthermore, the property owner has excavated a small channel northeastward on their property, to convey excess water in case of overflow flooding events.



Picture 6. Pond 2. Facing South. (Taken 6/11/20)



Picture 7. Pond 2. Facing North. (Taken 6/9/20)

5. Conclusion

Based on the data collected prior to and during site visits, one contiguous wetland exists within the study area. Wetland A is a 10.5-acre Category III palustrine emergent/forested wetland located across much of the study area and includes sections which have been planted with conifers and as well as built upon for residential and commercial use in the past. Water from the wetland likely contributes to Salmon Creek and therefore Wetland A is jurisdictional under USACE guidelines.

The wetland boundaries were found to be largely consistent with boundaries delineated in 2013 and 2016 in surrounding parcels. Clearing and grading activities may have permanently disrupted parts of the wetland in the past due to residential activities and development.

Under Sumner Municipal Code (§16.46.150), a Category III wetland with a habitat score of five (5) shall have a buffer width of 60 feet, as measured perpendicular from wetland boundaries. Wetland A's rating forms and figures are found in Appendix I.

Drainage ditches were investigated within the study area and determined to be jurisdictional under Corps guidelines as they may contribute to Salmon Creek, a permanently flowing tributary of the White River.

Artificially constructed ponds were also investigated within the study area and are not included as wetlands in this preliminary investigation report according to the City of Sumner's Municipal Code. The ponds investigated do not drain or contribute to any other Waters of the U.S.

This report documents the investigation, best professional judgment and conclusions of the investigator. It should be considered a preliminary jurisdictional determination until it has been submitted, reviewed, and approved in writing by the USACE in accordance with Section 404 of the Clean Water Act.

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Appendix A: Data Sheets

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WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-1-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP1
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): ditch/swale Local relief (concave, convex, none): concave Slope (%): 5
 Subregion (LRR): A Lat: 47.2009112250584 Long: 122.213628453055 Datum: WGS84
 Soil Map Unit Name: Briscoat loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:
1. <u>Thuja plicata</u>	<u>50</u>	<u>yes</u>	<u>FAC</u>	
2. <u>Picea sitchensis</u>	<u>40</u>	<u>yes</u>	<u>FAC</u>	Total Number of Dominant Species Across All Strata: <u>5</u> (B)
3. <u>Malus fusca</u>	<u>20</u>	<u>no</u>	<u>FACW</u>	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>80</u> (A/B)
4. _____	_____	_____	_____	
50% = <u>55</u> , 20% = <u>22</u>	<u>110</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	OBL species _____ x1 = _____
3. _____	_____	_____	_____	FACW species _____ x2 = _____
4. _____	_____	_____	_____	FAC species _____ x3 = _____
5. _____	_____	_____	_____	FACU species _____ x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____ x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A) _____ (B)
1. <u>Convolvulus arvensis</u>	<u>100</u>	<u>yes</u>	<u>NL (UPL)</u>	Prevalence Index = B/A = _____
2. <u>Ranunculus repens</u>	<u>80</u>	<u>yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: ☐ 1 – Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ 5 - Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
3. <u>Equisetum arvense</u>	<u>50</u>	<u>no</u>	<u>FAC</u>	
4. <u>Phalaris arundinacea</u>	<u>100</u>	<u>yes</u>	<u>FACW</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
50% = <u>165</u> , 20% = <u>66</u>	<u>330</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
50% = _____, 20% = _____	_____	= Total Cover		
% Bare Ground in Herb Stratum _____				

Remarks:

SOILSampling Point: TP1**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 3/2	100					sa loam	
6-12	10YR 3/2	95	5YR 4/6	5	C	PL	sa loam	
12-14	10YR 3/2	85	5YR 3/4	15	C	PL	sa loam	
14-16	10YR 3/2	70	5YR 3/4	30	C	PL	sa loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 22**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-1-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP3
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): field Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): A Lat: 47.2011360123863 Long: -122.21360272305 Datum: WGS84
 Soil Map Unit Name: Brisco loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. <u>Thuja plicata</u>	<u>20</u>	<u>yes</u>	<u>FAC</u>	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>4</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>4</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = <u>10</u> , 20% = <u>4</u>	<u>20</u>	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Phalaris arundinacea</u>	<u>100</u>	<u>yes</u>	<u>FACW</u>	Prevalence Index = B/A = _____	
2. <u>Convolvulus arvensis</u>	<u>20</u>	<u>no</u>	<u>NL (UPL)</u>		
3. <u>Equisetum arvense</u>	<u>60</u>	<u>no</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators:	
4. <u>Rubus armeniacus</u>	<u>70</u>	<u>yes</u>	<u>FAC</u>	☐ 1 – Rapid Test for Hydrophytic Vegetation	
5. <u>Holcus lanatus</u>	<u>80</u>	<u>yes</u>	<u>FAC</u>	☐ 2 - Dominance Test is >50%	
6. <u>Galium aparine</u>	<u>10</u>	<u>no</u>	<u>FACU</u>	☐ 3 - Prevalence Index is ≤3.0 ¹	
7. _____	_____	_____	_____	☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
8. _____	_____	_____	_____	☐ 5 - Wetland Non-Vascular Plants ¹	
9. _____	_____	_____	_____	☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
10. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
11. _____	_____	_____	_____		
50% = <u>170</u> , 20% = <u>68</u>	<u>340</u>	= Total Cover		Hydrophytic Vegetation Present? Yes ☒ No ☐	
Woody Vine Stratum (Plot size: _____)					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
% Bare Ground in Herb Stratum <u>0</u>					

Remarks:

SOILSampling Point: TP3**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
<u>0-3</u>	<u>100</u>	<u>10YR 3/2</u>	_____	_____	_____	_____	<u>sa</u>	<u>many roots</u>
<u>3-5</u>	<u>100</u>	<u>10YR 3/2</u>	_____	_____	_____	_____	<u>sa</u>	_____
<u>5-8</u>	<u>100</u>	<u>10YR 3/2</u>	_____	_____	_____	_____	<u>sa</u>	<u>coarse grain sand</u>
<u>8-12</u>	<u>95</u>	<u>10YR 3/2</u>	<u>5YR 4/4</u>	<u>5</u>	<u>C</u>	<u>PL/M</u>	<u>sa si loam</u>	_____
<u>12-14</u>	<u>80</u>	<u>10YR 3/2</u>	<u>5YR 4/6</u>	<u>20</u>	<u>C</u>	<u>PL/M</u>	<u>sa si loam</u>	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-1-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP4
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): field, west of drainage ditch Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): A Lat: 47.2014267356698 Long: -122.21357974308 Datum: WGS84
 Soil Map Unit Name: Brisco loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>2</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>2</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Phalaris arundinacea</u>	<u>100</u>	<u>yes</u>	<u>FACW</u>	Prevalence Index = B/A = _____	
2. <u>Rubus armeniacus</u>	<u>50</u>	<u>yes</u>	<u>FAC</u>		
3. <u>Galium aparine</u>	<u>20</u>	<u>no</u>	<u>FACU</u>		
4. _____	_____	_____	_____		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>85</u> , 20% = <u>34</u>	<u>170</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹	
% Bare Ground in Herb Stratum <u>0</u>				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
Remarks:				☐ 5 - Wetland Non-Vascular Plants ¹	
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
				Hydrophytic Vegetation Present? Yes ☒ No ☐	

SOILSampling Point: TP4**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 3/2	100	_____	_____	_____	_____	sa si loam	_____
8-11	10YR 3/2	85	5YR 4/6	15	C	PL	sa si loam	_____
11-16	10YR 3/2	70	7.5YR 3/4	30	C	M	sa loam	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 13.5**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-1-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP5
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): field Local relief (concave, convex, none): concave Slope (%): 5
 Subregion (LRR): A Lat: 47.2007838115573 Long: -122.21323612248 Datum: WGS84
 Soil Map Unit Name: Briscoat loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	_____ (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	_____ (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	_____ (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Phalaris arundinacea</u>	<u>100</u>	<u>yes</u>	<u>FACW</u>	Prevalence Index = B/A = _____	
2. _____	_____	_____	_____	Hydrophytic Vegetation Indicators:	
3. _____	_____	_____	_____	☒ 1 – Rapid Test for Hydrophytic Vegetation	
4. _____	_____	_____	_____	☐ 2 - Dominance Test is >50%	
5. _____	_____	_____	_____	☐ 3 - Prevalence Index is ≤3.0 ¹	
6. _____	_____	_____	_____	☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
7. _____	_____	_____	_____	☐ 5 - Wetland Non-Vascular Plants ¹	
8. _____	_____	_____	_____	☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
9. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐	
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
% Bare Ground in Herb Stratum <u>0</u>					

Remarks:

SOILSampling Point: TP5**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-3	10YR 3/2	100					si sa loam	
3-8	10YR 3/2	98	7.5YR 3/4	2	C	PL	si sa loam	
8-11	10YR 3/2	75	7.5YR 4/6	25	C	PL/M	si sa loam	
11-14	10YR 3/1	70	7.5YR 4/6	30	C	PL/M	si sa loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☒ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☐ Depth (inches): _____Water Table Present? Yes ☐ No ☐ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 11**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-1-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP6
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): bottom of hillslope @ NE corner Local relief (concave, convex, none): concave Slope (%): 5
YMCA parking lot
 Subregion (LRR): A Lat: 47.200834738215 Long: -122.21339482265 Datum: WGS84
 Soil Map Unit Name: Briscoat Loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☒, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☐ No ☒
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks: Potentially filled/disturbed during construction of YMCA, located at edge of mowed area near parking lot's NE corner			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:
1. <u>Malus fusca</u>	<u>5</u>	<u>yes</u>	<u>FACW</u>	
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>3</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
4. _____	_____	_____	_____	
50% = <u>2.5</u> , 20% = <u>1</u>	<u>5</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	OBL species _____ x1 = _____
3. _____	_____	_____	_____	FACW species _____ x2 = _____
4. _____	_____	_____	_____	FAC species _____ x3 = _____
5. _____	_____	_____	_____	FACU species _____ x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____ x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A) _____ (B)
1. <u>Ranunculus repens</u>	<u>80</u>	<u>yes</u>	<u>FAC</u>	Prevalence Index = B/A = _____
2. <u>Equisetum arvense</u>	<u>20</u>	<u>no</u>	<u>FAC</u>	
3. <u>Phalaris arundinacea</u>	<u>60</u>	<u>yes</u>	<u>FACW</u>	
4. <u>Taraxacum officinale</u>	<u>5</u>	<u>no</u>	<u>FACU</u>	
5. <u>Rubus armeniacus</u>	<u>40</u>	<u>no</u>	<u>FAC</u>	
6. <u>Vicia americana</u>	<u>20</u>	<u>no</u>	<u>FAC</u>	
7. <u>Stellaria media</u>	<u>2</u>	<u>no</u>	<u>FACU</u>	
8. <u>Geranium molle</u>	<u>2</u>	<u>no</u>	<u>NL (UPL)</u>	
9. <u>Holcus lanatus</u>	<u>40</u>	<u>no</u>	<u>FAC</u>	
10. <u>Galium aparine</u>	<u>5</u>	<u>no</u>	<u>FACU</u>	
11. <u>Tanacetum vulgare</u>	<u>5</u>	<u>no</u>	<u>FACU</u>	
50% = <u>139.5</u> , 20% = <u>55.8</u>	<u>279</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹
% Bare Ground in Herb Stratum <u>0</u>				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
				☐ 5 - Wetland Non-Vascular Plants ¹
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)
Remarks:				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
				Hydrophytic Vegetation Present? Yes ☒ No ☐

SOIL

Sampling Point: TP6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-5	10YR 2/2	100	_____	_____	_____	_____	rocky sand	dark, potentially fill?, defined margin @ 5in
5-11	10YR 3/2	70	5YR 4/6	30	C	PL/M	sa loam	_____
11-14	10YR 3/2	85	5YR 4/6	15	C	M	sa loam	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-1-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP8
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): field Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): A Lat: 47.2008655617146 Long: -122.21281619724 Datum: WGS84
 Soil Map Unit Name: Briscoat Loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☒, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	1 (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	1 (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	100 (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Phalaris arundinacea</u>	100	yes	FACW	Prevalence Index = B/A = _____	
2. <u>Galium aparine</u>	20	no	FACU		
3. _____	_____	_____	_____	Hydrophytic Vegetation Indicators:	
4. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
5. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
6. _____	_____	_____	_____	☐ 3 - Prevalence Index is ≤3.0 ¹	
7. _____	_____	_____	_____	☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
8. _____	_____	_____	_____	☐ 5 - Wetland Non-Vascular Plants ¹	
9. _____	_____	_____	_____	☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
10. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
11. _____	_____	_____	_____		
50% = 60, 20% = 24	120	= Total Cover		Hydrophytic Vegetation Present? Yes ☒ No ☐	
Woody Vine Stratum (Plot size: _____)					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
% Bare Ground in Herb Stratum _____					
Remarks:					

SOIL

Sampling Point: TP8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 3/2	100					si sa loam	foam garbage @ 3.5 inches
8-11	10YR 3/2	70	7.5YR 3/4	30	C	PL/M	sa loam	
11-15	10YR 3/1	50	7.5YR 3/4	50	C	PL/M	sand	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks: garbage within soil indicates possible past disturbance

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☒ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stressed Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 5**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-1-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP9
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): field Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): A Lat: 47.2006075420196 Long: -122.21270684873 Datum: WGS84
 Soil Map Unit Name: Brisco loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>2</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>2</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Ranunculus repens</u>	<u>90</u>	<u>yes</u>	<u>FAC</u>	Prevalence Index = B/A = _____	
2. <u>Phalaris arundinacea</u>	<u>15</u>	<u>no</u>	<u>FACW</u>		
3. <u>Alopecurus pratensis</u>	<u>10</u>	<u>no</u>	<u>FAC</u>		
4. <u>Holcus lanatus</u>	<u>80</u>	<u>yes</u>	<u>FAC</u>		
5. <u>Equisetum arvense</u>	<u>10</u>	<u>no</u>	<u>FAC</u>		
6. <u>Trifolium repens</u>	<u>5</u>	<u>no</u>	<u>FAC</u>		
7. <u>Taraxacum officinale</u>	<u>5</u>	<u>no</u>	<u>FACU</u>		
8. <u>Galium aparine</u>	<u>40</u>	<u>no</u>	<u>FACU</u>		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>127.5</u> , 20% = <u>51</u>	<u>255</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹	
% Bare Ground in Herb Stratum <u>0</u>				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
Remarks: <u>edge of mowed field</u>				☐ 5 - Wetland Non-Vascular Plants ¹	
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
				Hydrophytic Vegetation Present? Yes ☒ No ☐	

SOIL

Sampling Point: TP9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 3/2	100	_____	_____	_____	_____	sa si loam	_____
6-9	10YR 3/2	80	7.5YR 3/4	20	C	M	si sa loam	_____
9-14	10YR 3/2	60	7.5YR 4/6	40	C	M	si sa loam	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☒ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 11 inches**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-1-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP10
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): field Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): A Lat: 47.1999750578644 Long: -122.21284440427 Datum: WGS84
 Soil Map Unit Name: Brisco loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>2</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>2</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Ranunculus repens</u>	<u>100</u>	<u>yes</u>	<u>FAC</u>	Prevalence Index = B/A = _____	
2. <u>Holcus lanatus</u>	<u>90</u>	<u>yes</u>	<u>FAC</u>		
3. <u>Equisetum arvense</u>	<u>70</u>	<u>no</u>	<u>FAC</u>		
4. <u>Vicia americana</u>	<u>40</u>	<u>no</u>	<u>FAC</u>		
5. <u>Phalaris arundinacea</u>	<u>40</u>	<u>no</u>	<u>FACW</u>		
6. <u>Alopecurus pratensis</u>	<u>20</u>	<u>no</u>	<u>FAC</u>		
7. <u>Galium aparine</u>	<u>80</u>	<u>no</u>	<u>FACU</u>		
8. <u>Taraxacum officinale</u>	<u>10</u>	<u>no</u>	<u>FACU</u>		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>225</u> , 20% = <u>90</u>	<u>450</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹	
% Bare Ground in Herb Stratum _____				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
				☐ 5 - Wetland Non-Vascular Plants ¹	
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
				Hydrophytic Vegetation Present? Yes ☒ No ☐	

Remarks:

SOIL

Sampling Point: _____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 3/2	100	_____	_____	_____	_____	sa si loam	_____
8-14	10YR 3/2	75	7.5YR 3/4	25	C	M	sa si loam	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-1-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP11
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): field Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): A Lat: 47.2003817260628 Long: -122.21301479087 Datum: WGS84
 Soil Map Unit Name: Brisco loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:																								
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)																								
2. _____	_____	_____	_____																									
3. _____	_____	_____	_____																									
4. _____	_____	_____	_____																									
50% = _____, 20% = _____	_____	= Total Cover		Prevalence Index worksheet: <table border="0"> <tr> <td colspan="2">Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species</td> <td><u>0</u></td> <td>x1 = <u>0</u></td> </tr> <tr> <td>FACW species</td> <td><u>80</u></td> <td>x2 = <u>160</u></td> </tr> <tr> <td>FAC species</td> <td><u>95</u></td> <td>x3 = <u>285</u></td> </tr> <tr> <td>FACU species</td> <td><u>90</u></td> <td>x4 = <u>360</u></td> </tr> <tr> <td>UPL species</td> <td><u>0</u></td> <td>x5 = <u>0</u></td> </tr> <tr> <td>Column Totals:</td> <td><u>265</u> (A)</td> <td><u>805</u> (B)</td> </tr> <tr> <td colspan="3">Prevalence Index = B/A = <u>3.04</u></td> </tr> </table>	Total % Cover of:		Multiply by:	OBL species	<u>0</u>	x1 = <u>0</u>	FACW species	<u>80</u>	x2 = <u>160</u>	FAC species	<u>95</u>	x3 = <u>285</u>	FACU species	<u>90</u>	x4 = <u>360</u>	UPL species	<u>0</u>	x5 = <u>0</u>	Column Totals:	<u>265</u> (A)	<u>805</u> (B)	Prevalence Index = B/A = <u>3.04</u>		
Total % Cover of:		Multiply by:																										
OBL species	<u>0</u>	x1 = <u>0</u>																										
FACW species	<u>80</u>	x2 = <u>160</u>																										
FAC species	<u>95</u>	x3 = <u>285</u>																										
FACU species	<u>90</u>	x4 = <u>360</u>																										
UPL species	<u>0</u>	x5 = <u>0</u>																										
Column Totals:	<u>265</u> (A)	<u>805</u> (B)																										
Prevalence Index = B/A = <u>3.04</u>																												
Sapling/Shrub Stratum (Plot size: 10')																												
1. _____	_____	_____	_____																									
2. _____	_____	_____	_____																									
3. _____	_____	_____	_____																									
4. _____	_____	_____	_____																									
5. _____	_____	_____	_____																									
50% = _____, 20% = _____	_____	= Total Cover																										
Herb Stratum (Plot size: 5')																												
1. <u>Phalaris arundinacea</u>	<u>80</u>	<u>yes</u>	<u>FACW</u>																									
2. <u>Vicia americana</u>	<u>20</u>	<u>no</u>	<u>FAC</u>																									
3. <u>Equisetum arvense</u>	<u>10</u>	<u>no</u>	<u>FAC</u>																									
4. <u>Ranunculus repens</u>	<u>40</u>	<u>no</u>	<u>FAC</u>																									
5. <u>Galium aparine</u>	<u>90</u>	<u>yes</u>	<u>FACU</u>																									
6. <u>Holcus lanatus</u>	<u>10</u>	<u>no</u>	<u>FAC</u>																									
7. <u>Agrostis spp.</u>	<u>15</u>	<u>no</u>	<u>FAC</u>																									
8. _____	_____	_____	_____																									
9. _____	_____	_____	_____																									
10. _____	_____	_____	_____																									
11. _____	_____	_____	_____																									
50% = <u>132.5</u> , 20% = <u>53</u>	<u>265</u>	= Total Cover																										
Woody Vine Stratum (Plot size: _____)																												
1. _____	_____	_____	_____																									
2. _____	_____	_____	_____																									
50% = _____, 20% = _____	_____	= Total Cover																										
% Bare Ground in Herb Stratum _____																												

Remarks:

SOIL

Sampling Point: TP11

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 3/2	100	_____	_____	_____	_____	sa si loam	_____
6-14	10YR 3/2	80	5YR 3/3	20	C	M	sa si loam	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-1-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP12
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): field Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): A Lat: 47.2006082405587 Long: -122.21308105041 Datum: WGS84
 Soil Map Unit Name: Brisco Loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	1 (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	1 (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	100 (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Ranunculus repens</u>	60	yes	FAC	Prevalence Index = B/A = _____	
2. <u>Equisetum arvense</u>	40	no	FAC		
3. <u>Phalaris arundinacea</u>	40	no	FACW		
4. <u>Vicia americana</u>	20	no	FAC		
5. <u>Alopecurus pratensis</u>	50	no	FAC		
6. <u>Galium aparine</u>	50	no	FACU		
7. <u>Holcus lanatus</u>	25	no	FAC		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = 142.5, 20% = 57	285	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹	
% Bare Ground in Herb Stratum 0				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
Remarks:				☐ 5 - Wetland Non-Vascular Plants ¹	
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
				Hydrophytic Vegetation Present? Yes ☒ No ☐	

Remarks:

SOILSampling Point: TP12**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
<u>0-5.5</u>	<u>10YR 3/2</u>	<u>100</u>	_____	_____	_____	_____	<u>si sa loam</u>	_____
<u>5.5-9</u>	<u>10YR 3/2</u>	<u>90</u>	<u>7.5YR 4/6</u>	<u>10</u>	<u>C</u>	<u>M</u>	<u>si sa loam</u>	_____
<u>9-14</u>	<u>10YR 3/2</u>	<u>60</u>	<u>7.5YR 2.5/3</u>	<u>40</u>	<u>C</u>	<u>M</u>	<u>si sa loam</u>	_____
<u>14-15</u>	<u>10YR 2/1</u>	<u>100</u>	_____	_____	_____	_____	<u>sand</u>	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☒ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 4.5**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-8-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP13
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): field Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): A Lat: 47.2007956659011 Long: -122.21256904428 Datum: WGS84
 Soil Map Unit Name: Brisco loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>2</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>2</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Ranunculus repens</u>	<u>50</u>	<u>yes</u>	<u>FAC</u>	Prevalence Index = B/A = _____	
2. <u>Holcus lanatus</u>	<u>30</u>	<u>no</u>	<u>FAC</u>		
3. <u>Phalaris arundinacea</u>	<u>100</u>	<u>yes</u>	<u>FACW</u>		
4. <u>Taraxacum officinale</u>	<u>5</u>	<u>no</u>	<u>FACU</u>		
5. <u>Agrostis spp.</u>	<u>10</u>	<u>no</u>	<u>FAC</u>		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>97.5</u> , 20% = <u>39</u>	<u>195</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹	
% Bare Ground in Herb Stratum <u>0</u>				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
Remarks: <u>mowed vegetation</u>				☐ 5 - Wetland Non-Vascular Plants ¹	
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
				Hydrophytic Vegetation Present? Yes ☒ No ☐	

SOIL

Sampling Point: TP13

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-2.5	10YR 3/2	100					si sa loam	
2.5-5.5	10YR 3/2	90	5YR 4/6	10	C	PL	si sa loam	
5.5-7	10YR 3/2	80	5YR 3/4	20	C	M	si sa loam	
7-9	10YR 3/2	60	5YR 3/4	40	C	M	sa loam	
9-13	10YR 3/1	50	7.5YR 3/4	50	C	M	sand	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 20 inches**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-8-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP14
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): edge of mowed field Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): A Lat: 47.2005222286079 Long: -122.21221144177 Datum: WGS84
 Soil Map Unit Name: Brisco loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>2</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>2</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Agrostis spp.</u>	<u>80</u>	<u>yes</u>	<u>FAC</u>	Prevalence Index = B/A = _____	
2. <u>Ranunculus repens</u>	<u>80</u>	<u>yes</u>	<u>FAC</u>		
3. <u>Equisetum arvense</u>	<u>10</u>	<u>no</u>	<u>FAC</u>		
4. <u>Juncus effusus</u>	<u>20</u>	<u>no</u>	<u>FACW</u>		
5. <u>Holcus lanatus</u>	<u>20</u>	<u>no</u>	<u>FAC</u>		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>105</u> , 20% = <u>42</u>	<u>210</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹	
% Bare Ground in Herb Stratum <u>0</u>				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
Remarks:				☐ 5 - Wetland Non-Vascular Plants ¹	
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
				Hydrophytic Vegetation Present? Yes ☒ No ☐	

Remarks:

SOIL

Sampling Point: TP14

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-7	10YR 3/2	95	7.5YR 4/6	5	C	PL	sa loam	
7-9	10YR 3/2	95	7.5YR 3/4	5	C	M	sa loam	
9-14	10YR 3/1	70	7.5YR 3/4	30	C	M	sand	
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☒ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☒ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☒ No ☐ Depth (inches): 15.5Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 0**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-8-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP15
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): edge of mowed field Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): A Lat: 47.1998883195618 Long: -122.21222165969 Datum: WGS84
 Soil Map Unit Name: Brisco loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>2</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>2</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Ranunculus repens</u>	<u>80</u>	<u>yes</u>	<u>FAC</u>	Prevalence Index = B/A = _____	
2. <u>Holcus lanatus</u>	<u>80</u>	<u>yes</u>	<u>FAC</u>		
3. <u>Equisetum arvense</u>	<u>5</u>	<u>no</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators:	
4. <u>Agrostis spp.</u>	<u>20</u>	<u>no</u>	<u>FAC</u>	☐ 1 – Rapid Test for Hydrophytic Vegetation	
5. <u>Taraxacum officinale</u>	<u>20</u>	<u>no</u>	<u>FACU</u>	☒ 2 - Dominance Test is >50%	
6. <u>Lolium perenne</u>	<u>10</u>	<u>no</u>	<u>FAC</u>	☐ 3 - Prevalence Index is ≤3.0 ¹	
7. <u>Trifolium repens</u>	<u>10</u>	<u>no</u>	<u>FAC</u>	☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
8. <u>Geranium pusillum</u>	<u>50</u>	<u>no</u>	<u>NL (UPL)</u>	☐ 5 - Wetland Non-Vascular Plants ¹	
9. <u>Phalaris arundinacea</u>	<u>5</u>	<u>no</u>	<u>FACW</u>	☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
10. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
11. _____	_____	_____	_____		
50% = <u>140</u> , 20% = <u>56</u>	<u>280</u>	= Total Cover		Hydrophytic Vegetation Present? Yes ☒ No ☐	
Woody Vine Stratum (Plot size: _____)					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
% Bare Ground in Herb Stratum _____					
Remarks: mowed vegetation					

SOIL

Sampling Point: TP15

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-3	10YR 3/2	100	_____	_____	_____	_____	sa loam	_____
3-6	10YR 3/2	80	5YR 3/4	20	C	M	sa loam	_____
6-14	10YR 2.5/2	60	5YR 3/4	40	C	M	sa loam	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 15**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: no evidence of wetland hydrology, moist soils, not saturated until 15inches

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-8-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP16
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): edge of mowed field Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): A Lat: 47.2015440991471 Long: -122.21154732433 Datum: WGS84
 Soil Map Unit Name: Brisco loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	1 (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	1 (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	100 (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Holcus lanatus</u>	30	no	FAC	Prevalence Index = B/A = _____	
2. <u>Ranunculus repens</u>	70	yes	FAC		
3. <u>Equisetum arvense</u>	15	no	FAC		
4. <u>Phalaris arundinacea</u>	20	no	FACW		
5. <u>Sonchus arvensis</u>	5	no	FACU		
6. <u>Vicia americana</u>	5	no	FAC		
7. <u>Taraxacum officinale</u>	5	no	FACU		
8. <u>Galium aparine</u>	5	no	FACU		
9. <u>Alopecurus pratensis</u>	10	no	FAC		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = 82.5, 20% = 33	165	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹	
% Bare Ground in Herb Stratum 0				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
Remarks:				☐ 5 - Wetland Non-Vascular Plants ¹	
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
				Hydrophytic Vegetation Present? Yes ☒ No ☐	

Remarks:

SOIL

Sampling Point: TP16

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-7	10YR 3/2	100					si loam	
7-9	10YR 3/2	98	10YR 5/6	2	C	M	si loam	
9-10	10YR 3/2	95	10YR 4/6	5	C	M/PL	sa si loam	
10-12	10YR 3/2	90	10YR 4/6	10	C	M/PL	sa si loam	
12-13	10YR 3/2	80	10YR 4/6	20	C	M/PL	si cl loam	
13-15	10YR 6/1	70	7.5YR 4/6	30	C	M	clay loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-8-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP17
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): mowed field Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): A Lat: 47.2017575893389 Long: -122.21209492241 Datum: WGS84
 Soil Map Unit Name: Briscoat loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>3</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>3</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Ranunculus repens</u>	<u>80</u>	<u>yes</u>	<u>FAC</u>	Prevalence Index = B/A = _____	
2. <u>Lolium perenne</u>	<u>80</u>	<u>yes</u>	<u>FAC</u>		
3. <u>Trifolium repens</u>	<u>10</u>	<u>no</u>	<u>FAC</u>		
4. <u>Holcus lanatus</u>	<u>50</u>	<u>yes</u>	<u>FAC</u>		
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>110</u> , 20% = <u>44</u>	<u>220</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹	
% Bare Ground in Herb Stratum _____				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
Remarks: <u>mowed vegetation</u>				☐ 5 - Wetland Non-Vascular Plants ¹	
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
				Hydrophytic Vegetation Present? Yes ☒ No ☐	

SOIL

Sampling Point: TP17

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 3/2	100					si sa loam	
6-8.5	10YR 3/2	98	7.5YR 4/6	2	C	M	si sa loam	
8.5-13	10YR 3/2	80	7.5YR 3/4	20	C	M	si sa loam	
13-15	10YR 6/1	60	7.5YR 4/6	40	C	M	clay loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-8-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP18
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): field Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): A Lat: 47.200897906777 Long: -122.21138341063 Datum: WGS84
 Soil Map Unit Name: Brisco loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. <u>Salix lucida</u>	<u>10</u>	<u>yes</u>	<u>FACW</u>	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>4</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>4</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = <u>5</u> , 20% = <u>2</u>	<u>10</u>	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. <u>Lonicera involucrata</u>	<u>10</u>	<u>yes</u>	<u>FAC</u>	Total % Cover of:	Multiply by:
2. <u>Sambucus racemosa</u>	<u>5</u>	<u>no</u>	<u>FACU</u>	OBL species _____	x1 = _____
3. <u>Rubus armeniacus</u>	<u>30</u>	<u>yes</u>	<u>FAC</u>	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = <u>22.5</u> , 20% = <u>9</u>	<u>45</u>	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Athyrium filix-femina</u>	<u>20</u>	<u>no</u>	<u>FAC</u>	Prevalence Index = B/A = _____	
2. <u>Phalaris arundinacea</u>	<u>80</u>	<u>yes</u>	<u>FACW</u>	Hydrophytic Vegetation Indicators:	
3. <u>Galium aparine</u>	<u>10</u>	<u>no</u>	<u>FACU</u>	☐ 1 – Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ 5 - Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
4. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
5. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐	
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>55</u> , 20% = <u>22</u>	<u>110</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
% Bare Ground in Herb Stratum <u>0</u>					

Remarks:

SOIL

Sampling Point: TP18

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
<u>0-5.5</u>	<u>10YR 3/2</u>	<u>98</u>	<u>7.5YR 4/6</u>	<u>2</u>	<u>C</u>	<u>PL</u>	<u>sa loam</u>	
<u>5.5-10</u>	<u>10YR 3/2</u>	<u>70</u>	<u>5YR 3/4</u>	<u>30</u>	<u>C</u>	<u>PL/M</u>	<u>sa loam</u>	
<u>10-14</u>	<u>10YR 3/2</u>	<u>60</u>	<u>5YR 3/4</u>	<u>40</u>	<u>C</u>	<u>PL/M</u>	<u>sa loam</u>	
<u>14-15</u>	<u>10YR 3/1</u>	<u>100</u>					<u>sand</u>	
_____	_____	_____	_____	_____	_____	_____	_____	
_____	_____	_____	_____	_____	_____	_____	_____	
_____	_____	_____	_____	_____	_____	_____	_____	
_____	_____	_____	_____	_____	_____	_____	_____	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☒ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☐ Depth (inches): _____Water Table Present? Yes ☒ No ☐ Depth (inches): 21.5Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 3.5**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-8-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP19
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): hummocky field, unmowed Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): A Lat: 47.2011843788284 Long: -122.21092634716 Datum: WGS84
 Soil Map Unit Name: Brisco loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>3</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>3</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. <u>Rubus armeniacus</u>	<u>15</u>	<u>yes</u>	<u>FAC</u>	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = <u>7.5</u> , 20% = <u>3</u>	<u>15</u>	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Alopecurus pratensis</u>	<u>70</u>	<u>yes</u>	<u>FAC</u>	Prevalence Index = B/A = _____	
2. <u>Holcus lanatus</u>	<u>90</u>	<u>yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators:	
3. <u>Agrostis spp.</u>	<u>10</u>	<u>no</u>	<u>FAC</u>	☐ 1 – Rapid Test for Hydrophytic Vegetation	
4. <u>Galium aparine</u>	<u>20</u>	<u>no</u>	<u>FACU</u>	☒ 2 - Dominance Test is >50%	
5. <u>Phalaris arundinacea</u>	<u>10</u>	<u>no</u>	<u>FACW</u>	☐ 3 - Prevalence Index is ≤3.0 ¹	
6. <u>Vicia americana</u>	<u>5</u>	<u>no</u>	<u>FAC</u>	☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
7. <u>Equisetum arvense</u>	<u>5</u>	<u>no</u>	<u>FAC</u>	☐ 5 - Wetland Non-Vascular Plants ¹	
8. _____	_____	_____	_____	☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
9. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>105</u> , 20% = <u>42</u>	<u>210</u>	= Total Cover		Hydrophytic Vegetation Present? Yes ☒ No ☐	
Woody Vine Stratum (Plot size: _____)					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
% Bare Ground in Herb Stratum <u>0</u>					

Remarks:

SOIL

Sampling Point: TP19

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-2	10YR 2.5/2						si sa loam	
2-4	10YR 3/2	95	5YR 4/6	5	C	PL	si sa loam	
4-7.5	10YR 3/2	90	5YR 4/6	10	C	PL	sa si loam	
7.5-10.5	10YR 3/2	85	5YR 4/6	15	C	PL	sa si loam	
10.5-14	10YR 5/1	60	5YR 4/6	40	C	PL/M	si cl loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-8-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP20
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): field Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): A Lat: 47.2015106016284 Long: -122.21138891118 Datum: WGS84
 Soil Map Unit Name: Brisco loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>2</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>2</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Sonchus arvensis</u>	<u>5</u>	<u>no</u>	<u>FACU</u>	Prevalence Index = B/A = _____	
2. <u>Holcus lanatus</u>	<u>70</u>	<u>yes</u>	<u>FAC</u>		
3. <u>Vicia americana</u>	<u>10</u>	<u>no</u>	<u>FAC</u>		
4. <u>Rubus armeniacus</u>	<u>5</u>	<u>no</u>	<u>FAC</u>		
5. <u>Alopecurus pratensis</u>	<u>60</u>	<u>yes</u>	<u>FAC</u>		
6. <u>Juncus ensifolius</u>	<u>10</u>	<u>no</u>	<u>FACW</u>		
7. <u>Agropyron repens</u>	<u>10</u>	<u>no</u>	<u>FAC</u>		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>85</u> , 20% = <u>34</u>	<u>170</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹	
% Bare Ground in Herb Stratum <u>0</u>				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
Remarks:				☐ 5 - Wetland Non-Vascular Plants ¹	
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
				Hydrophytic Vegetation Present? Yes ☒ No ☐	

Remarks:

SOIL

Sampling Point: TP20

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-5	10YR 3/2	100	_____	_____	_____	_____	si sa loam	_____
5-7	10YR 3/2	85	5YR 4/6	15	C	PL	si sa loam	_____
7-11	10YR 3/2	80	5YR 4/6	20	C	PL/M	si sa loam	_____
11-12	10vR 3/2	50	5YR4/6	45	C	PL/M	si sa loam	_____
_____	_____	_____	10YR 6/1	5	D	M	_____	_____
12-15	10YR 5/1	50	5YR 5/1	25	C	PL	si cl loam	_____
_____	_____	_____	7.5YR 5/6	25	C	PL/M	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☒ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? Yes ☒ No ☐ Depth (inches): 7 inches**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-9-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP21
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): hummocky forest edge Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): A Lat: 47.2009013483944 Long: -122.20969757547 Datum: WGS84
 Soil Map Unit Name: Briscol loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:
1. <u>Pseudotsuga menziesii</u>	<u>25</u>	<u>no</u>	<u>FACU</u>	
2. <u>Alnus rubra</u>	<u>75</u>	<u>yes</u>	<u>FAC</u>	Total Number of Dominant Species Across All Strata: <u>5</u> (B)
3. <u>Fraxinus latifolia</u>	<u>10</u>	<u>no</u>	<u>FACW</u>	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
4. <u>Picea sitchensis</u>	<u>5</u>	<u>no</u>	<u>FAC</u>	
50% = <u>92.5</u> , 20% = <u>37</u>	<u>185</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10')				
1. <u>Alnus rubra</u>	<u>5</u>	<u>no</u>	<u>FAC</u>	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x1 = _____ FACW species _____ x2 = _____ FAC species _____ x3 = _____ FACU species _____ x4 = _____ UPL species _____ x5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
2. <u>Rubus armeniacus</u>	<u>30</u>	<u>yes</u>	<u>FAC</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
50% = <u>17.5</u> , 20% = <u>7</u>	<u>35</u>	= Total Cover		
Herb Stratum (Plot size: 5')				
1. <u>Ranunculus repens</u>	<u>90</u>	<u>yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: ☐ 1 – Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ 5 - Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Galium aparine</u>	<u>5</u>	<u>no</u>	<u>FACU</u>	
3. <u>Phalaris arundinacea</u>	<u>25</u>	<u>yes</u>	<u>FACW</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
50% = <u>60</u> , 20% = <u>24</u>	<u>120</u>	= Total Cover		
Woody Vine Stratum (Plot size: CONTINUATION OF TREE STRATUM HERE)				
1. <u>Populus balsamifera</u>	<u>50</u>	<u>yes</u>	<u>FAC</u>	Hydrophytic Vegetation Present? Yes ☒ No ☐
2. <u>Salix lucida</u>	<u>20</u>	<u>no</u>	<u>FACW</u>	
50% = _____, 20% = _____	<u>185</u>	= Total Cover		
% Bare Ground in Herb Stratum <u>0</u>				

Remarks: entirely planted tree and shrub stratum by property owner, mostly native plants sourced from county conservation district and weyerhauser tree farms

SOIL

Sampling Point: TP21

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-9	10YR 2.5/2	100					sa si loam	
9-12	10YR 2.5/2	98	7.5YR 3/4	2	C	PL/M	sa si loam	
12-14	10YR 2.5/2	90	7.5YR 3/4	10	C	PL	sa si loam	
14-16	10YR 2.5/2	90	7.5YR 4/4	10	C	M	sand	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- ☐ Histosol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ Sandy Gleyed Matrix (S4)

- ☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Loamy Mucky Mineral (F1) **(except MLRA 1)**
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- ☐ 2 cm Muck (A10)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☐ No ☒

Remarks: property owner indicates he has previously tilled in compost/nutrient rich bio soils into top soil layer

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Surface Soil Cracks (B6)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water-Stained Leaves (B9)
(except MLRA 1, 2, 4A, and 4B)
☐ Salt Crust (B11)
☐ Aquatic Invertebrates (B13)
☐ Hydrogen Sulfide Odor (C1)
☐ Oxidized Rhizospheres along Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Stunted or Stresses Plants (D1) **(LRR A)**
☐ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ☐ Water-Stained Leaves (B9)
(MLRA 1, 2, 4A, and 4B)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☐ FAC-Neutral Test (D5)
☐ Raised Ant Mounds (D6) **(LRR A)**
☐ Frost-Heave Hummocks (D7)

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-9-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP22
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): hummocky forest interior Local relief (concave, convex, none): concave Slope (%): 5
 Subregion (LRR): A Lat: 47.2010506157916 Long: -122.20997292699 Datum: WGS84
 Soil Map Unit Name: Brisco loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:
1. <u>Fraxinus latifolia</u>	<u>50</u>	<u>yes</u>	<u>FACW</u>	
2. <u>Thuja plicata</u>	<u>15</u>	<u>no</u>	<u>FAC</u>	Total Number of Dominant Species Across All Strata: <u>2</u> (B)
3. <u>Alnus rubra</u>	<u>50</u>	<u>yes</u>	<u>FAC</u>	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>71</u> (A/B)
4. _____	_____	_____	_____	
50% = <u>57.5</u> , 20% = <u>23</u>	<u>115</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:
1. <u>Acer circinatum</u>	<u>10</u>	<u>yes</u>	<u>FAC</u>	
2. <u>Viburnum opulus</u>	<u>10</u>	<u>yes</u>	<u>FACW</u>	OBL species _____ x1 = _____
3. <u>Ilex aquifolium</u>	<u>5</u>	<u>yes</u>	<u>FACU</u>	FACW species _____ x2 = _____
4. _____	_____	_____	_____	FAC species _____ x3 = _____
5. _____	_____	_____	_____	FACU species _____ x4 = _____
50% = <u>12.5</u> , 20% = <u>5</u>	<u>25</u>	= Total Cover		UPL species _____ x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A) _____ (B)
1. <u>Phalaris arundinacea</u>	<u>95</u>	<u>yes</u>	<u>FACW</u>	Prevalence Index = B/A = _____
2. <u>Galium aparine</u>	<u>50</u>	<u>yes</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: ☐ 1 – Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ 5 - Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
3. <u>Equisetum arvense</u>	<u>5</u>	<u>no</u>	<u>FAC</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
50% = <u>75</u> , 20% = <u>30</u>	<u>150</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
50% = _____, 20% = _____	_____	= Total Cover		
% Bare Ground in Herb Stratum <u>5</u>				

Remarks: entirely planted tree and shrub stratum by property owner, mostly native plants sourced from county conservation district and weyerhauser tree farm

SOILSampling Point: TP22**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4	10YR 3/2	100	_____	_____	_____	_____	sa loam	_____
4-9	10YR 3/2	95	5YR 3/4	5	C	PL/M	sa loam	_____
9-14	10YR 3/2	85	5YR 3/4	15	C	M	sa loam	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks: property owner indicates he has previously tilled in compost/nutrient rich bio soils into top soil layer

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☒ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☒ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-9-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP23
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): forested flat area Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): A Lat: 47.2011396206668 Long: -122.21081427962 Datum: WGS84
 Soil Map Unit Name: Briscol loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. <u>Pseudotsuga menziesii</u>	<u>100</u>	<u>yes</u>	<u>FACU</u>	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>4</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>5</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>80</u> (A/B)
4. _____	_____	_____	_____		
50% = <u>50</u> , 20% = <u>20</u>	<u>100</u>	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. <u>Rosa nutkana</u>	<u>20</u>	<u>yes</u>	<u>FAC</u>	Total % Cover of:	Multiply by:
2. <u>Ilex aquifolium</u>	<u>5</u>	<u>no</u>	<u>FACU</u>	OBL species _____	x1 = _____
3. <u>Rubus armeniacus</u>	<u>10</u>	<u>yes</u>	<u>FAC</u>	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = <u>17.5</u> , 20% = <u>7</u>	<u>35</u>	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Ranunculus repens</u>	<u>30</u>	<u>yes</u>	<u>FAC</u>	Prevalence Index = B/A = _____	
2. <u>Equisetum arvense</u>	<u>10</u>	<u>yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators:	
3. <u>Hedera helix</u>	<u>2</u>	<u>no</u>	<u>FACU</u>	☐ 1 – Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ 5 - Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
4. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
5. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐	
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>21</u> , 20% = <u>8.4</u>	<u>42</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
% Bare Ground in Herb Stratum <u>50</u>					

Remarks: entirely planted tree and shrub stratum by property owner, mostly native plants sourced from county conservation district and weyerhauser tree farm

SOIL

Sampling Point: TP23

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6.5	10YR 3/2	100					sa loam	
6.5-8	10YR 3/2	98	10YR 3/6	2	C	M	sa loam	
8-11	10YR 3/2	90	10YR 3/6	10	C	M	sa loam	
11-14	10YR 4/1	60	7.5YR 3/4	40	C	PL/M	sa loam	
14-16	10YR 2.5/2	60	7.5YR 3/4	40	C	PL/M	sand	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☐ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☐ No ☒

Remarks: property owner indicates he has previously tilled in compost/nutrient rich bio soils into top soil layer

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-9-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP24
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): hummocky forest opening Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): A Lat: 47.2012249731803 Long: -122.21075636300 Datum: WGS84
 Soil Map Unit Name: Briscol loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:
1. <u>Quercus garryana</u>	<u>70</u>	<u>yes</u>	<u>FACU</u>	
2. <u>Pseudotsuga menziesii</u>	<u>30</u>	<u>yes</u>	<u>FACU</u>	Total Number of Dominant Species Across All Strata: <u>5</u> (B)
3. <u>Pinus monticola</u>	<u>15</u>	<u>no</u>	<u>FACU</u>	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>60</u> (A/B)
4. _____	_____	_____	_____	
50% = <u>57.5</u> , 20% = <u>23</u>	<u>115</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:
1. <u>Rosa nutkana</u>	<u>40</u>	<u>yes</u>	<u>FAC</u>	
2. <u>Rubus armeniacus</u>	<u>5</u>	<u>no</u>	<u>FAC</u>	OBL species _____ x1 = _____
3. _____	_____	_____	_____	FACW species _____ x2 = _____
4. _____	_____	_____	_____	FAC species _____ x3 = _____
5. _____	_____	_____	_____	FACU species _____ x4 = _____
50% = <u>22.5</u> , 20% = <u>9</u>	<u>45</u>	= Total Cover		UPL species _____ x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A) _____ (B)
1. <u>Ranunculus repens</u>	<u>100</u>	<u>yes</u>	<u>FAC</u>	Prevalence Index = B/A = _____
2. <u>Holcus lanatus</u>	<u>50</u>	<u>yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: ☐ 1 – Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ 5 - Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
3. <u>Galium aparine</u>	<u>10</u>	<u>no</u>	<u>FACU</u>	
4. <u>Equisetum arvense</u>	<u>15</u>	<u>no</u>	<u>FAC</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
50% = <u>87.5</u> , 20% = <u>35</u>	<u>175</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
50% = _____, 20% = _____	_____	= Total Cover		
% Bare Ground in Herb Stratum <u>0</u>				

Remarks: entirely planted tree and shrub stratum by property owner, mostly native plants sourced from county conservation district and weyerhauser tree farm

SOIL

Sampling Point: TP24

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4.5	10YR 3/2	100	_____	_____	_____	_____	sa loam	_____
4.5-7	10YR 3/2	98	5YR 4/6	2	C	PL	sa loam	_____
7-8.5	10YR 3/2	90	5YR 4/6	10	C	PL	sa loam	_____
8.5-10.5	10YR 3/2	85	5YR 4/6	15	C	PL/M	sa loam	_____
10.5-15	10YR 3/2	75	10YR 3/6	25	C	M	sand	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks: property owner indicates he has previously tilled in compost/nutrient rich bio soils into top soil layer

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-9-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP25
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): mounded hill, pond dredge material berm Local relief (concave, convex, none): convex Slope (%): 10
 Subregion (LRR): A Lat: 47.201336435161 Long: -122.21072476098 Datum: WGS84
 Soil Map Unit Name: Brisco loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☒, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Hydric Soil Present?	Yes ☒ No ☐	
Wetland Hydrology Present?	Yes ☐ No ☒	
Remarks:		

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:
1. <u>Arbutus menziesii</u>	<u>50</u>	<u>yes</u>	<u>NL (UPL)</u>	
2. <u>Quercus garryana</u>	<u>40</u>	<u>yes</u>	<u>FACU</u>	Total Number of Dominant Species Across All Strata: <u>7</u> (B)
3. <u>Fraxinus latifolia</u>	<u>40</u>	<u>yes</u>	<u>FACW</u>	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>57</u> (A/B)
4. _____	_____	_____	_____	
50% = <u>65</u> , 20% = <u>26</u>	<u>130</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:
1. <u>Fraxinus latifolia</u>	<u>10</u>	<u>yes</u>	<u>FACW</u>	
2. <u>Quercus garryana</u>	<u>15</u>	<u>yes</u>	<u>FACU</u>	OBL species _____ x1 = _____
3. <u>Rubus armeniacus</u>	<u>25</u>	<u>yes</u>	<u>FAC</u>	FACW species _____ x2 = _____
4. _____	_____	_____	_____	FAC species _____ x3 = _____
5. _____	_____	_____	_____	FACU species _____ x4 = _____
50% = <u>25</u> , 20% = <u>10</u>	<u>50</u>	= Total Cover		UPL species _____ x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A) _____ (B)
1. <u>Ranunculus repens</u>	<u>95</u>	<u>yes</u>	<u>FAC</u>	Prevalence Index = B/A = _____
2. <u>Galium aparine</u>	<u>5</u>	<u>no</u>	<u>FACU</u>	
3. <u>Phalaris arundinacea</u>	<u>20</u>	<u>no</u>	<u>FACW</u>	
4. <u>Agrostis spp.</u>	<u>5</u>	<u>no</u>	<u>FAC</u>	
5. <u>Rumex obtusifolius</u>	<u>5</u>	<u>no</u>	<u>FAC</u>	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
50% = <u>65</u> , 20% = <u>26</u>	<u>130</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹
% Bare Ground in Herb Stratum <u>0</u>				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
Remarks: entirely planted tree and shrub stratum by property owner, mostly native plants sourced from county conservation district and weyerhauser tree farm				☐ 5 - Wetland Non-Vascular Plants ¹
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
				Hydrophytic Vegetation Present? Yes ☒ No ☐

SOIL

Sampling Point: TP25

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4	10YR 3/2	100					sa loam	
4-7	10YR 3/2	60	5YR 4/6	40	C	M	sa loam	
7-9	10YR 3/2	90	5YR 4/6	10	C	M	sa loam	
9-12.5	10YR 3/2	80	5YR 4/6	10	C	M	sa loam	
			2.5Y 5/1	10	D	M		
12.5-15	10YR 3/4	90	7.5YR 4/6	10	C	M	sand	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks: sampling point located on mounded berm, probably consisting of soils excavated from adjacent man made pond

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-17-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP26
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): berm, W side of slope Local relief (concave, convex, none): none Slope (%): 90
 Subregion (LRR): A Lat: 47.2007607890433 Long: -122.21200806864 Datum: WGS84
 Soil Map Unit Name: Briscoat loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☒, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	1 (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	1 (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	100 (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Conium maculatum</u>	80	yes	FAC	Prevalence Index = B/A = _____	
2. <u>Dipsacus fullonum</u>	50	no	FAC		
3. <u>Rubus armeniacus</u>	50	no	FAC		
4. <u>Equisetum arvense</u>	30	no	FAC		
5. <u>Ranunculus repens</u>	10	no	FAC		
6. <u>Vicia americana</u>	5	no	FAC		
7. <u>Cirsium arvense</u>	15	no	FAC		
8. <u>Rumex obtusifolius</u>	20	no	FAC		
9. <u>Geranium dissectum</u>	5	no	NL (UPL)		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = 132.5, 20% = 53	265	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹	
% Bare Ground in Herb Stratum _____				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
				☐ 5 - Wetland Non-Vascular Plants ¹	
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
				Hydrophytic Vegetation Present? Yes ☒ No ☐	

Remarks:

SOIL

Sampling Point: TP26

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-16	10YR 4/2	100	_____	_____	_____	_____	sa. rocky	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☐ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☐ No ☒

Remarks: indications of disturbed soils. decaying moss layer found between 6 and 11 inches depth. Wood debris intermixed. Rocks throughout, no consistent features found.

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?**Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-9-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP27
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): depression between fill mounds Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): A Lat: 47.2007256390382 Long: -122.21173980267 Datum: WGS84
 Soil Map Unit Name: Puyallup fine sandy loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	1 (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	1 (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	_____ (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Phalaris arundinacea</u>	100	yes	FACW	Prevalence Index = B/A = _____	
2. <u>Convolvulus arvensis</u>	40	no	NL (UPL)		
3. <u>Rubus armeniacus</u>	30	no	FAC		
4. <u>Galium aparine</u>	20	no	FACU		
5. <u>Holcus lanatus</u>	40	no	FAC		
6. <u>Geranium dissectum</u>	10	no	NL (UPL)		
7. <u>Ranunculus repens</u>	10	no	FAC		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = 125, 20% = 50	250	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹	
% Bare Ground in Herb Stratum 0				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
				☐ 5 - Wetland Non-Vascular Plants ¹	
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
				Hydrophytic Vegetation Present? Yes ☒ No ☐	

Remarks:

SOILSampling Point: TP27**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
<u>0-3</u>	<u>10YR 3/2</u>	<u>100</u>	_____	_____	_____	_____	<u>si sa loam</u>	_____
<u>3-5</u>	<u>10YR 3/2</u>	<u>90</u>	<u>5YR 4/6</u>	<u>10</u>	<u>C</u>	<u>PL/M</u>	<u>si sa loam</u>	_____
<u>5-10.5</u>	<u>10YR 3/2</u>	<u>60</u>	<u>5YR 3/4</u>	<u>40</u>	<u>C</u>	<u>PL/M</u>	<u>si sa loam</u>	_____
<u>10.5-13</u>	<u>10YR 2.5/2</u>	<u>50</u>	<u>5YR 4/6</u>	<u>50</u>	<u>C</u>	<u>M</u>	<u>sand</u>	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☒ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches): _____
Water Table Present?	Yes	☒	No	☐	Depth (inches): <u>13.5 inches</u>
Saturation Present? (includes capillary fringe)	Yes	☒	No	☐	Depth (inches): <u>9 inches</u>

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-17-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP28
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): depression between gravel and filled mounds Local relief (concave, convex, none): concave Slope (%): 5
 Subregion (LRR): A Lat: 47.2001663091644 Long: -122.21198187441 Datum: WGS84
 Soil Map Unit Name: Brisco loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	2 (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	2 (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	100 (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Phalaris arundinacea</u>	100	yes	FACW	Prevalence Index = B/A = _____	
2. <u>Ranunculus repens</u>	50	yes	FAC		
3. <u>Holcus lanatus</u>	20	no	FAC		
4. <u>Plantago major</u>	10	no	FAC		
5. <u>Rumex obtusifolius</u>	10	no	FAC		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = 95, 20% = 38	190	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹	
% Bare Ground in Herb Stratum 0				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
				☐ 5 - Wetland Non-Vascular Plants ¹	
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
Remarks:				Hydrophytic Vegetation Present? Yes ☒ No ☐	

SOIL

Sampling Point: TP28

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-3	10YR 3/2	100	_____	_____	_____	_____	sa loam	_____
3-5	10YR 3/2	85	5YR 3/4	15	C	PL	sa loam	_____
5-9	10YR 3/2	75	5YR 3/4	25	C	PL/M	sa loam	_____
9-13	10YR 3/2	50	5YR 3/4	50	C	M	sa loam	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☒ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☒ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches): _____
Water Table Present?	Yes	☒	No	☐	Depth (inches): <u>11 inches</u>
Saturation Present? (includes capillary fringe)	Yes	☒	No	☐	Depth (inches): <u>9 inches</u>

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-17-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP29
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): field Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): A Lat: 47.1999852145015 Long: -122.21201781329 Datum: WGS84
 Soil Map Unit Name: Puyallup fine sandy loam NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>2</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>2</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Agrostis spp.</u>	<u>90</u>	<u>yes</u>	<u>FAC</u>	Prevalence Index = B/A = _____	
2. <u>Ranunculus repens</u>	<u>10</u>	<u>no</u>	<u>FAC</u>		
3. <u>Trifolium repens</u>	<u>90</u>	<u>yes</u>	<u>FAC</u>		
4. <u>Plantago major</u>	<u>30</u>	<u>no</u>	<u>FAC</u>		
5. <u>Taraxacum officinale</u>	<u>5</u>	<u>no</u>	<u>FACU</u>		
6. <u>Holcus lanatus</u>	<u>10</u>	<u>no</u>	<u>FAC</u>		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>117.5</u> , 20% = <u>47</u>	<u>235</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹	
% Bare Ground in Herb Stratum <u>0</u>				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
Remarks:				☐ 5 - Wetland Non-Vascular Plants ¹	
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
				Hydrophytic Vegetation Present? Yes ☒ No ☐	

Remarks:

SOIL

Sampling Point: TP29

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4	10YR 3/2	100	_____	_____	_____	_____	sa loam	_____
4-6.5	10YR 3/2	100	_____	_____	_____	_____	sa loam	rocky/gravel throughout
6.5-10	10YR 3/2	90	7.5YR 3/4	10	C	PL/M	sa loam	rocky/gravel
10-12	10YR 3/2	70	5YR 3/4	30	C	PL/M	sa loam	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☒ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☒ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:

Surface Water Present?	Yes	☐	No	☒	Depth (inches): _____
Water Table Present?	Yes	☒	No	☐	Depth (inches): <u>12 inches</u>
Saturation Present? (includes capillary fringe)	Yes	☒	No	☐	Depth (inches): <u>9 inches</u>

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-17-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP30
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): berm surrounding excavated pond Local relief (concave, convex, none): convex Slope (%): 10
 Subregion (LRR): A Lat: 47.2009230169845 Long: -122.21175273399 Datum: WGS84
 Soil Map Unit Name: Briscol loam NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☒, or Hydrology ☒, significantly disturbed? Are "Normal Circumstances" present? Yes ☐ No ☒
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks: Constructed berm surrounding excavated pond (to the North). Excavated ditch containing water directly South. Higher elevation than surrounding areas. Likely disturbed soils and planted canopy layer.			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:
1. <u>Fraxinus latifolia</u>	<u>25</u>	<u>yes</u>	<u>FACW</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>75</u> (A/B)
2. <u>Thuja plicata</u>	<u>25</u>	<u>yes</u>	<u>FAC</u>	
3. <u>Acer macrophyllum</u>	<u>25</u>	<u>yes</u>	<u>FACU</u>	
4. <u>Salix alba 'Tristatus'</u>	<u>15</u>	<u>no</u>	<u>FACW</u>	
50% = <u>45</u> , 20% = <u>18</u>	<u>90</u>	= Total Cover		Prevalence Index worksheet: Total % Cover of: _____ Multiply by: OBL species _____ x1 = _____ FACW species _____ x2 = _____ FAC species _____ x3 = _____ FACU species _____ x4 = _____ UPL species _____ x5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: 10')				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
50% = _____, 20% = _____	_____	= Total Cover		
Herb Stratum (Plot size: 5')				Hydrophytic Vegetation Indicators: ☐ 1 – Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ 5 - Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Convolvulus arvensis</u>	<u>10</u>	<u>no</u>	<u>NL (UPL)</u>	
2. <u>Phalaris arundinacea</u>	<u>30</u>	<u>no</u>	<u>FACW</u>	
3. <u>Equisetum arvense</u>	<u>20</u>	<u>no</u>	<u>FAC</u>	
4. <u>Vicia americana</u>	<u>5</u>	<u>no</u>	<u>FAC</u>	
5. <u>Holcus lanatus</u>	<u>5</u>	<u>no</u>	<u>FAC</u>	
6. <u>Solanum dulcamara</u>	<u>5</u>	<u>no</u>	<u>FAC</u>	
7. <u>Lolium perenne</u>	<u>80</u>	<u>yes</u>	<u>FAC</u>	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
50% = <u>77.5</u> , 20% = <u>31</u>	<u>155</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
50% = _____, 20% = _____	_____	= Total Cover		
% Bare Ground in Herb Stratum _____				

Remarks: non native planted tree canopy, constructed berm likely artificially seeded with grass.

SOIL

Sampling Point: TP30

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 3/2	50	2.5Y 3/1	40	C	M	sa loam	
			5YR 4/6	10	C	M		
6-10	10YR 3/2.5	100					sa loam	decaying moss layer, likely disturbed
10-12	10YR 3/2	98	10YR 5/8	2	C	M	sa loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks: likely disturbed soils, as located on mounded berm surrounded by excavated ditch and excavated pond. Decaying moss found at 6 inches depth

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: no evidence of saturation. No oxidation along living roots, as found in nearby areas.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-17-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP31
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): field Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): A Lat: 47.1998411935922 Long: -122.21096264482 Datum: WGS84
 Soil Map Unit Name: Puyallup fine sandy loam NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☒, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>2</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>3</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>67</u> (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Holcus lanatus</u>	<u>100</u>	<u>yes</u>	<u>FAC</u>	Prevalence Index = B/A = _____	
2. <u>Convolvulus arvensis</u>	<u>70</u>	<u>yes</u>	<u>NL (UPL)</u>		
3. <u>Ranunculus repens</u>	<u>80</u>	<u>yes</u>	<u>FAC</u>		
4. <u>Equisetum arvense</u>	<u>10</u>	<u>no</u>	<u>FAC</u>		
5. <u>Phalaris arundinacea</u>	<u>20</u>	<u>no</u>	<u>FACW</u>		
6. <u>Agrostis spp.</u>	<u>20</u>	<u>no</u>	<u>FAC</u>		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>150</u> , 20% = <u>60</u>	<u>300</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹	
% Bare Ground in Herb Stratum <u>0</u>				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
Remarks:				☐ 5 - Wetland Non-Vascular Plants ¹	
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
				Hydrophytic Vegetation Present? Yes ☒ No ☐	

Remarks:

SOIL

Sampling Point: TP31

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-7	10YR 2.5/2	100					rocky sand	
7-8.5	10YR 2.5/2	80	7.5YR 3/4	20	C	M	rocky sand	
8.5-12.5	10YR 2.5/2	85	5YR 3/4	15	C	PL/M	rocky sand	
12.5-13	10YR 3/1	85	7.5YR 3/4	15	C	M	si sa loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks: potential fill due to rocks/gravel mixed into top layer

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 12.5**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-17-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP32
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): mowed yard, near house Local relief (concave, convex, none): none Slope (%): 2, to east
 Subregion (LRR): A Lat: 47.1996097569216 Long: -122.21089183349 Datum: WGS84
 Soil Map Unit Name: Puyallup fine sandy loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☒, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:
1. <u>Thuja plicata</u>	<u>20</u>	<u>yes</u>	<u>FAC</u>	
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata: <u>5</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>60</u> (A/B)
4. _____	_____	_____	_____	
50% = <u>10</u> , 20% = <u>4</u>	<u>20</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:
1. <u>Rubus armeniacus</u>	<u>50</u>	<u>yes</u>	<u>FAC</u>	
2. _____	_____	_____	_____	Total % Cover of: _____ Multiply by: _____
3. _____	_____	_____	_____	OBL species _____ x1 = _____
4. _____	_____	_____	_____	FACW species _____ x2 = _____
5. _____	_____	_____	_____	FAC species _____ x3 = _____
50% = <u>25</u> , 20% = <u>10</u>	<u>50</u>	= Total Cover		FACU species _____ x4 = _____
Herb Stratum (Plot size: 5')				UPL species _____ x5 = _____
1. <u>Taraxacum officinale</u>	<u>50</u>	<u>yes</u>	<u>FACU</u>	Column Totals: _____ (A) _____ (B)
2. <u>Trifolium repens</u>	<u>20</u>	<u>no</u>	<u>FAC</u>	Prevalence Index = B/A = _____
3. <u>Stellaria media</u>	<u>20</u>	<u>no</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: ☐ 1 – Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ 5 - Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
4. <u>Holcus lanatus</u>	<u>30</u>	<u>no</u>	<u>FAC</u>	
5. <u>Medicago lupulina</u>	<u>50</u>	<u>yes</u>	<u>FACU</u>	
6. <u>Ranunculus repens</u>	<u>60</u>	<u>yes</u>	<u>FAC</u>	
7. <u>Phalaris arundinacea</u>	<u>20</u>	<u>no</u>	<u>FACW</u>	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
50% = <u>125</u> , 20% = <u>50</u>	<u>250</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
50% = _____, 20% = _____	_____	= Total Cover		
% Bare Ground in Herb Stratum <u>0</u>				

Remarks:

SOIL

Sampling Point: TP32

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4	10YR 2.5/2	100					sa loam	
4-9	10YR 3/2	90	5YR 4/6	10	C	PL/M	rocky sa	
9-12.5	10YR 3/2	85	10YR 4/1	5	D	M	sa loam	
			5YR 3/4	10	C	M		

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks: potential fill due to presence of larger rocks and gravel

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-18-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP33
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): mounded forest area near 60th st Local relief (concave, convex, none): convex Slope (%): 2
 Subregion (LRR): A Lat: 47.2025745726747 Long: -122.20948694815 Datum: WGS84
 Soil Map Unit Name: Briscoat loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:
1. <u>Picea sitchensis</u>	<u>50</u>	<u>yes</u>	<u>FAC</u>	
2. <u>Fraxinus latifolia</u>	<u>40</u>	<u>yes</u>	<u>FACW</u>	Total Number of Dominant Species Across All Strata: <u>7</u> (B)
3. <u>Acer circinatum</u>	<u>10</u>	<u>no</u>	<u>FAC</u>	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>71</u> (A/B)
4. _____	_____	_____	_____	
50% = <u>50</u> , 20% = <u>20</u>	<u>100</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:
1. <u>Populus balsamifera</u>	<u>20</u>	<u>yes</u>	<u>FAC</u>	
2. <u>Rubus armeniacus</u>	<u>10</u>	<u>yes</u>	<u>FAC</u>	OBL species _____ x1 = _____
3. _____	_____	_____	_____	FACW species _____ x2 = _____
4. _____	_____	_____	_____	FAC species _____ x3 = _____
5. _____	_____	_____	_____	FACU species _____ x4 = _____
50% = <u>15</u> , 20% = <u>6</u>	<u>30</u>	= Total Cover		UPL species _____ x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A) _____ (B)
1. <u>Convolvulus arvensis</u>	<u>80</u>	<u>yes</u>	<u>NL (UPL)</u>	Prevalence Index = B/A = _____
2. <u>Ranunculus repens</u>	<u>100</u>	<u>yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators: ☐ 1 – Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ 5 - Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
3. <u>Geranium robertianum</u>	<u>80</u>	<u>yes</u>	<u>FACU</u>	
4. <u>Galium aparine</u>	<u>60</u>	<u>no</u>	<u>FACU</u>	
5. <u>Ilex aquifolium</u>	<u>30</u>	<u>no</u>	<u>FACU</u>	
6. <u>Hedera helix</u>	<u>50</u>	<u>no</u>	<u>FACU</u>	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
50% = <u>200</u> , 20% = <u>80</u>	<u>400</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
50% = _____, 20% = _____	_____	= Total Cover		
% Bare Ground in Herb Stratum <u>0</u>				

Remarks:

SOIL

Sampling Point: TP33

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 3/2	_____	_____	_____	_____	_____	si loam	_____
6-9	10YR 3/2	_____	_____	_____	_____	_____	si cl loam	_____
9-11.5	10YR 4/2	98	5YR 3/4	2	C	PL	si cl loam	_____
11.5-12.5	10YR 4/2	80	5YR 3/4	20	C	PL/M	si cl loam	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☐ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☐ No ☒

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-18-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP34
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): forested area, hummocky area Local relief (concave, convex, none): convex Slope (%): 2
 Subregion (LRR): A Lat: 47.2017916587525 Long: -122.20955434032 Datum: WGS84
 Soil Map Unit Name: Briscol loam NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:
1. <u><i>Alnus rubra</i></u>	<u>100</u>	<u>yes</u>	<u>FAC</u>	
2. <u><i>Cornus sericea</i></u>	<u>30</u>	<u>no</u>	<u>FACW</u>	Total Number of Dominant Species Across All Strata: <u>4</u> (B)
3. <u><i>Thuja plicata</i></u>	<u>30</u>	<u>no</u>	<u>FAC</u>	Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
4. _____	_____	_____	_____	
50% = <u>80</u> , 20% = <u>32</u>	<u>160</u>	= Total Cover		
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:
1. <u><i>Thuja plicata</i></u>	<u>20</u>	<u>yes</u>	<u>FAC</u>	
2. <u><i>Fragaria purshiana</i></u>	<u>5</u>	<u>no</u>	<u>FAC</u>	OBL species _____ x1 = _____
3. <u><i>Viburnum opulus</i></u>	<u>10</u>	<u>yes</u>	<u>FACW</u>	FACW species _____ x2 = _____
4. <u><i>Fraxinus latifolia</i></u>	<u>5</u>	<u>no</u>	<u>FACW</u>	FAC species _____ x3 = _____
5. <u><i>Tsuga heterophylla</i></u>	<u>5</u>	<u>no</u>	<u>FACU</u>	FACU species _____ x4 = _____
50% = <u>22.5</u> , 20% = <u>9</u>	<u>45</u>	= Total Cover		UPL species _____ x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A) _____ (B)
1. <u><i>Ranunculus repens</i></u>	<u>90</u>	<u>yes</u>	<u>FAC</u>	Prevalence Index = B/A = _____
2. <u><i>Equisetum arvense</i></u>	<u>2</u>	<u>no</u>	<u>FAC</u>	
3. <u><i>Galium aparine</i></u>	<u>5</u>	<u>no</u>	<u>FAC</u>	
4. <u><i>Rubus parviflorus</i></u>	<u>10</u>	<u>no</u>	<u>FACU</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
50% = <u>53.5</u> , 20% = <u>21.4</u>	<u>107</u>	= Total Cover		
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹
% Bare Ground in Herb Stratum _____				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)
Remarks: tree and shrub layer entirely planted and maintained by property owner				☐ 5 - Wetland Non-Vascular Plants ¹
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
				Hydrophytic Vegetation Present? Yes ☒ No ☐

SOIL

Sampling Point: TP34

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-7	10YR 3/2	100	_____	_____	_____	_____	sa si loam	_____
7-11	10YR 3/2	95	7.5YR 4/6	5	C	PL/M	sa si loam	_____
11-13	10YR 3/2	80	5YR 3/4	20	C	PL/M	sa si loam	_____
13-15	10YR 3/2	70	5YR 3/4	20	C	PL/M	sa si loam	_____
_____	_____	_____	7.5YR 5/1	10	D	M	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks: soils may have been modified by property owner, who states bio recycled soil was previously tilled into top layers.

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-18-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP35
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): edge of mowed yard Local relief (concave, convex, none): convex Slope (%): 10 to east
 Subregion (LRR): A Lat: 47.2018433218891 Long: -122.21094658621 Datum: WGS84
 Soil Map Unit Name: Briscoat loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	1 (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	1 (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	100 (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Taraxacum officinale</u>	<u>5</u>	<u>no</u>	<u>FACU</u>	Prevalence Index = B/A = _____	
2. <u>Trifolium repens</u>	<u>10</u>	<u>no</u>	<u>FAC</u>		
3. <u>Plantago major</u>	<u>5</u>	<u>no</u>	<u>FAC</u>		
4. <u>Ranunculus repens</u>	<u>50</u>	<u>yes</u>	<u>FAC</u>		
5. <u>Stellaria media</u>	<u>5</u>	<u>no</u>	<u>FACU</u>		
6. <u>Phalaris arundinacea</u>	<u>25</u>	<u>no</u>	<u>FACW</u>		
7. <u>Holcus lanatus</u>	<u>10</u>	<u>no</u>	<u>FAC</u>		
8. <u>Agrostis spp.</u>	<u>10</u>	<u>no</u>	<u>FAC</u>		
9. <u>Rubus armeniacus</u>	<u>25</u>	<u>no</u>	<u>FAC</u>		
10. <u>Convolvulus arvensis</u>	<u>5</u>	<u>no</u>	<u>NL (UPL)</u>		
11. _____	_____	_____	_____		
50% = <u>75</u> , 20% = <u>30</u>	<u>150</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹	
% Bare Ground in Herb Stratum _____				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
				☐ 5 - Wetland Non-Vascular Plants ¹	
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
				Hydrophytic Vegetation Present? Yes ☒ No ☐	

Remarks:

SOIL

Sampling Point: TP35

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-5	10YR 2.5/2	95	7.5YR 5/8	5	C	PL	sa loam	
5-10	10YR 2.5/2	85	7.5YR 3/4	15	C	PL	sa loam	
10-12	10YR 2.5/2	70	7.5YR 3/4	30	C	PL/M	sa loam	
12-15	10YR 2.5/2	95	7.5YR 3/4	5	C	PL/M	sa loam	
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☒ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 10 inches**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-18-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP36
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): thicket/field Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): A Lat: 47.2017362649093 Long: -122.21099293982 Datum: WGS84
 Soil Map Unit Name: Brisco loam NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>2</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>2</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. <u>Rubus armeniacus</u>	<u>100</u>	<u>yes</u>	<u>FAC</u>	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = <u>50</u> , 20% = <u>20</u>	<u>100</u>	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Phalaris arundinacea</u>	<u>40</u>	<u>yes</u>	<u>FACW</u>	Prevalence Index = B/A = _____	
2. _____	_____	_____	_____	Hydrophytic Vegetation Indicators:	
3. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
4. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
5. _____	_____	_____	_____	☐ 3 - Prevalence Index is ≤3.0 ¹	
6. _____	_____	_____	_____	☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
7. _____	_____	_____	_____	☐ 5 - Wetland Non-Vascular Plants ¹	
8. _____	_____	_____	_____	☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
9. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>20</u> , 20% = <u>8</u>	<u>40</u>	= Total Cover		Hydrophytic Vegetation Present? Yes ☒ No ☐	
Woody Vine Stratum (Plot size: _____)					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
% Bare Ground in Herb Stratum <u>60</u>					

Remarks: large blackberry thicket ~7-12ft tall

SOIL

Sampling Point: TP36

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
<u>0-8.5</u>	<u>10 YR 2/2</u>	<u>100</u>	_____	_____	_____	_____	<u>sa loam</u>	_____
<u>8.5-12.5</u>	<u>10YR 2/2</u>	<u>95</u>	<u>5YR 3/3</u>	<u>5</u>	<u>C</u>	<u>PL</u>	<u>sa loam</u>	_____
<u>12.5-13.5</u>	<u>10YR 4/2</u>	<u>95</u>	<u>7.5YR 3/4</u>	<u>5</u>	<u>C</u>	<u>PL</u>	<u>silt loam</u>	_____
<u>13.5-14</u>	<u>10YR 2.5/2</u>	<u>95</u>	<u>5YR 3/4</u>	<u>5</u>	<u>C</u>	<u>PL/M</u>	<u>sand</u>	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☐ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☐ No ☒

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?**Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: oxidation in pore linings along non-living or decayed roots. No moisture in top 14 inches, unlike surrounding areas

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-18-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP37
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): field Local relief (concave, convex, none): convex Slope (%): 5 to west
 Subregion (LRR): A Lat: 47.2017893838814 Long: -122.21155502940 Datum: WGS84
 Soil Map Unit Name: Brisco loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>2</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>2</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Taraxacum officinale</u>	<u>10</u>	<u>no</u>	<u>FACU</u>	Prevalence Index = B/A = _____	
2. <u>Plantago major</u>	<u>5</u>	<u>no</u>	<u>FAC</u>		
3. <u>Geranium dissectum</u>	<u>5</u>	<u>no</u>	<u>NL (UPL)</u>		
4. <u>Trifolium repens</u>	<u>20</u>	<u>no</u>	<u>FAC</u>		
5. <u>Ranunculus repens</u>	<u>15</u>	<u>no</u>	<u>FAC</u>		
6. <u>Phalaris arundinacea</u>	<u>50</u>	<u>yes</u>	<u>FACW</u>		
7. <u>Equisetum arvense</u>	<u>2</u>	<u>no</u>	<u>FAC</u>		
8. <u>Holcus lanatus</u>	<u>5</u>	<u>no</u>	<u>FAC</u>		
9. <u>Agrostis spp.</u>	<u>50</u>	<u>yes</u>	<u>FAC</u>		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>81</u> , 20% = <u>38.4</u>	<u>162</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹	
% Bare Ground in Herb Stratum <u>0</u>				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
Remarks: mowed vegetation, nearby unmowed edge within plant sampling stratum				☐ 5 - Wetland Non-Vascular Plants ¹	
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
				Hydrophytic Vegetation Present? Yes ☒ No ☐	

SOIL

Sampling Point: TP37

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4.5	10YR 3/2	100	_____	_____	_____	_____	sa loam	_____
4.5-5.5	10YR 3/2	98	7.5YR 3/4	2	C	PL	sa loam	_____
5.5-10	10YR 3/2	85	7.5YR 3/4	15	C	PL/M	sa loam	_____
10-11	10YR 3/2	80	10YR 6/1	10	D	M	sa si loam	_____
_____	_____	_____	7.5YR 3/4	5	C	PL	_____	_____
11-15	10YR 3/1.5	100	_____	_____	_____	_____	sand	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-18-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP38
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): field Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): A Lat: 47.2002575627224 Long: -122.20993398734 Datum: WGS84
 Soil Map Unit Name: Brisco loam NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	_____ (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	_____ (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	_____ (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. <u>Salix lucida</u>	<u>15</u>	<u>yes</u>	<u>FACW</u>	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = <u>7.5</u> , 20% = <u>3</u>	<u>15</u>	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Phalaris arundinacea</u>	<u>100</u>	<u>yes</u>	<u>FACW</u>	Prevalence Index = B/A = _____	
2. _____	_____	_____	_____	Hydrophytic Vegetation Indicators:	
3. _____	_____	_____	_____	☒ 1 – Rapid Test for Hydrophytic Vegetation	
4. _____	_____	_____	_____	☐ 2 - Dominance Test is >50%	
5. _____	_____	_____	_____	☐ 3 - Prevalence Index is ≤3.0 ¹	
6. _____	_____	_____	_____	☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
7. _____	_____	_____	_____	☐ 5 - Wetland Non-Vascular Plants ¹	
8. _____	_____	_____	_____	☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
9. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>50</u> , 20% = <u>20</u>	<u>100</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐	
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
% Bare Ground in Herb Stratum <u>0</u>					

Remarks:

SOIL

Sampling Point: TP38

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4.5	10YR 3/2	100					sa si loam	
4.5-6	10YR 3/2	90	7.5YR 4/4	10	C	PL	sa si loam	
6-9	10YR 3/2	80	5YR 3/4	20	C	PL/M	sa si loam	
9-13	10YR 3/2	70	5YR 3/4	30	C	PL/M	sa si loam	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): 0-4.5 inches, moist below**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-18-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP39
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): field Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): A Lat: 47.1997004875694 Long: -122.21012651684 Datum: WGS84
 Soil Map Unit Name: Puyallup fine sandy loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☒, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>2</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>2</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. <u>Rubus armeniacus</u>	<u>30</u>	_____	<u>FAC</u>	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = <u>15</u> , 20% = <u>6</u>	<u>30</u>	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Phalaris arundinacea</u>	<u>100</u>	_____	<u>FACW</u>	Prevalence Index = B/A = _____	
2. _____	_____	_____	_____	Hydrophytic Vegetation Indicators:	
3. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
4. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
5. _____	_____	_____	_____	☐ 3 - Prevalence Index is ≤3.0 ¹	
6. _____	_____	_____	_____	☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
7. _____	_____	_____	_____	☐ 5 - Wetland Non-Vascular Plants ¹	
8. _____	_____	_____	_____	☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
9. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>50</u> , 20% = <u>20</u>	<u>100</u>	= Total Cover		Hydrophytic Vegetation Present? Yes ☒ No ☐	
Woody Vine Stratum (Plot size: _____)					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
% Bare Ground in Herb Stratum <u>0</u>					

Remarks: mowed tract for gas pipeline. Located TP near unmowed edge for sampling of unmowed veg.

SOIL

Sampling Point: TP39

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-12	10YR 2.5/2	100	_____	_____	_____	_____	rocky sa	many rocks and gravel throughout
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☐ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☐ No ☒

Remarks: potentially filled area, nearby gravel driveway, no found redox features or depletions. waste found within TP (bent metal gutter pipe, etc)

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-25-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP41
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): mowed yard edge Local relief (concave, convex, none): convex Slope (%): 5
 Subregion (LRR): A Lat: 47.2022032881538 Long: -122.2113748276 Datum: NAD83
 Soil Map Unit Name: Brisco loam NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☐ No ☒	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:																								
1. <u>Malus fusca</u>	<u>15</u>	<u>yes</u>	<u>FACW</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>40</u> (A/B)																								
2. <u>Quercus garryana</u>	<u>60</u>	<u>yes</u>	<u>FACU</u>																									
3. _____	_____	_____	_____																									
4. _____	_____	_____	_____																									
50% = <u>37.5</u> , 20% = <u>15</u>	<u>75</u>	= Total Cover		Prevalence Index worksheet: <table border="0"> <tr> <td colspan="2">Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species</td> <td><u>0</u></td> <td>x1 = <u>0</u></td> </tr> <tr> <td>FACW species</td> <td><u>15</u></td> <td>x2 = <u>30</u></td> </tr> <tr> <td>FAC species</td> <td><u>85</u></td> <td>x3 = <u>255</u></td> </tr> <tr> <td>FACU species</td> <td><u>155</u></td> <td>x4 = <u>620</u></td> </tr> <tr> <td>UPL species</td> <td><u>10</u></td> <td>x5 = <u>50</u></td> </tr> <tr> <td>Column Totals:</td> <td><u>265</u> (A)</td> <td><u>985</u> (B)</td> </tr> <tr> <td colspan="3">Prevalence Index = B/A = <u>3.72</u></td> </tr> </table>	Total % Cover of:		Multiply by:	OBL species	<u>0</u>	x1 = <u>0</u>	FACW species	<u>15</u>	x2 = <u>30</u>	FAC species	<u>85</u>	x3 = <u>255</u>	FACU species	<u>155</u>	x4 = <u>620</u>	UPL species	<u>10</u>	x5 = <u>50</u>	Column Totals:	<u>265</u> (A)	<u>985</u> (B)	Prevalence Index = B/A = <u>3.72</u>		
Total % Cover of:		Multiply by:																										
OBL species	<u>0</u>	x1 = <u>0</u>																										
FACW species	<u>15</u>	x2 = <u>30</u>																										
FAC species	<u>85</u>	x3 = <u>255</u>																										
FACU species	<u>155</u>	x4 = <u>620</u>																										
UPL species	<u>10</u>	x5 = <u>50</u>																										
Column Totals:	<u>265</u> (A)	<u>985</u> (B)																										
Prevalence Index = B/A = <u>3.72</u>																												
Sapling/Shrub Stratum (Plot size: 10')																												
1. <u>Polygonum cuspidatum</u>	<u>60</u>	<u>yes</u>	<u>FACU</u>																									
2. <u>Rubus armeniacus</u>	<u>5</u>	<u>no</u>	<u>FAC</u>																									
3. _____	_____	_____	_____																									
4. _____	_____	_____	_____																									
5. _____	_____	_____	_____																									
50% = <u>32.5</u> , 20% = <u>13</u>	<u>65</u>	= Total Cover																										
Herb Stratum (Plot size: 5')																												
1. <u>Convolvulus arvensis</u>	<u>10</u>	<u>no</u>	<u>NL (UPL)</u>																									
2. <u>Taraxacum officinale</u>	<u>5</u>	<u>no</u>	<u>FACU</u>																									
3. <u>Digitaria sanguinalis</u>	<u>30</u>	<u>yes</u>	<u>FACU</u>																									
4. <u>Plantago major</u>	<u>20</u>	<u>no</u>	<u>FAC</u>																									
5. <u>Trifolium repens</u>	<u>40</u>	<u>yes</u>	<u>FAC</u>																									
6. <u>Ranunculus repens</u>	<u>20</u>	<u>no</u>	<u>FAC</u>																									
7. _____	_____	_____	_____																									
8. _____	_____	_____	_____																									
9. _____	_____	_____	_____																									
10. _____	_____	_____	_____																									
11. _____	_____	_____	_____																									
50% = <u>62.5</u> , 20% = <u>25</u>	<u>125</u>	= Total Cover																										
Woody Vine Stratum (Plot size: _____)																												
1. _____	_____	_____	_____																									
2. _____	_____	_____	_____																									
50% = _____, 20% = _____	_____	= Total Cover																										
% Bare Ground in Herb Stratum <u>0</u>																												

Hydrophytic Vegetation Indicators:

☐ 1 – Rapid Test for Hydrophytic Vegetation

☐ 2 - Dominance Test is >50%

☐ 3 - Prevalence Index is ≤3.0¹

☐ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

☐ 5 - Wetland Non-Vascular Plants¹

☐ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present?

Yes ☐ No ☒

Remarks:

SOIL

Sampling Point: TP41

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 2/1	100					sa loam	
6-8	10YR 2/1	93	7.5YR 4/6	2	C	PL	sa loam	
			10YR 5/1	5	D	M		
8-10	10YR 3/2	80	10YR 5/2	10	D	M	sa loam	
			5YR 3/4	10	C	PL/M		
10-12	10YR 4/1	85	7.5YR 4/6	15	C	PL/M	sa loam	
12-14	10YR 3/2	70	5YR 4/6	30	C	PL/M	sa loam	coarser grains than above layers

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?**Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-25-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP42
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): mowed yard, near gravel driveway Local relief (concave, convex, none): convex Slope (%): 5
 Subregion (LRR): A Lat: 47.2020230406122 Long: -122.21186803554 Datum: NAD83
 Soil Map Unit Name: Briscoat loam NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☒, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>2</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>3</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>67</u> (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Geranium dissectum</u>	<u>5</u>	<u>no</u>	<u>NL (UPL)</u>	Prevalence Index = B/A = _____	
2. <u>Medicago lupulina</u>	<u>50</u>	<u>yes</u>	<u>FACU</u>		
3. <u>Plantago major</u>	<u>40</u>	<u>yes</u>	<u>FAC</u>		
4. <u>Trifolium repens</u>	<u>15</u>	<u>no</u>	<u>FAC</u>		
5. <u>Phleum pratense</u>	<u>90</u>	<u>yes</u>	<u>FAC</u>		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>100</u> , 20% = <u>40</u>	<u>200</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹	
% Bare Ground in Herb Stratum <u>5</u>				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
Remarks: mostly mowed vegetation				☐ 5 - Wetland Non-Vascular Plants ¹	
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
				Hydrophytic Vegetation Present? Yes ☒ No ☐	

SOIL

Sampling Point: TP42

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 4/3	100	_____	_____	_____	_____	sa loam	rocky fill (1-3 inch diameter rocks)
6-9	10YR 3/2	90	7.5YR 4/6	5	C	PL/M	sa loam	rocky
9-14	10YR 3/2	95	5YR 3/4	5	C	PL/M	sa loam	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☒ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☐ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks: likely fill material deposited at surface over hydric soils. Historical aerals show this may have occurred between 1970 and 1985.

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-25-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP43
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): flat yard Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): A Lat: 47.2025513377525 Long: -122.21197895453 Datum: NAD83
 Soil Map Unit Name: Briscol loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☐ No ☒
Hydric Soil Present?	Yes ☐ No ☒		
Wetland Hydrology Present?	Yes ☐ No ☒		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. <u>Salix alba</u>	<u>60</u>	<u>yes</u>	<u>FACW</u>	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>3</u> (A)
2. <u>Prunus emarginata</u>	<u>10</u>	<u>no</u>	<u>FACU</u>	Total Number of Dominant Species Across All Strata:	<u>3</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = <u>35</u> , 20% = <u>14</u>	<u>70</u>	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Glechoma hederacea</u>	<u>10</u>	<u>no</u>	<u>FACU</u>	Prevalence Index = B/A = _____	
2. <u>Trifolium repens</u>	<u>20</u>	<u>no</u>	<u>FAC</u>		
3. <u>Holcus lanatus</u>	<u>80</u>	<u>yes</u>	<u>FAC</u>	Hydrophytic Vegetation Indicators:	
4. <u>Ranunculus repens</u>	<u>70</u>	<u>yes</u>	<u>FAC</u>	☐ 1 – Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ 5 - Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
5. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____		
50% = <u>90</u> , 20% = <u>36</u>	<u>180</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐	
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
% Bare Ground in Herb Stratum <u>0</u>					

Remarks:

SOIL

Sampling Point: TP43

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-11	10YR 3/2	100	_____	_____	_____	_____	sa loam	_____
11-12	10YR 3/2	80	5YR 3/4	20	C	M	sa loam	_____
12-13	10YR 5/1	90	10YR 4/6	10	C	M/PL	sa si loam	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☐ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☐ No ☒

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☐ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?**Yes ☐ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-25-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP45
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): mowed yard Local relief (concave, convex, none): concave Slope (%): 10
 Subregion (LRR): A Lat: 47.2003968471192 Long: -122.21137428457 Datum: NAD83
 Soil Map Unit Name: Briscoat loam NWI classification: none
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>2</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>2</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	_____ (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. _____	_____	_____	_____	Total % Cover of:	Multiply by:
2. _____	_____	_____	_____	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = _____, 20% = _____	_____	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Equisetum arvense</u>	<u>20</u>	<u>no</u>	<u>FAC</u>	Prevalence Index = B/A = _____	
2. <u>Holcus lanatus</u>	<u>20</u>	<u>no</u>	<u>FAC</u>		
3. <u>Phalaris arundinacea</u>	<u>50</u>	<u>no</u>	<u>FACW</u>		
4. <u>Ranunculus repens</u>	<u>80</u>	<u>yes</u>	<u>FAC</u>		
5. <u>Plantago major</u>	<u>70</u>	<u>yes</u>	<u>FAC</u>		
6. <u>Trifolium repens</u>	<u>5</u>	<u>no</u>	<u>FAC</u>		
7. <u>Stellaria media</u>	<u>10</u>	<u>no</u>	<u>FACU</u>		
8. <u>Rubus armeniacus</u>	<u>40</u>	<u>no</u>	<u>FAC</u>		
9. <u>Vicia americana</u>	<u>20</u>	<u>no</u>	<u>FAC</u>		
10. <u>Convolvulus arvensis</u>	<u>30</u>	<u>no</u>	<u>NL (UPL)</u>		
11. _____	_____	_____	_____		
50% = <u>172.5</u> , 20% = <u>69</u>	<u>345</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators:	
1. _____	_____	_____	_____	☐ 1 – Rapid Test for Hydrophytic Vegetation	
2. _____	_____	_____	_____	☒ 2 - Dominance Test is >50%	
50% = _____, 20% = _____	_____	= Total Cover		☐ 3 - Prevalence Index is ≤3.0 ¹	
% Bare Ground in Herb Stratum <u>0</u>				☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
				☐ 5 - Wetland Non-Vascular Plants ¹	
				☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
				Hydrophytic Vegetation Present? Yes ☒ No ☐	

Remarks: mowed vegetation, captured unmowed vegetation next to property line as part of plot

SOIL

Sampling Point: TP45

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-3	10YR 2.5/2	100	_____	_____	_____	_____	sa loam	_____
3-5	10YR 2.5/2	95	5YR 3/4	5	C	PL	sa loam	_____
5-8	10YR 3/2	80	5YR 3/4	20	C	PL/M	sa loam	_____
8-10	10YR 3/2	80	2.5YR 3/4	20	C	PL	sa loam	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: East Sumner Area City/County: Sumner/Pierce Sampling Date: 6-25-2020
 Applicant/Owner: City of Sumner State: WA Sampling Point: TP46
 Investigator(s): TM, Widener & Associates Section, Township, Range: S19, T20N, R05E
 Landform (hillslope, terrace, etc.): field Local relief (concave, convex, none): concave Slope (%): 5
 Subregion (LRR): A Lat: 47.2008322927085 Long: -122.21049435746 Datum: NAD83
 Soil Map Unit Name: Brisco loam NWI classification: none

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐, naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	Is the Sampled Area within a Wetland?	Yes ☒ No ☐
Hydric Soil Present?	Yes ☒ No ☐		
Wetland Hydrology Present?	Yes ☒ No ☐		
Remarks:			

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test Worksheet:	
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC:	<u>3</u> (A)
2. _____	_____	_____	_____	Total Number of Dominant Species Across All Strata:	<u>3</u> (B)
3. _____	_____	_____	_____	Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>100</u> (A/B)
4. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
Sapling/Shrub Stratum (Plot size: 10')				Prevalence Index worksheet:	
1. <u>Salix lucida</u>	<u>10</u>	<u>yes</u>	<u>FACW</u>	Total % Cover of:	Multiply by:
2. <u>Rubus armeniacus</u>	<u>10</u>	<u>yes</u>	<u>FAC</u>	OBL species _____	x1 = _____
3. _____	_____	_____	_____	FACW species _____	x2 = _____
4. _____	_____	_____	_____	FAC species _____	x3 = _____
5. _____	_____	_____	_____	FACU species _____	x4 = _____
50% = <u>10</u> , 20% = <u>4</u>	<u>20</u>	= Total Cover		UPL species _____	x5 = _____
Herb Stratum (Plot size: 5')				Column Totals: _____ (A)	_____ (B)
1. <u>Phalaris arundinacea</u>	<u>100</u>	<u>yes</u>	<u>FACW</u>	Prevalence Index = B/A = _____	
2. <u>Galium aparine</u>	<u>5</u>	<u>no</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators:	
3. <u>Vicia americana</u>	<u>5</u>	<u>no</u>	<u>FAC</u>	☐ 1 – Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ 5 - Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
4. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
5. _____	_____	_____	_____		
6. _____	_____	_____	_____		
7. _____	_____	_____	_____		
8. _____	_____	_____	_____		
9. _____	_____	_____	_____		
10. _____	_____	_____	_____		
11. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐	
50% = <u>55</u> , 20% = <u>22</u>	<u>110</u>	= Total Cover			
Woody Vine Stratum (Plot size: _____)					
1. _____	_____	_____	_____		
2. _____	_____	_____	_____		
50% = _____, 20% = _____	_____	= Total Cover			
% Bare Ground in Herb Stratum <u>0</u>					

Remarks:

SOIL

Sampling Point: TP46

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-7	10YR 3/2	100	_____	_____	_____	_____	sa loam	_____
7-10.5	10YR 3/2	90	5YR 3/4	10	C	PL/M	sa loam	_____
10.5-12	10YR 3/2	75	5YR 4/6	25	C	PL/M	sa loam	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Redox (S5) |
| ☐ Histic Epipedon (A2) | ☐ Stripped Matrix (S6) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (except MLRA 1) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Depleted Matrix (F3) |
| ☐ Thick Dark Surface (A12) | ☒ Redox Dark Surface (F6) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Gleyed Matrix (S4) | ☐ Redox Depressions (F8) |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) |
| ☐ Red Parent Material (TF2) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if present):**

Type: _____

Depth (inches): _____

Hydric Soils Present?Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Water-Stained Leaves (B9) |
| ☐ High Water Table (A2) | (except MLRA 1, 2, 4A, and 4B) |
| ☐ Saturation (A3) | ☐ Salt Crust (B11) |
| ☐ Water Marks (B1) | ☐ Aquatic Invertebrates (B13) |
| ☐ Sediment Deposits (B2) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Drift Deposits (B3) | ☒ Oxidized Rhizospheres along Living Roots (C3) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Surface Soil Cracks (B6) | ☐ Stunted or Stresses Plants (D1) (LRR A) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |

Secondary Indicators (2 or more required)

- | |
|--|
| ☐ Water-Stained Leaves (B9) |
| (MLRA 1, 2, 4A, and 4B) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Geomorphic Position (D2) |
| ☐ Shallow Aquitard (D3) |
| ☐ FAC-Neutral Test (D5) |
| ☐ Raised Ant Mounds (D6) (LRR A) |
| ☐ Frost-Heave Hummocks (D7) |

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): _____Water Table Present? Yes ☐ No ☒ Depth (inches): _____Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____**Wetland Hydrology Present?** Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix B: Hydrologic Data

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Climatological Data for TACOMA NO. 1, WA - May 2020

Date	Max Temperature	Min Temperature	Avg Temperature	GDD Base 40	GDD Base 50	Precipitation	Snowfall	Snow Depth
2020-05-01	64	41	52.5	13	3	0.00	M	M
2020-05-02	61	50	55.5	16	6	0.35	M	M
2020-05-03	58	43	50.5	11	1	0.27	M	M
2020-05-04	63	40	51.5	12	2	T	M	M
2020-05-05	69	47	58.0	18	8	0.00	M	M
2020-05-06	68	48	58.0	18	8	0.00	M	M
2020-05-07	64	43	53.5	14	4	0.00	M	M
2020-05-08	75	47	61.0	21	11	0.00	M	M
2020-05-09	80	50	65.0	25	15	0.00	M	M
2020-05-10	81	55	68.0	28	18	0.00	M	M
2020-05-11	74	57	65.5	26	16	T	M	M
2020-05-12	66	51	58.5	19	9	0.07	M	M
2020-05-13	66	52	59.0	19	9	0.12	M	M
2020-05-14	68	51	59.5	20	10	0.10	M	M
2020-05-15	68	52	60.0	20	10	0.00	M	M
2020-05-16	64	53	58.5	19	9	0.12	M	M
2020-05-17	69	53	61.0	21	11	0.45	M	M
2020-05-18	69	50	59.5	20	10	0.00	M	M
2020-05-19	64	53	58.5	19	9	0.00	M	M
2020-05-20	62	51	56.5	17	7	0.40	M	M
2020-05-21	61	48	54.5	15	5	0.10	M	M
2020-05-22	63	47	55.0	15	5	0.01	M	M
2020-05-23	64	50	57.0	17	7	0.00	M	M
2020-05-24	70	51	60.5	21	11	0.00	M	M
2020-05-25	67	56	61.5	22	12	0.11	M	M
2020-05-26	65	53	59.0	19	9	0.00	M	M
2020-05-27	73	49	61.0	21	11	0.00	M	M
2020-05-28	79	55	67.0	27	17	0.00	M	M
2020-05-29	75	59	67.0	27	17	0.00	M	M
2020-05-30	68	52	60.0	20	10	0.71	M	M
2020-05-31	66	51	58.5	19	9	0.17	M	M
Average Sum	67.9	50.3	59.1	599	289	2.98	M	M

10 days prior to the start of fieldwork on 6/1 = 5/22

10-day precipitation total = 1.0 in

Climatological Data for TACOMA NO. 1, WA - June 2020

Date	Max Temperature	Min Temperature	Avg Temperature	GDD Base 40	GDD Base 50	Precipitation	Snowfall	Snow Depth
2020-06-01	69	47	58.0	18	8	0.00	M	M
2020-06-02	68	49	58.5	19	9	T	M	M
2020-06-03	65	52	58.5	19	9	0.00	M	M
2020-06-04	67	54	60.5	21	11	0.00	M	M
2020-06-05	68	52	60.0	20	10	0.00	M	M
2020-06-06	65	51	58.0	18	8	0.04	M	M
2020-06-07	64	50	57.0	17	7	0.05	M	M
2020-06-08	65	52	58.5	19	9	0.00	M	M
2020-06-09	65	51	58.0	18	8	0.58	M	M
2020-06-10	71	55	63.0	23	13	0.02	M	M
2020-06-11	72	57	64.5	25	15	0.12	M	M
2020-06-12	69	54	61.5	22	12	0.22	M	M
2020-06-13	63	53	58.0	18	8	0.04	M	M
2020-06-14	66	49	57.5	18	8	0.00	M	M
2020-06-15	63	53	58.0	18	8	0.62	M	M
2020-06-16	66	51	58.5	19	9	0.01	M	M
2020-06-17	73	50	61.5	22	12	0.00	M	M
2020-06-18	75	53	64.0	24	14	0.00	M	M
2020-06-19	78	55	66.5	27	17	0.00	M	M
2020-06-20	74	61	67.5	28	18	0.02	M	M
2020-06-21	72	59	65.5	26	16	0.00	M	M
2020-06-22	78	53	65.5	26	16	0.00	M	M
2020-06-23	81	57	69.0	29	19	0.00	M	M
2020-06-24	78	62	70.0	30	20	0.00	M	M
2020-06-25	78	57	67.5	28	18	0.00	M	M
2020-06-26	82	58	70.0	30	20	0.00	M	M
2020-06-27	71	58	64.5	25	15	0.00	M	M
2020-06-28	72	53	62.5	23	13	0.18	M	M
2020-06-29	72	55	63.5	24	14	0.00	M	M
2020-06-30	67	57	62.0	22	12	T	M	M
Average Sum	70.6	53.9	62.3	676	376	1.90	M	M

Fieldwork 6/1 - Mostly sunny

Fieldwork 6/8 - Overcast

Fieldwork 6/9 - Overcast, showers

Fieldwork 6/17 - Partly cloudy

Fieldwork 6/18 - Overcast

Fieldwork 6/25 - Overcast

WETS Table

WETS Station: TACOMA NO.
1, WARequested years: 1989 -
2020

Month	Avg Max Temp	Avg Min Temp	Avg Mean Temp	Avg Precip	30% chance precip less than	30% chance precip more than	Avg number days precip 0.10 or more	Avg Snowfall
Jan	48.4	37.5	43.0	6.10	4.62	7.11	13	0.4
Feb	50.2	37.2	43.7	4.01	2.51	4.85	10	0.2
Mar	54.9	40.2	47.5	4.46	3.19	5.27	12	0.0
Apr	60.3	43.9	52.1	3.25	2.17	3.90	9	0.0
May	66.6	49.0	57.8	1.92	1.00	2.35	6	0.0
Jun	71.4	53.3	62.4	1.44	0.92	1.73	4	0.0
Jul	76.9	56.9	66.9	0.57	0.21	0.66	2	0.0
Aug	76.8	57.1	67.0	0.84	0.29	0.90	2	0.0
Sep	71.0	52.8	61.9	1.44	0.50	1.63	3	0.0
Oct	60.8	46.6	53.7	4.13	2.69	4.96	9	0.0
Nov	52.7	40.8	46.8	6.51	4.51	7.75	13	0.1
Dec	47.2	36.8	42.0	5.98	4.46	7.00	13	-
Annual:					35.91	42.73		
Average	61.5	46.0	53.7	-	-	-	-	-
Total	-	-	-	40.66			96	-

GROWING SEASON DATES

Years with missing data:	24 deg = 10	28 deg = 7	32 deg = 7
Years with no occurrence:	24 deg = 13	28 deg = 0	32 deg = 0
Data years used:	24 deg = 22	28 deg = 25	32 deg = 25
Probability	24 F or higher	28 F or higher	32 F or higher
50 percent *	No occurrence	2/6 to 12/3: 300 days	3/9 to 11/16: 252 days
70 percent *	No occurrence	1/27 to 12/13: 320 days	3/2 to 11/23: 266 days

* Percent chance of the
growing season occurring
between the Beginning and
Ending dates.

STATS TABLE - total precipitation (inches)													
Yr	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annl
1982			3.89	2.49	0.49	1.08	0.66	0.42	2. 22	4. 08	5.08	7. 38	27. 79
1983	7.21	4.85	4.63	1.15	1.10	2.00	2.76	1.92	1. 84	1. 40	8.62	5. 38	42. 86
1984	4.65	3.39	4.29	2.57	4.42	4.15	0.00	0.22	0. 72	4. 04	8.69	4. 55	41. 69
1985	0.55	2.52	2.76	1.52	0.80	1.77	0.04	1.62	1. 47	6. 64	3.56	1. 69	24. 94
1986	8.34	4.85	2.94	2.29	2.55	1.38	1.43	0.24	2. 26	4. 89	8.50	3. 68	43. 35
1987	5.43	3.70	5.08	3.29	3.55	0.40	0.74	0.34	0. 79	0. 40	3.02	7. 20	33. 94
1988	4.05	1.44	4.77	4.30	3.84	1.60	0.89	0.20	1. 91	2. 76	9.34	3. 83	38. 93
1989	3.17	2.87	7.08	2.91	1.99	1.11	1.03	0.84	0. 18	2. 50	6.19	5. 29	35. 16

1990	10.90	5.16	3.21	1.91	1.91	1.81	0.27	1.03	T	5.31	11.49	3.87	46.87
1991	3.20	4.59	4.00	6.65	1.53	1.64	0.21	2.87	0.10	1.57	5.39	2.96	34.71
1992	6.28	4.08	1.28	4.39	0.05	1.26	0.63	0.69	1.40	2.47	5.64	3.71	31.88
1993	4.89	0.25	4.75	4.83	3.54	1.45	1.40	0.06	0.00	2.40	1.15	4.57	29.29
1994	3.54	4.72	4.02	2.44	1.63	2.04	0.27	0.36	1.82	4.52	5.24	7.52	38.12
1995	4.29	5.37	4.19	2.30	0.96	0.91	1.49	1.12	1.70	4.23	9.90	7.40	43.86
1996	7.55	8.56	1.61	7.69	2.55		0.59	0.43	1.32	5.09	6.61	11.27	53.27
1997	7.81	2.84	7.84			2.62	1.43	1.22	2.78	6.20	3.52	3.33	39.59
1998	8.38	2.59	4.52	0.98	2.09	0.83		T	0.24		11.21	9.17	40.01
1999	8.62	8.31	5.03	1.53	1.84	1.78	1.01	0.44	0.20	2.93	10.67	5.10	47.46
2000	4.04	5.93		1.56	2.56	1.33	0.72		0.87		3.65	M2.80	23.46
2001	2.77	2.36	3.24	3.70	1.93	3.53	0.20	2.25	0.46	3.32	10.13	6.82	40.71
2002		3.56	4.16	3.64	1.14	1.36	0.42	0.06	0.36	0.41	2.96	6.58	24.65
2003	8.50	1.71	5.08	3.30	0.55	0.36	0.13	0.29	0.69	8.88	6.15	4.65	40.29
2004	6.79	2.55	2.18	0.91	2.51	0.64	T	2.75	3.26	3.61	2.81	4.03	32.04
2005	4.71	M0.71	3.14	4.74	3.34	0.54	1.16	0.04	0.92	M2.98	6.25	6.28	34.81
2006	11.93	2.59	M1.89	2.46	1.56	2.25	0.11	0.00	M0.25	1.28	M10.37	8.05	42.74
2007	6.92	4.09	6.09	1.34	M0.78	1.44	1.30	M0.35	2.22	3.64	2.65	8.36	39.18
2008	M4.48	2.84	4.16	M1.67	1.01	1.26	0.14	2.32	0.39	2.36	7.61	4.03	32.27
2009	7.15	1.61	M4.54	M3.25	3.04	0.34	M0.01	M1.04	M2.04	4.19	7.89	M2.28	37.38
2010	7.78	3.99	5.06	M2.90	4.10	3.07	M0.80	M0.25	M3.90	M4.64	M5.96	6.96	49.41
2011	5.14	3.57	6.55	5.15	3.78	1.40	0.74	0.27	M0.00	3.44	9.02	6.39	45.45
2012	7.05	3.14	7.65	3.75	2.34	2.49	0.87	0.00	0.02	5.97	7.12	8.33	48.73
2013	3.32	1.58	2.50	4.52	2.86	1.85	0.01	1.05	8.29	1.57	3.58	1.73	32.86
2014	4.29	7.48	8.81	4.22	3.23	0.94	0.33	1.72	M2.26	6.20	6.53	4.88	50.89
2015	3.98	4.61	4.08	1.56	0.74	0.22	0.47	2.21	1.12	6.12	8.22	12.24	45.57
2016	7.18	5.55	5.80	1.37	0.58	1.26	0.70	0.10	1.13	10.57	7.66	3.75	45.65
2017	2.93	9.24	8.27	4.67	2.02	1.54	T	M0.00	1.11	5.60	10.40	5.74	51.52
2018	7.90	2.75	2.15	5.81	0.09	0.69	0.02	0.12	1.55	3.96	4.09	6.76	35.89
2019	3.72	5.10	1.90	2.65	0.40	0.69	0.77	1.19	2.69	3.67	1.86	7.36	32.00
2020	9.98	4.04	3.47	1.69	2.98	1.90							24.06

Notes: Data missing in any month have an "M" flag. A "T" indicates a trace of precipitation.

Data missing for all days in a month or year is blank.

Creation date: 2016-07-22

NRCS method - Rainfall Documentation Worksheet Hydrology Tools for Wetland Determination
NRCS Engineering Field Handbook Chapter 19

Date	6/1/2020	Landowner/Project	City of Sumner
Weather Station	Tacoma No 1.	State	WA
County	Pierce	Growing Season	2/6 - 12/3 (300 days)
Photo/obs Date		Soil Name	

shaded cells are
locked or calculated

Long-term rainfall statistics
(from WETS table or State
Climatology Office)

	Month	30% chance <	30% chance >	Precip	Condition Dry, Wet, Normal	Condition Value	Month Weight Value	Product of Previous 2 Columns
1st Prior Month*	May	1.00	2.35	2.98	W	3	3	9
2nd Prior Month*	April	2.17	3.90	1.69	D	1	2	2
3rd Prior Month*	March	3.19	5.27	3.47	N	2	1	2
Sum								13

*compared to photo/observation date

Note: If sum is

6 - 9	prior period has been drier than normal
10 - 14	prior period has been normal
15 - 18	prior period has been wetter than normal

Condition value:

Dry =1

Normal =2

Wet =3

Conclusions: prior period has been normal

Appendix C: Observed Plants

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Observed Plants in Wetland Areas

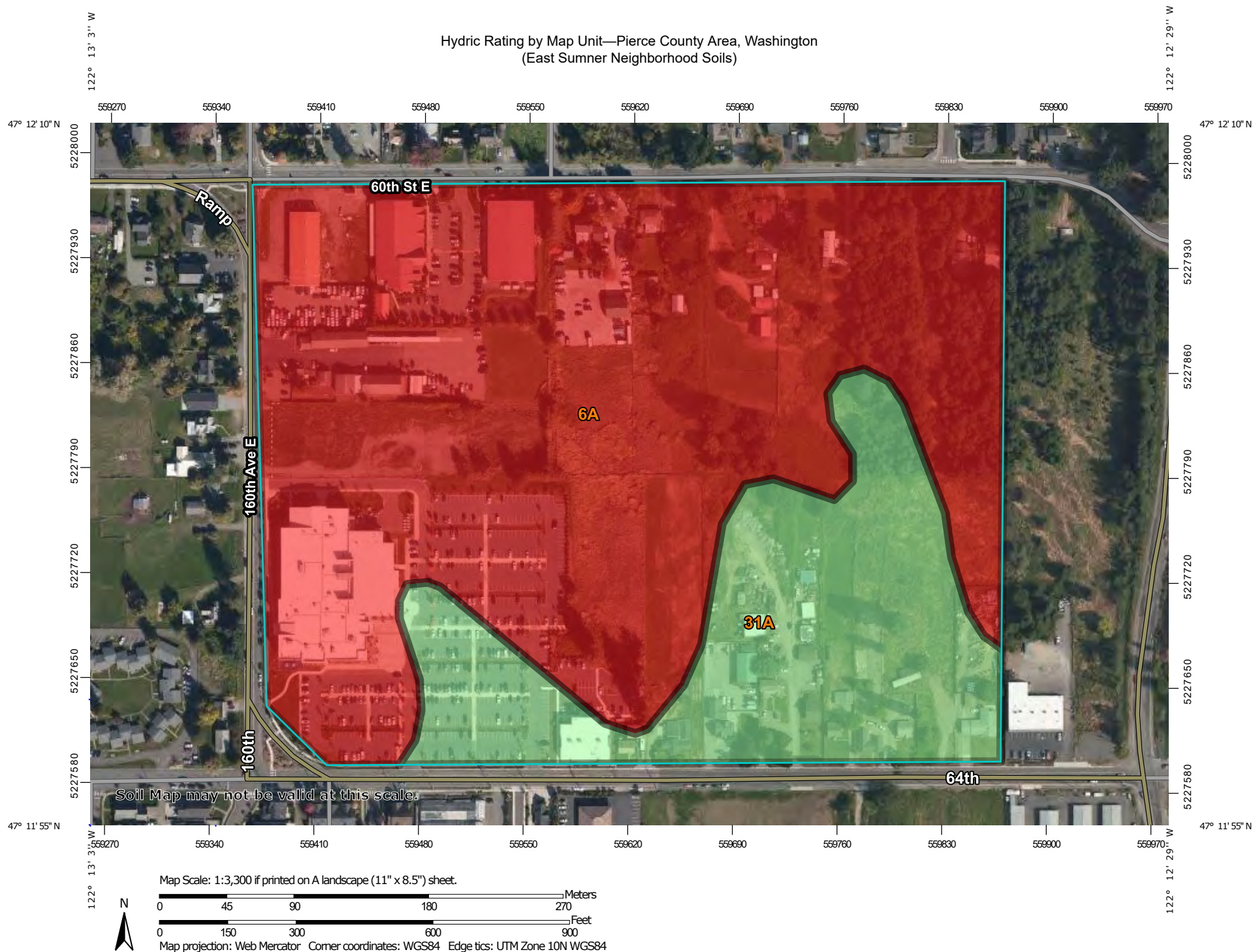
Scientific Name	Common Name	Stratum	Wetland Indicator Status
<i>Malus fusca</i>	Oregon crab apple	T	FACW
<i>Thuja plicata</i>	Western redcedar	T	FAC
<i>Picea sitchensis</i>	Sitka spruce	T	FAC
<i>Salix lucida</i>	Pacific willow	T	FACW
<i>Pseudotsuga menziesii</i>	Douglas fir	T	FACU
<i>Alnus rubra</i>	Red alder	T	FAC
<i>Fraxinus latifolia</i>	Oregon ash	T	FACW
<i>Pinus monticola</i>	Western white pine	T	FACU
<i>Quercus garryana</i>	Oregon white oak	T	FACU
<i>Cornus sericea</i>	Redosier dogwood	T	FACW
<i>Tsuga heterophylla</i>	Western hemlock	T	FACU
<i>Acer circinatum</i>	Vine maple	S	FAC
<i>Lonicera involucrata</i>	Twinberry honeysuckle	S	FAC
<i>Sambucus racemosa</i>	Red elderberry	S	FACU
<i>Rubus armeniacus</i>	Himalayan blackberry	S	FAC
<i>Viburnum opulus</i>	European cranberrybush	S	FACW
<i>Ilex aquifolium</i>	English holly	S	FACU
<i>Rosa nutkana</i>	Nootka rose	S	FAC
<i>Fraxinus latifolia</i>	Oregon ash	S	FACW
<i>Quercus garryana</i>	Oregon white oak	S	FACU
<i>Cornus sericea</i>	Redosier dogwood	S	FACW
<i>Thuja plicata</i>	Western redcedar	S	FAC
<i>Frangula purshiana</i>	Cascara	S	FAC
<i>Rubus parviflorus</i>	Thimbleberry	S	FACU
<i>Rhododendron macrophyllum</i>	Pacific rhododendron	S	FACU
<i>Convolvulus arvensis</i>	Field bindweed	H	NL
<i>Ranunculus repens</i>	Creeping buttercup	H	FAC
<i>Equisetum arvense</i>	Field horsetail	H	FAC
<i>Phalaris arundinacea</i>	Reed canarygrass	H	FACW
<i>Galium aparine</i>	Catchweed bedstraw	H	FACU
<i>Epilobium ciliatum</i>	Fringed willowherb	H	FACW
<i>Rubus armeniacus</i>	Himalayan blackberry	H	FAC
<i>Solanum dulcamara</i>	Climbing nightshade	H	FAC
<i>Cornus nuttallii</i>	Pacific dogwood	H	FACU
<i>Alopecurus pratensis</i>	Meadow foxtail	H	FAC
<i>Agropyron repens</i>	Quackgrass	H	FAC
<i>Holcus lanatus</i>	Common velvetgrass	H	FAC
<i>Vicia americana</i>	American vetch	H	FAC
<i>Taraxacum officinale</i>	Common dandelion	H	FACU
<i>Agrostis spp.</i>	Bentgrass	H	FAC
<i>Juncus effusus</i>	Common rush	H	FACW

<i>Athyrium filix-femina</i>	Ladyfern	H	FAC
<i>Sonchus arvensis</i>	Field sowthistle	H	FACU
<i>Juncus ensifolius</i>	Daggerleaf rush	H	FACW
<i>Plantago major</i>	Common plantain	H	FAC
<i>Rumex obtusifolius</i>	Bitter dock	H	FAC
<i>Trifolium repens</i>	White clover	H	FAC
<i>Taraxacum officinale</i>	Common dandelion	H	FACU
<i>Stellaria media</i>	Common chickweed	H	FACU
<i>Geranium dissectum</i>	Cutleaf geranium	H	NL
<i>Lolium perenne</i>	Perennial ryegrass	H	FAC

Appendix D: Pierce County Soil Survey Data

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Hydric Rating by Map Unit—Pierce County Area, Washington (East Sumner Neighborhood Soils)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/12/2020
Page 1 of 5
Page 656 of 750

Hydric Rating by Map Unit—Pierce County Area, Washington
(East Sumner Neighborhood Soils)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pierce County Area, Washington
Survey Area Data: Version 15, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 29, 2018—Jul 22, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
6A	Briscot loam	100	35.4	74.4%
31A	Puyallup fine sandy loam	2	12.2	25.6%
Totals for Area of Interest			47.5	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Appendix E: National Wetlands Inventory Map

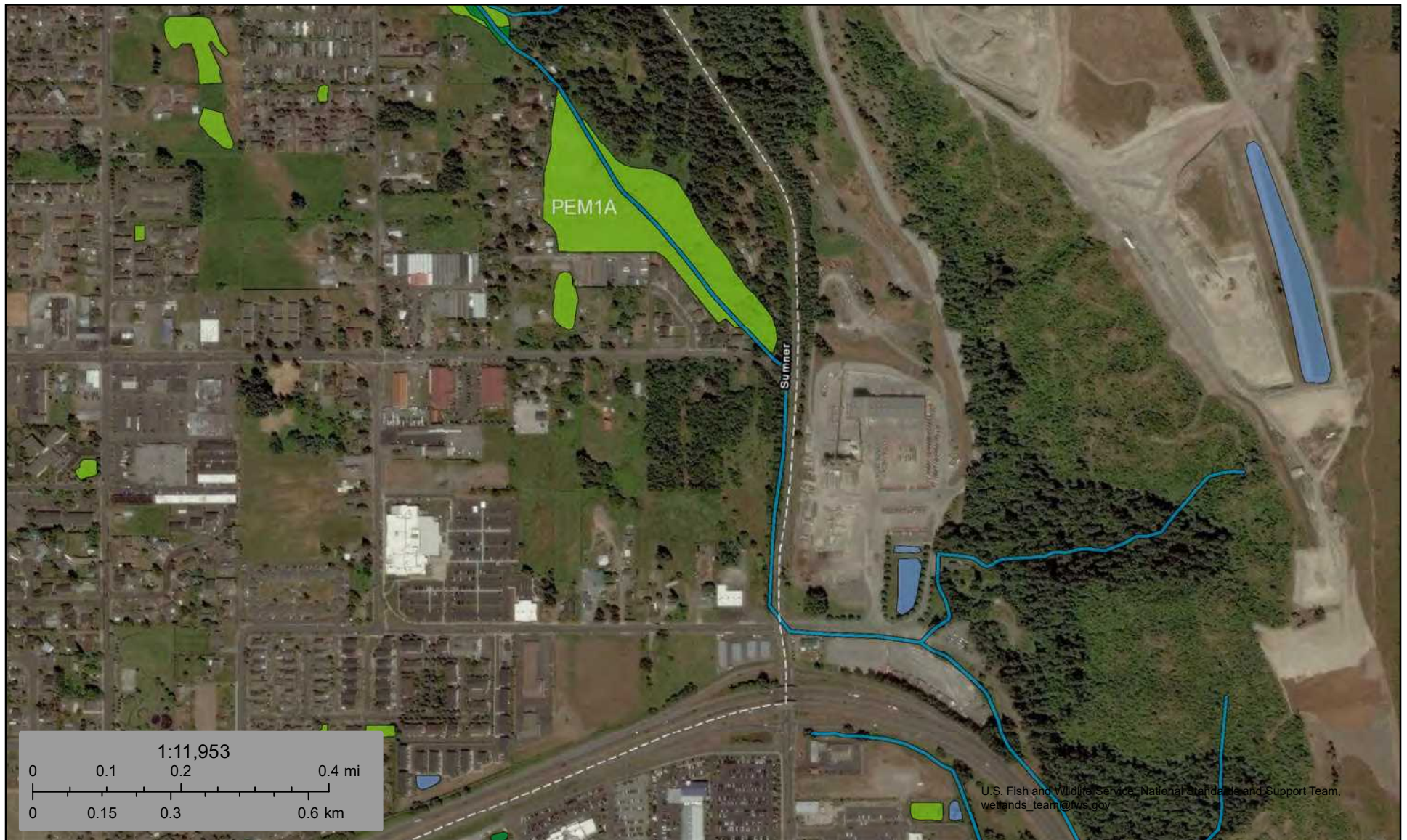
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U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands



May 29, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

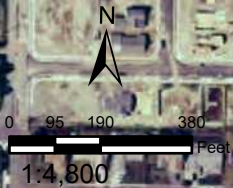
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Appendix F: Pierce County Historical Aerial Photos

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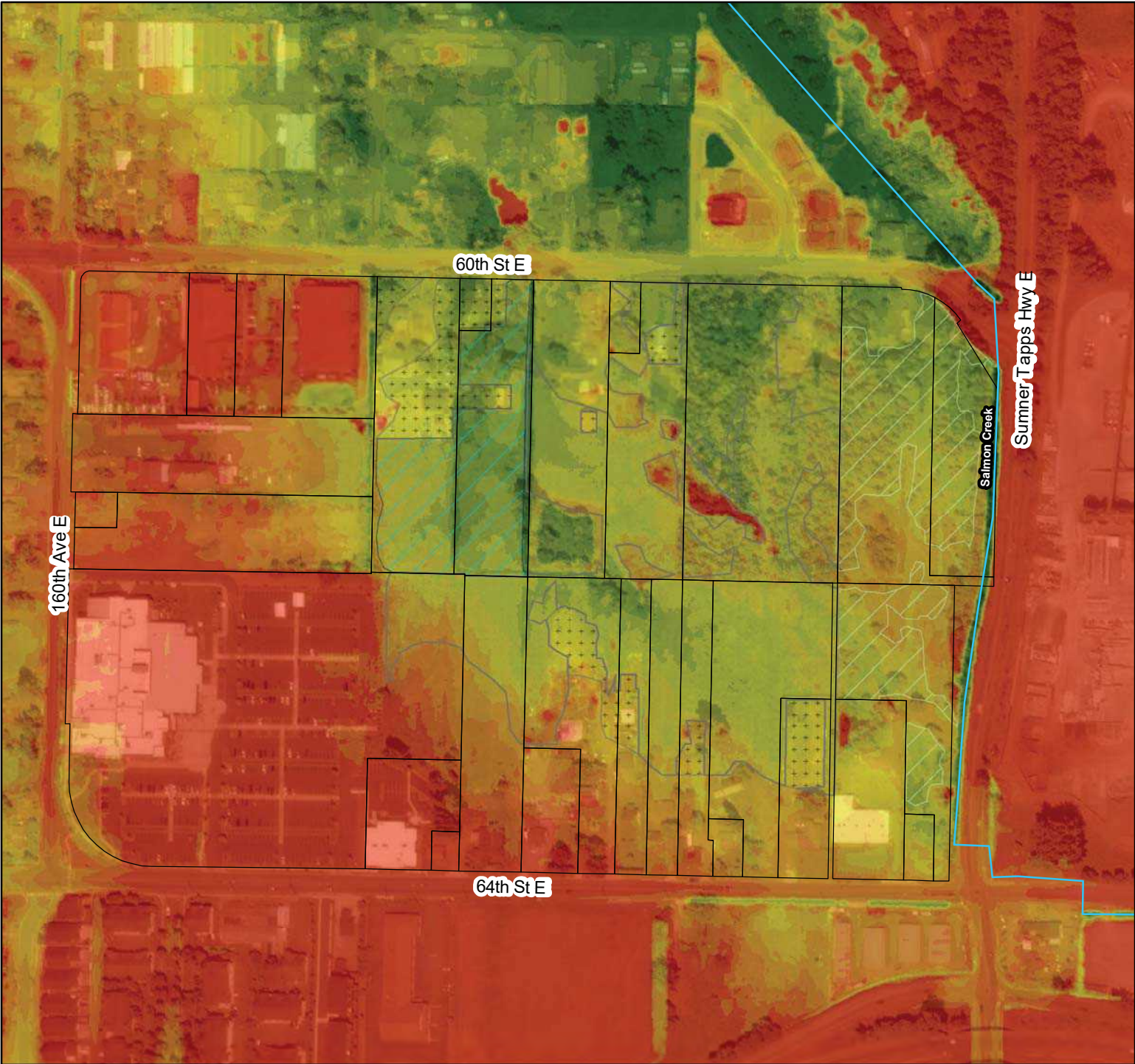




patial Services

Appendix G: 2011 Pierce County LiDAR Map

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Legend

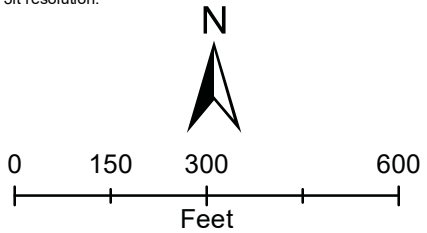
- NHDFlowline (USGS)
- Tax Parcels (Pierce County)
- Wetland A
- Adjacent Low Areas
- Estimated Wetland Extent on Nonaccessible Parcels
- 2016-Delineated Wetlands (Widener & Associates)

pierce_2011_dtm_48.tif

Elevation (ft)

34.78777695 - 67
67.00000001 - 67.5
67.50000001 - 68
68.00000001 - 68.5
68.50000001 - 69
69.00000001 - 69.5
69.50000001 - 70
70.00000001 - 70.5
70.50000001 - 71
71.00000001 - 71.5
71.50000001 - 72
72.00000001 - 72.5+

2011 Pierce County LiDAR Data:
Watershed Sciences, Inc. 2011. Pierce County, Washington Delivery 21. Pierce County, Washington. Accessed via Washington LiDAR Portal. Washington State Department of Natural Resources. Division of Geology and Earth Resources. DTM Hillshade. Digital Raster Data. 3ft resolution.



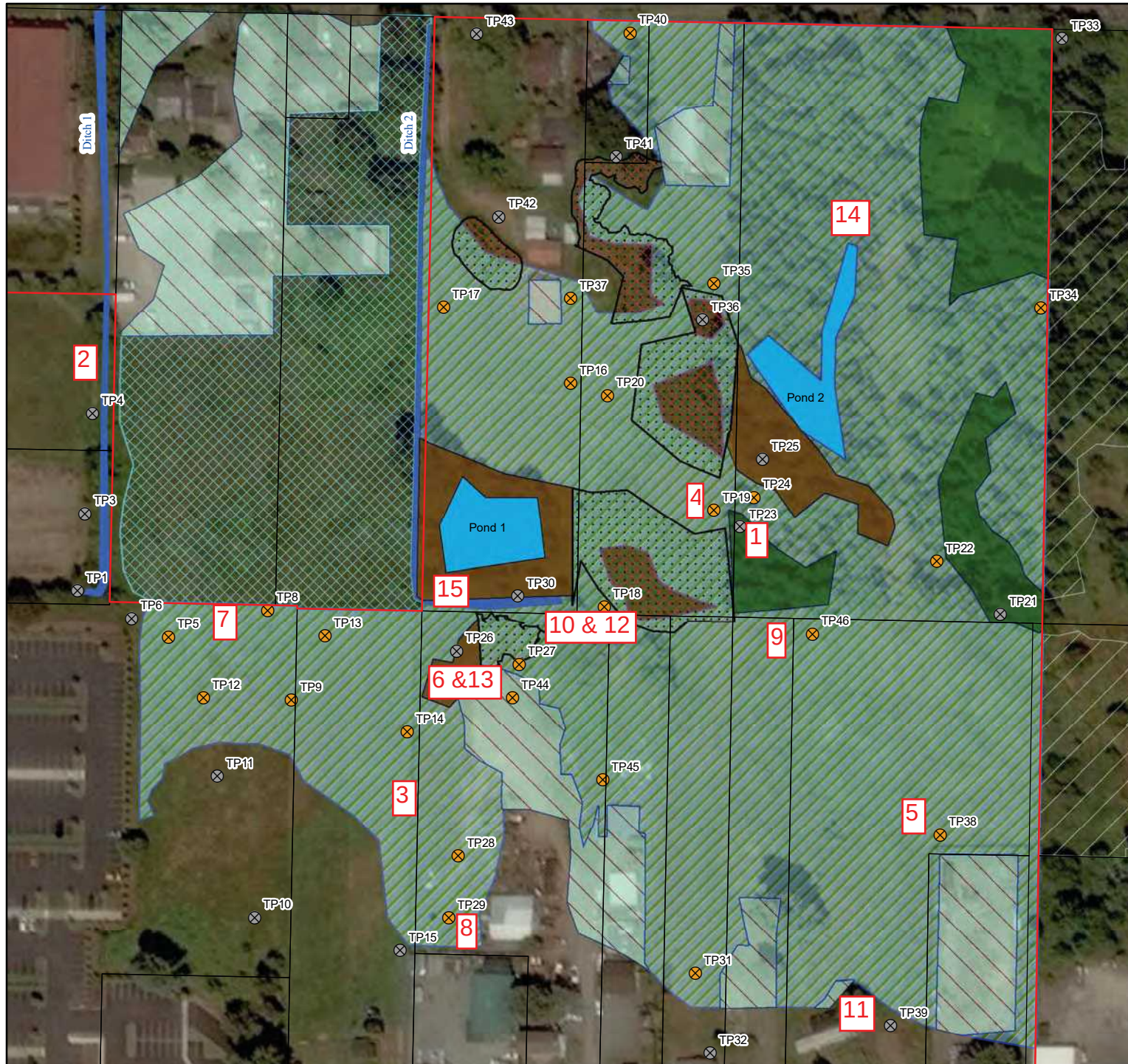
Note: Point and line data surveyed and collected by investigator using City of Sumner's Trimble GPS unit. Accuracy varies between 4-10 feet. Some boundaries shown have been estimated based on aerial imagery and LiDAR elevation data.

Appendix H: Photo Log

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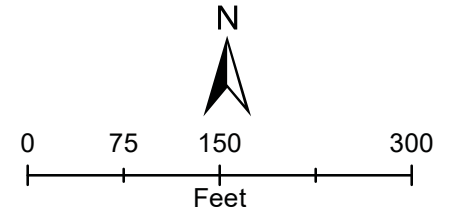
Wetland and Uplands - Rough Detail and Photo Map

East Sumner Neighborhood Wetland Investigation
July 2020

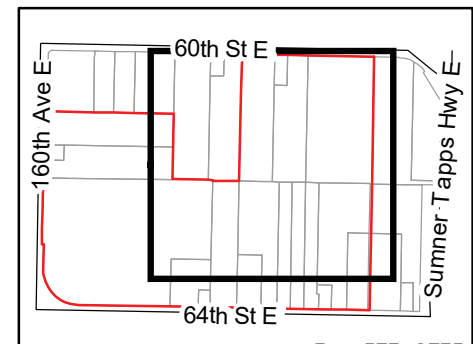


Legend

- Study Area Access
 - Tax Parcels (Pierce County)
 - Wetland A
 - Adjacent Low Areas
 - Estimated Wetland Extent on Nonaccessible Parcels
 - 2016-Delineated Wetlands (Widener & Associates)
 - Blackberry Thickets
 - Estimated Uplands Under Blackberry Thickets
 - Forested Uplands
 - Constructed Uplands - Earthen Berms and Mounds
 - Constructed Ponds
 - Ditches - Flowing Northward
- Test Pits** # - Photo Log Location
- Upland
 - Wetland



Note: Point and line data surveyed and collected by investigator using City of Sumner's Trimble GPS unit. Accuracy varies between 4-10 feet. Some boundaries shown have been estimated based on aerial imagery and LiDAR elevation data.





1 - Upland Forested Area Surrounding TP-23 (taken 6/9/20)



2 - View of Inaccessible Parcel, Facing East Across Ditch 1 (Taken 6/1/20)



3-View of Vegetation Management Differences Between Parcels, Facing NNE Toward Mounded Uplands on Parcel South of Pond 1 (Taken 6/8/20)



4-Wetland A Between BlackBerry Thickets (Left and Right Edges of Photo), Facing West, Trees Lining Pond 1 at Left of Photo (Taken 6/8/20)



5-Mowed Gas Line Maintenance Tract Within Wetland A, Near TP 38. Facing North. Note Dense Unmowed Surrounding Reed Canarygrass on Both Eastern and Western Sides of Tract. Mowed Tract Continues North Through Forested Parcel Containing Pond 2. (Taken 6/9/20)



6-Vegetation on Two Inaccessible Parcels, Facing NE, Taken at Property Fence Line, Pond 1 and Surrounding Trees at Right of Photo in Background (Taken 6/17/20)



7-Measurement of Water Table at 12 Inch Depth at TP29 (Taken 6/17/20)



8-View of Typical Wetland A Vegetation, Near TP46, Note Difference of Vegetation With Planted Trees at Parcel Line, View Facing ENE Toward Stormwater Pond (Taken 6/17/20)



*9-Delineator's Attempt to Penetrate Blackberry Thicket, Shovel Handle Approximately 3.5 ft Height, Facing East Near TP18
(Taken 6/17/20)*



10-Vegetation and Historical Gravel Driveway Near Wetland A's Southern Edge. Facing SE. (Taken 6/19/20)



11-Typical Wetland Soils Sample, Example From TP18. Note: Photos of All Test Pit Soils Archived For Later Reference (Taken 6/8/20)



12- Northern Part of Constructed Pond 2. Facing South. Note Wooden Boardwalk Bridge - One Section of a Network of Boardwalks Across Wet Areas on This Parcel. All Vegetation Planted By Landowner Per In-Field Meeting (Taken 6/9/20)



13- Western Edge of Pond 1, Showing Lining Vegetation. Facing North from SW Pond Corner (Taken 6/8/20)

Appendix I: Wetland Rating

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Wetland name or number A

RATING SUMMARY – Western Washington

Name of wetland (or ID #): Wetland A Date of site visit: 6/25/2020

Rated by T.M. (Widener & Associates) Trained by Ecology? ☐ Yes ☒ No Date of training

HGM Class used for rating Depressional & Flats Wetland has multiple HGM classes? ☒ Yes ☐ No

NOTE: Form is not complete with out the figures requested (figures can be combined).

Source of base aerial photo/ma ESRI

OVERALL WETLAND CATEGORY III (based on functions ☒ or special characteristics☐)

1. Category of wetland based on FUNCTIONS

- Category I - Total score = 23 - 27
- Category II - Total score = 20 - 22
- X

Category III - Total score = 16 - 19
- Category IV - Total score = 9 - 15

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
List appropriate rating (H, M, L)				
Site Potential	L	M	M	
Landscape Potential	H	M	L	
Value	H	H	M	Total
Score Based on Ratings	7	7	5	19

Score for each function based on three ratings
(order of ratings is not important)

9 = H, H, H

8 = H, H, M

7 = H, H, L

7 = H, M, M

6 = H, M, L

6 = M, M, M

5 = H, L, L

5 = M, M, L

4 = M, L, L

3 = L, L, L

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	Category
Estuarine	
Wetland of High Conservation Value	
Bog	
Mature Forest	
Old Growth Forest	
Coastal Lagoon	
Interdunal	
None of the above	X

Wetland name or number A

Maps and Figures required to answer questions correctly for
Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	1
Hydroperiods	D 1.4, H 1.2	2
Location of outlet <i>(can be added to map of hydroperiods)</i>	D 1.1, D 4.1	2
Boundary of area within 150 ft of the wetland <i>(can be added to another figure)</i>	D 2.2, D 5.2	1
Map of the contributing basin	D 4.3, D 5.3	3
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	4
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	5
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	6

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland <i>(can be added to another figure)</i>	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream <i>(can be added to another figure)</i>	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland <i>(can be added to another figure)</i>	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants <i>(can be added to another figure)</i>	S 4.1	
Boundary of area within 150 ft of the wetland <i>(can be added to another figure)</i>	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

HGM Classification of Wetland in Western Washington

For questions 1 -7, the criteria described must apply to the entire unit being rated.
If hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1 - 7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

- ☒ NO - go to 2
- ☐ YES - the wetland class is **Tidal Fringe** - go to 1.1

1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

- ☐ **NO - Saltwater Tidal Fringe (Estuarine)**
*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands. If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*
- ☐ **YES - Freshwater Tidal Fringe**

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it.
Groundwater and surface water runoff are NOT sources of water to the unit.

- ☒ NO - go to 3
- ☐ YES - The wetland class is **Flats**
*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

- ☐ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
- ☐ At least 30% of the open water area is deeper than 6.6 ft (2 m).

- ☒ NO - go to 4
- ☐ YES - The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

- ☐ The wetland is on a slope (*slope can be very gradual*),
- ☐ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks.
- ☐ The water leaves the wetland **without being impounded**.

- ☒ NO - go to 5
- ☐ YES - The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

- ☒ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
- ☐ The overbank flooding occurs at least once every 2 years.

- ☒ NO - go to 6
- ☐ YES - The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding.

Wetland name or number A

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the*

- ☐ NO - go to 7
- ☒ **YES** - The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

- ☐ NO - go to 8
- ☒ **YES** - The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

NOTES and FIELD OBSERVATIONS:

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS		
Water Quality Functions - Indicators that the site functions to improve water quality		
D 1.0. Does the site have the potential to improve water quality?		
D 1.1. <u>Characteristics of surface water outflows from the wetland:</u> Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). points = 3 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. points = 2 ☐ Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 1 ☐ Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. points = 1		2
D 1.2. <u>The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions).</u> Yes = 4 No = 0		0
D 1.3. <u>Characteristics and distribution of persistent plants</u> (Emergent, Scrub-shrub, and/or Forested Cowardin classes): Wetland has persistent, ungrazed, plants > 95% of area points = 5 Wetland has persistent, ungrazed, plants > ½ of area points = 3 Wetland has persistent, ungrazed plants > 1/10 of area points = 1 Wetland has persistent, ungrazed plants < 1/10 of area points = 0		3
D 1.4. <u>Characteristics of seasonal ponding or inundation:</u> <i>This is the area that is ponded for at least 2 months. See description in manual.</i> Area seasonally ponded is > ½ total area of wetland points = 4 Area seasonally ponded is > ¼ total area of wetland points = 2 Area seasonally ponded is < ¼ total area of wetland points = 0		0
Total for D 1	Add the points in the boxes above	5

Rating of Site Potential If score is: ☐ 12 - 16 = H ☐ 6 - 11 = M ☒ 0 - 5 = L Record the rating on the first page

D 2.0. Does the landscape have the potential to support the water quality function of the site?		
D 2.1. Does the wetland unit receive stormwater discharges? Yes = 1 No = 0		0
D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? Yes = 1 No = 0		1
D 2.3. Are there septic systems within 250 ft of the wetland? Yes = 1 No = 0		1
D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1 - D 2.3? Source <u>Migrating waterfowl to ponds, vehicles in gravel fill areas</u> Yes = 1 No = 0		1
Total for D 2	Add the points in the boxes above	3

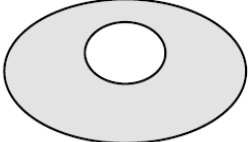
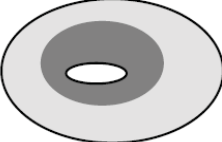
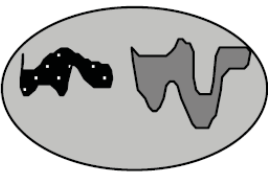
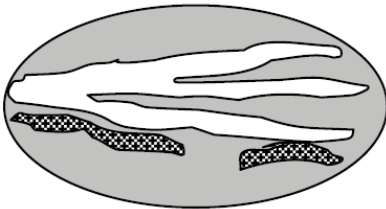
Rating of Landscape Potential If score is ☒ 3 or 4 = H ☐ 1 or 2 = M ☐ 0 = L Record the rating on the first page

D 3.0. Is the water quality improvement provided by the site valuable to society?		
D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? Yes = 1 No = 0		0
D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list? Yes = 1 No = 0		1
D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)? Yes = 2 No = 0		2
Total for D 3	Add the points in the boxes above	3

Rating of Value If score is: ☒ 2 - 4 = H ☐ 1 = M ☐ 0 = L Record the rating on the first page

Wetland name or number A

DEPRESSIONAL AND FLATS WETLANDS		
Hydrologic Functions - Indicators that the site functions to reduce flooding and stream degradation		
D 4.0. Does the site have the potential to reduce flooding and erosion?		
D 4.1. Characteristics of surface water outflows from the wetland: Wetland is a depression or flat depression with no surface water leaving it (no outlet) points = 4 Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet points = 2 Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch points = 1 Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing points = 0		2
D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part. Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 ☒ Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 ☐ The wetland is a "headwater" wetland points = 3 Wetland is flat but has small depressions on the surface that trap water points = 1 Marks of ponding less than 0.5 ft (6 in) points = 0		3
D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself. ☒ The area of the basin is less than 10 times the area of the unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = 3 The area of the basin is more than 100 times the area of the unit points = 0 ☐ Entire wetland is in the Flats class points = 5		5
Total for D 4	Add the points in the boxes above	10
Rating of Site Potential If score is: ☐ 12 - 16 = H ☒ 6 - 11 = M ☐ 0 - 5 = L Record the rating on the first page		
D 5.0. Does the landscape have the potential to support hydrologic function of the site?		
D 5.1. Does the wetland unit receive stormwater discharges?	Yes = 1 No = 0	0
D 5.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate excess runoff?	Yes = 1 No = 0	1
D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)?	Yes = 1 No = 0	1
Total for D 5	Add the points in the boxes above	2
Rating of Landscape Potential If score is: ☐ 3 = H ☒ 1 or 2 = M ☐ 0 = L Record the rating on the first page		
D 6.0. Are the hydrologic functions provided by the site valuable to society?		
D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met. The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or • Flooding occurs in a sub-basin that is immediately down-gradient of unit. points = 2 ☐ • Surface flooding problems are in a sub-basin farther down-gradient. points = 1 ☐ Flooding from groundwater is an issue in the sub-basin. points = 1 ☐ The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why points = 0 ☐ There are no problems with flooding downstream of the wetland. points = 0		2
D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?	Yes = 2 No = 0	0
Total for D 6	Add the points in the boxes above	2
Rating of Value If score is: ☒ 2 - 4 = H ☐ 1 = M ☐ 0 = L Record the rating on the first page		

These questions apply to wetlands of all HGM classes.	
HABITAT FUNCTIONS - Indicators that site functions to provide important habitat	
H 1.0. Does the site have the potential to provide habitat?	
H 1.1. Structure of plant community: <i>Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.</i>	
☐ Aquatic bed ☒ Emergent ☒ Scrub-shrub (areas where shrubs have > 30% cover) ☒ Forested (areas where trees have > 30% cover) <i>If the unit has a Forested class, check if:</i> ☒ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon 4 structures or more: points = 4 3 structures: points = 2 2 structures: points = 1 1 structure: points = 0	4
H 1.2. Hydroperiods Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (see text for descriptions of hydroperiods).	
☐ Permanently flooded or inundated ☐ Seasonally flooded or inundated ☒ Occasionally flooded or inundated ☒ Saturated only ☒ Permanently flowing stream or river in, or adjacent to, the wetland ☒ Seasonally flowing stream in, or adjacent to, the wetland ☐ Lake Fringe wetland ☐ Freshwater tidal wetland 4 or more types present: points = 3 3 types present: points = 2 2 types present: points = 1 1 types present: points = 0 2 points 2 points	3
H 1.3. Richness of plant species Count the number of plant species in the wetland that cover at least 10 ft ² . <i>Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle</i>	
If you counted: > 19 species 5 - 19 species < 5 species points = 2 points = 1 points = 0	2
H 1.4. Interspersion of habitats Decide from the diagrams below whether interspersions among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. <i>If you have four or more plant classes or three classes and open water, the rating is always high.</i>	
 None = 0 points  Low = 1 point  Moderate = 2 points  All three diagrams in this row are HIGH = 3 points   	3

Wetland name or number A

H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i> ☐ Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long) ☐ Standing snags (dbh > 4 in) within the wetland ☐ Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) ☐ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>) ☒ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by</i>) ☐ Invasive plants cover less than 25% of the wetland area in every stratum of plants (<i>see H 1.1 for list of strata</i>)	1	
Total for H 1	Add the points in the boxes above	13

Rating of Site Potential If Score is: ☐ 15 - 18 = H ☒ 7 - 14 = M ☐ 0 - 6 = L Record the rating on the first page

H 2.0. Does the landscape have the potential to support the habitat function of the site?		
H 2.1 Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>). Calculate: 4.7 % undisturbed habitat + 10.4 % moderate & low intensity land uses / 2) = 9.9%		
If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20 - 33% of 1 km Polygon points = 2 10 - 19% of 1 km Polygon points = 1 < 10 % of 1 km Polygon points = 0	0	
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. Calculate: 4.7 % undisturbed habitat + 10.4 % moderate & low intensity land uses / 2) = 9.9%		
Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10 - 50% and in 1-3 patches points = 2 Undisturbed habitat 10 - 50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0	0	
H 2.3 Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (-2) ≤ 50% of 1km Polygon is high intensity points = 0	-2	
Total for H 2	Add the points in the boxes above	-2

Rating of Landscape Potential If Score is:☐ 4 - 6 = H ☐ 1 - 3 = M ☒ < 1 = L Record the rating on the first page

H 3.0. Is the habitat provided by the site valuable to society?		
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? Choose <i>only the highest score that applies to the wetland being rated</i> . Site meets ANY of the following criteria: points = 2 ☐ It has 3 or more priority habitats within 100 m (see next page) ☐ It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) ☐ It is mapped as a location for an individual WDFW priority species ☐ It is a Wetland of High Conservation Value as determined by the Department of Natural Resources ☐ It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan Site has 1 or 2 priority habitats (listed on next page) with in 100m points = 1 Site does not meet any of the criteria above points = 0	1	

Rating of Value If Score is: ☐ 2 = H ☒ 1 = M ☐ 0 = L Record the rating on the first page

Wetland name or number A

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp.
<http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here:
<http://wdfw.wa.gov/conservation/phs/list/>

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE** : This question is independent of the land use between the wetland unit and the priority habitat.

- ☐ **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- ☐ **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- ☐ **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- ☐ **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- ☐ **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- ☒ **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- ☐ **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- ☒ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- ☐ **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- ☐ **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- ☐ **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- ☐ **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- ☐ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number A

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type	Category
Check off any criteria that apply to the wetland. List the category when the appropriate criteria are met.	
SC 1.0. Estuarine Wetlands Does the wetland meet the following criteria for Estuarine wetlands? ☐ The dominant water regime is tidal, ☐ Vegetated, and ☐ With a salinity greater than 0.5 ppt ☐ Yes - Go to SC 1.1 ☒ No = Not an estuarine wetland	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? ☐ Yes = Category I ☐ No - Go to SC 1.2	
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions ☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i> , see page 25) ☐ At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. ☐ The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. ☐ Yes = Category I ☐ No = Category II	
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? ☒ Yes - Go to SC 2.2 ☐ No - Go to SC 2.3 SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? ☐ Yes = Category I ☒ No = Not WHCV SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf ☐ Yes - Contact WNHP/WDNR and to SC 2.4 ☐ No = Not WHCV SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? ☐ Yes = Category I ☐ No = Not WHCV	
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions .</i> SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? ☐ Yes - Go to SC 3.3 ☒ No - Go to SC 3.2 SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? ☐ Yes - Go to SC 3.3 ☒ No = Is not a bog SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? ☐ Yes = Is a Category I bog ☐ No - Go to SC 3.4 NOTE: If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? ☐ Yes = Is a Category I bog ☐ No = Is not a bog	

Wetland name or number A

SC 4.0. Forested Wetlands Does the wetland have at least <u>1 contiguous acre</u> of forest that meets one of these criteria for the WA Department of Fish and Wildlife’s forests as priority habitats? <i>If you answer YES you will still need to rate the wetland based on its functions.</i> ☐ Old-growth forests (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. ☐ Mature forests (west of the Cascade Crest): Stands where the largest trees are 80-200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). ☐ Yes = Category I ☒ No = Not a forested wetland for this section	
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? ☐ The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks ☐ The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon (<i>needs to be measured near the bottom</i>) ☐ Yes - Go to SC 5.1 ☒ No = Not a wetland in a coastal lagoon SC 5.1. Does the wetland meet all of the following three conditions? ☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). ☐ At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. ☐ The wetland is larger than 1/10 ac (4350 ft²) ☐ Yes = Category I ☐ No = Category II	
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? <i>If you answer yes you will still need to rate the wetland based on its habitat functions.</i> In practical terms that means the following geographic areas: ☐ Long Beach Peninsula: Lands west of SR 103 ☐ Grayland-Westport: Lands west of SR 105 ☐ Ocean Shores-Copalis: Lands west of SR 115 and SR 109 ☐ Yes - Go to SC 6.1 ☒ No = Not an interdunal wetland for rating SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? ☐ Yes = Category I ☐ No - Go to SC 6.2 SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? ☐ Yes = Category II ☐ No - Go to SC 6.3 SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? ☐ Yes = Category III ☐ No = Category IV	
Category of wetland based on Special Characteristics If you answered No for all types, enter “Not Applicable” on Summary Form	

Figure 1. Cowardin Classes and 150 ft Boundary

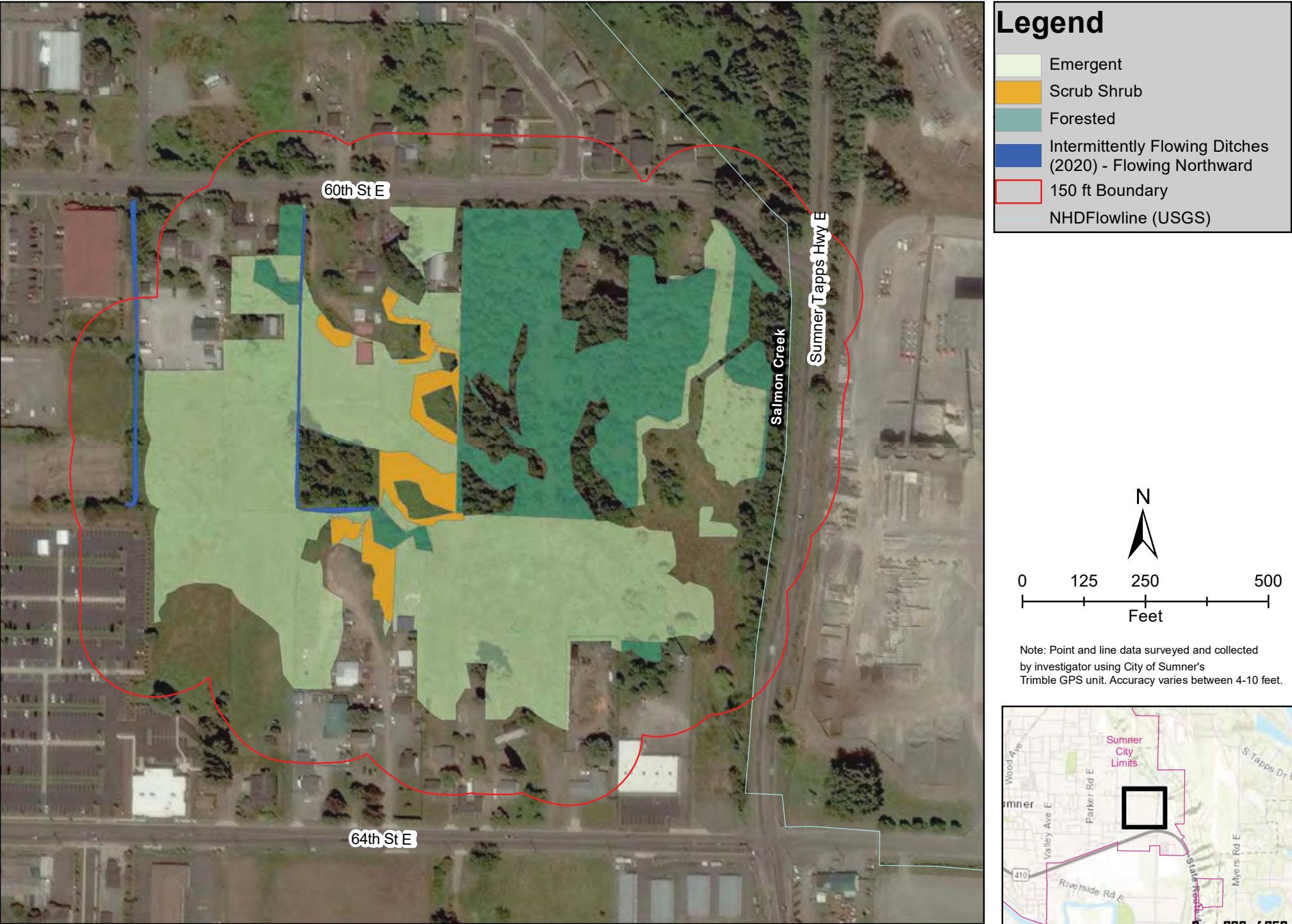


Figure 2. Hydroperiods and Outlets



East Sumner Neighborhood Wetland Investigation
July 2020

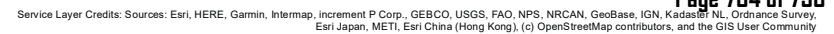


Figure 4. 1 km Polygon and Surrounding Land Use

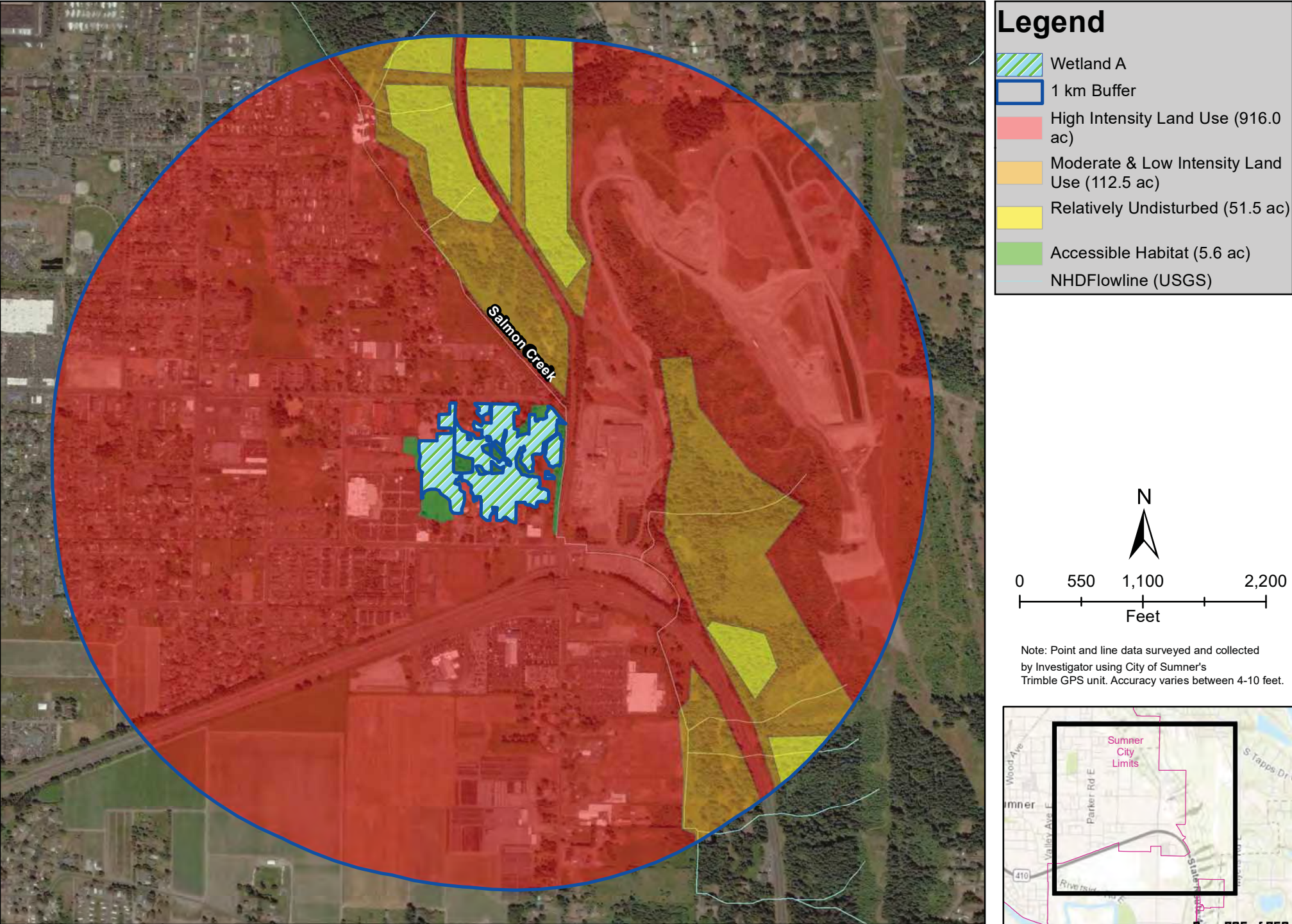
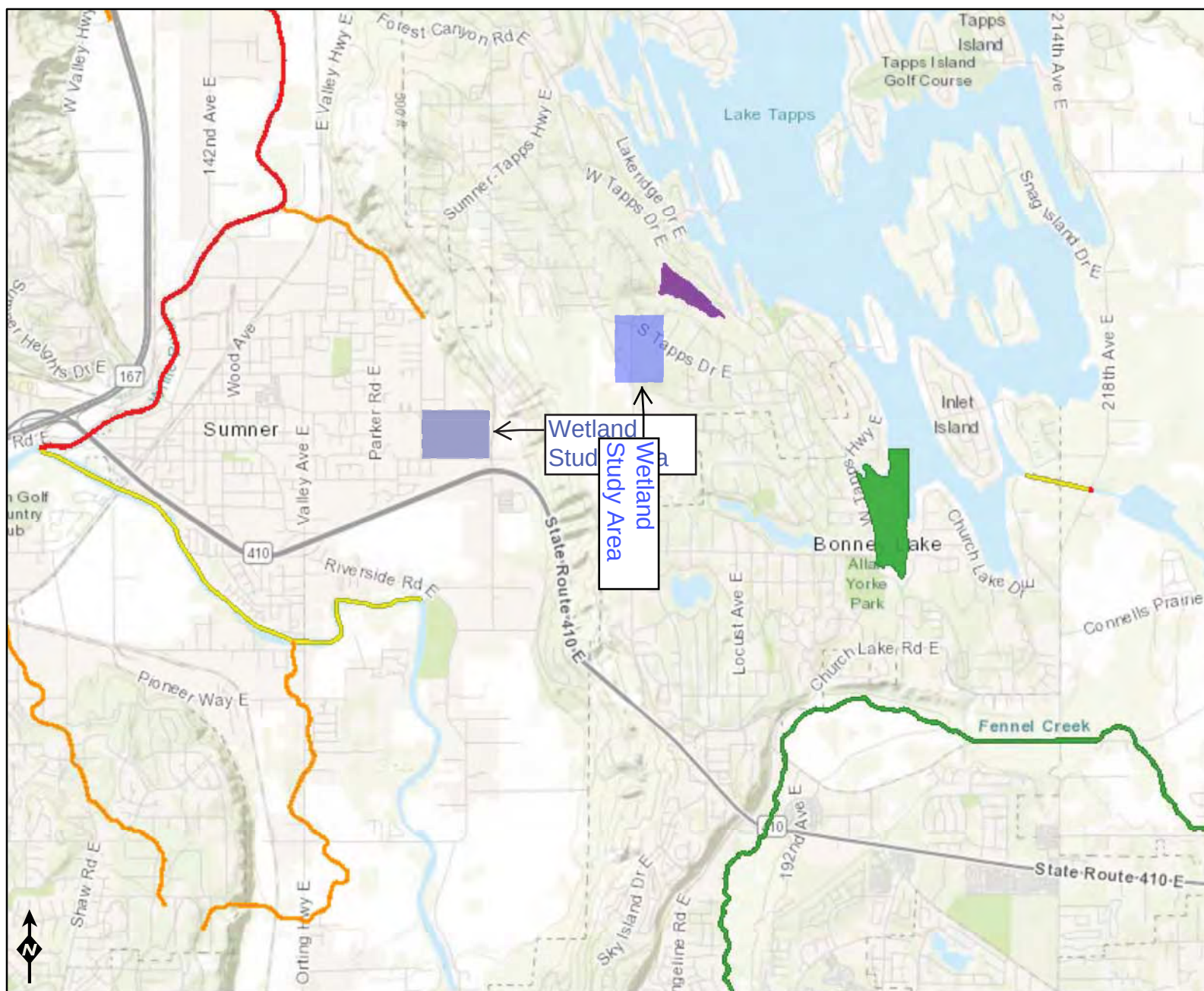


Figure 5. 303(d) Listed Waters



[Ecology homepage](#) > [Water & Shorelines](#) > [Water improvement](#) > [Total Maximum Daily Load process](#) > [Directory of projects](#) > Pierce County

Water quality improvement projects

Select the waterbody or pollutant name to find more information about the specific project.

Waterbody Name(s)	Pollutant(s)	Status	Project Lead(s)
Clarks and Meeker Creeks	Dissolved Oxygen Sediment Fecal Coliform	EPA approved and Has an implementation plan	Donovan Gray 360-407-6407
Clover Creek	Dissolved Oxygen Fecal Coliform Temperature	Under development	Donovan Gray 360-407-6407
Commencement Bay	Dioxin	EPA approved	Donovan Gray 360-407-6407
Nisqually Watershed Tributaries Tributaries: • McAllister Creek • Ohop Creek • Red Salmon Creek • Lynch Creek • Wash Creek • Unnamed Tributary to West Red Salmon Creek • Little McAllister Creek • Medicine Creek mouth	Fecal Coliform Dissolved Oxygen	EPA approved and Has an implementation plan	Donovan Gray 360-407-6407
Puyallup River Watershed	Fecal Coliform	EPA approved and Has implementation plan	Donovan Gray 360-407-6407
Puyallup River Watershed	Multi-parameter Ammonia-N BOD (5-day)	EPA approved	Donovan Gray 360-407-6407
Puyallup River: Upper White River	Sediment Temperature	EPA approved	Donovan Gray 360-407-6407
Puyallup River: Lower White River	pH	Under development	Donovan Gray 360-407-6407
South Prairie Creek	Fecal Coliform Temperature	EPA approved and Has an implementation plan	Donovan Gray 360-407-6407
Wapato Lake	Total Phosphorus	EPA approved	Donovan Gray 360-407-6407

To request ADA accommodation, call Ecology at 360-407-7668, 711 (relay service), or 877-833-6341 (TTY). More about our [accessibility services](#).

E LOS Definitions

Highway Capacity Manual 2010/6th Edition

Signalized intersection level of service (LOS) is defined in terms of a weighted average control delay for the entire intersection. Control delay quantifies the increase in travel time that a vehicle experiences due to the traffic signal control as well as provides a surrogate measure for driver discomfort and fuel consumption. Signalized intersection LOS is stated in terms of average control delay per vehicle (in seconds) during a specified time period (e.g., weekday PM peak hour). Control delay is a complex measure based on many variables, including signal phasing and coordination (i.e., progression of movements through the intersection and along the corridor), signal cycle length, and traffic volumes with respect to intersection capacity and resulting queues. Table 1 summarizes the LOS criteria for signalized intersections, as described in the *Highway Capacity Manual 2010* and 6th Edition (Transportation Research Board, 2010 and 2016, respectively).

Table 1. Level of Service Criteria for Signalized Intersections

Level of Service	Average Control Delay (seconds/vehicle)	General Description
A	≤10	Free Flow
B	>10 – 20	Stable Flow (slight delays)
C	>20 – 35	Stable flow (acceptable delays)
D	>35 – 55	Approaching unstable flow (tolerable delay, occasionally wait through more than one signal cycle before proceeding)
E	>55 – 80	Unstable flow (intolerable delay)
F ¹	>80	Forced flow (congested and queues fail to clear)

Source: *Highway Capacity Manual 2010 and 6th Edition*, Transportation Research Board, 2010 and 2016, respectively.

1. If the volume-to-capacity (v/c) ratio for a lane group exceeds 1.0 LOS F is assigned to the individual lane group. LOS for overall approach or intersection is determined solely by the control delay.

Unsignalized intersection LOS criteria can be further reduced into two intersection types: all-way stop and two-way stop control. All-way stop control intersection LOS is expressed in terms of the weighted average control delay of the overall intersection or by approach. Two-way stop-controlled intersection LOS is defined in terms of the average control delay for each minor-street movement (or shared movement) as well as major-street left-turns. This approach is because major-street through vehicles are assumed to experience zero delay, a weighted average of all movements results in very low overall average delay, and this calculated low delay could mask deficiencies of minor movements. Table 2 shows LOS criteria for unsignalized intersections.

Table 2. Level of Service Criteria for Unsignalized Intersections

Level of Service	Average Control Delay (seconds/vehicle)
A	0 – 10
B	>10 – 15
C	>15 – 25
D	>25 – 35
E	>35 – 50
F ¹	>50

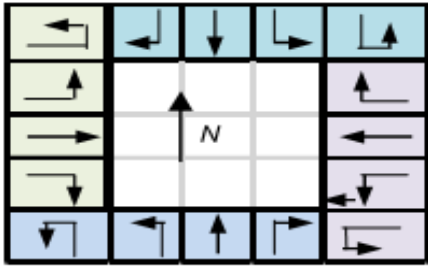
Source: *Highway Capacity Manual 2010 and 6th Edition*, Transportation Research Board, 2010 and 2016, respectively.

1. If the volume-to-capacity (v/c) ratio exceeds 1.0, LOS F is assigned an individual lane group for all unsignalized intersections, or minor street approach at two-way stop-controlled intersections. Overall intersection LOS is determined solely by control delay.

F Weekday PM Peak Hour Traffic Volumes

Weekday PM Peak Hour Traffic Volumes

Directional Reference:



2035 No Action

17 Traffic Avenue						
Main Street						
		1,615		1,135		
		245		1,220		
730	490	4,485			115	615
	545				250	
1,325	290				250	860
		235		530		
		1,760		930		

18 Traffic Avenue						
Maple Street						
		1,735		945		
		0		1,705		
0	0	2,700			35	35
	0				0	
0	0				0	50
		0		910		
		1,705		930		

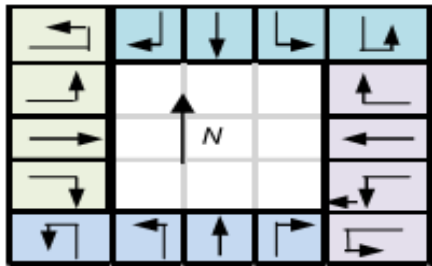
2035 Action Alternative 3

17 Traffic Avenue Main Street						
		1,690		1,230		
		270		1,250		
770	525	4,640			125	610
	525				250	
1,360	310				235	845
		250		580		
		1,795		980		

18 Traffic Avenue Maple Street						
		1,770		995		
		0		1,735		
0	0	2,785			35	35
	0				0	
0	0				0	55
		0		960		
		1,735		980		

Weekday PM Peak Hour Traffic Volumes

Directional Reference:



2035 No Action

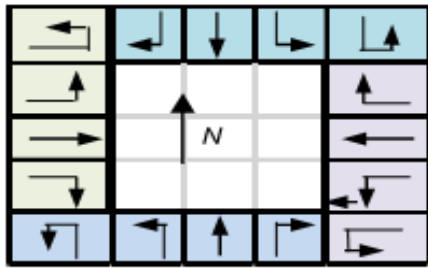
19 Traffic Avenue SR-410 WB Ramps/Thompson St									
			1,820				990		
			835			975	10		
1,395	165						20		345
	30			4,270			140		
370	175						185		550
			420			805	510		
			1,335				1,735		
20 Traffic Avenue SR-410 EB Ramps									
			1,335				1,735		
			235			1,100	0		
615	515						0		0
	0			4,130			0		
1,195	680						0		0
			380			1,220	0		
			1,780				1,600		

2035 Action Alternative 3

19 Traffic Avenue SR-410 WB Ramps/Thompson St									
			1,850				1,045		
			845			995	10		
1,400	175						20		355
	30			4,355			140		
370	165						195		555
			415			850	515		
			1,355				1,780		
20 Traffic Avenue SR-410 EB Ramps									
			1,350				1,780		
			235			1,115	0		
615	545						0		0
	0			4,180			0		
1,215	670						0		0
			380			1,235	0		
			1,785				1,615		

Weekday PM Peak Hour Traffic Volumes

Directional Reference:



2035 No Action

22 Alder Avenue Main Street

	0		0	
	0	0	0	
525	0	1,750		0
	750			425
825	75			195
	100	0	205	
	270		305	

23 Wood Avenue Main Street

	510		240	
	110	240	160	
585	115	2,120		65
	770			430
980	95			5
	45	60	25	
	340		130	

2035 Action Alternative 3

22 Alder Avenue
Main Street

520 0 625

805 725 1,745 420 940

80 205

100 215

285 0 315

23 Wood Avenue
Main Street

585 115 480

970 765 2,105 410 945

90 5

55 25

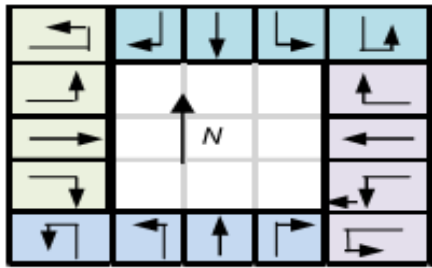
330 65 145

120 235 155

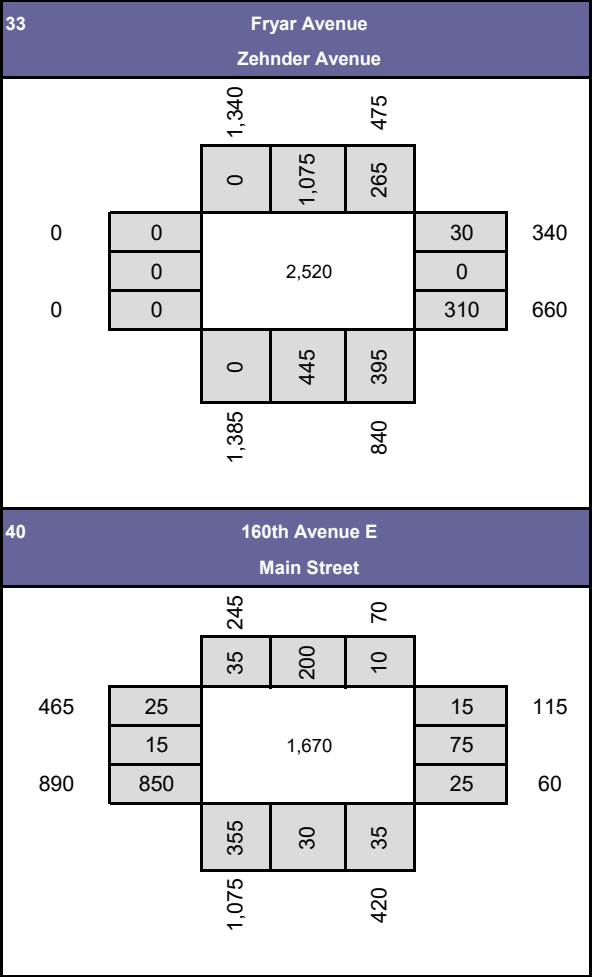
510 245

Weekday PM Peak Hour Traffic Volumes

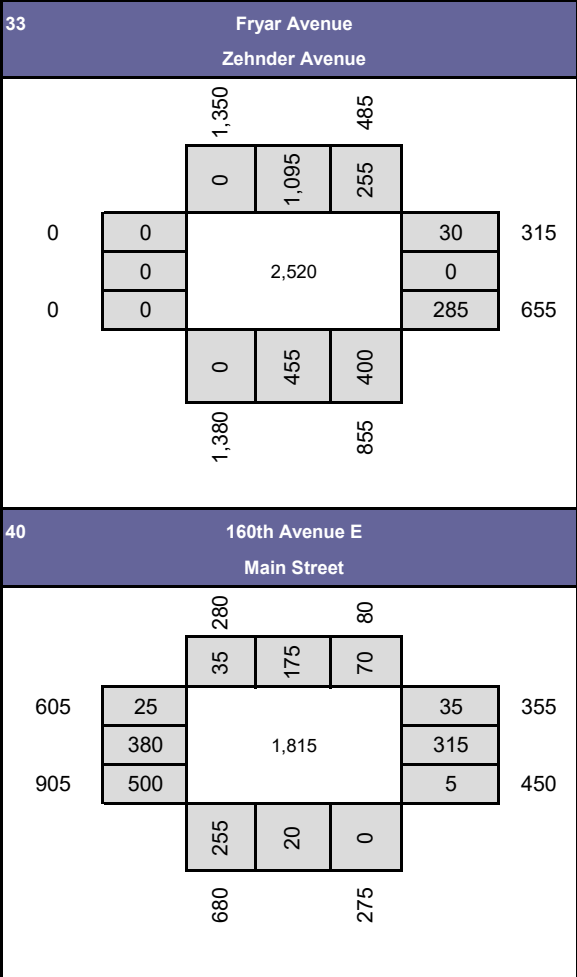
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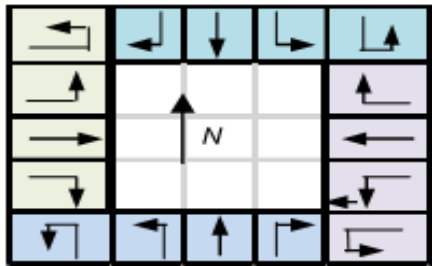


2035 Action Alternative 3



Weekday PM Peak Hour Traffic Volumes

Directional Reference:



2035 No Action

41 Sumner-Tapps Highway 62nd Street E									
		780		1,225					
		100	680	0					
200	215	2,475				0			0
	0					0			
585	370					0			0
		100	1,010	0					
		1,050		1,110					

42 Sumner-Tapps Highway 64th Street E									
		1,050		1,115					
		25	1,015	10					
405	190	3,070				10			70
	10					10			
640	440					50			45
		370	915	25					
		1,505		1,310					

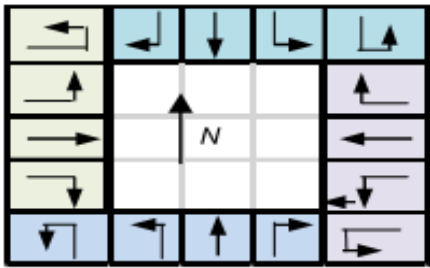
2035 Action Alternative 3

41 Sumner-Tapps Highway 60th Street E									
		665		810					
		160	505	0					
380	40	2,195				0			0
	0					0			
540	500					0			0
		220	770	0					
		1,005		990					

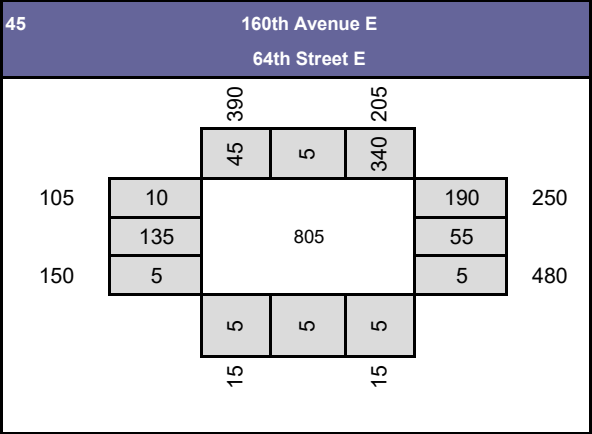
42 Sumner-Tapps Highway 64th Street E									
		1,005		990					
		25	970	10					
375	185	2,975				10			70
	10					10			
740	545					50			45
		340	795	25					
		1,565		1,160					

Weekday PM Peak Hour Traffic Volumes

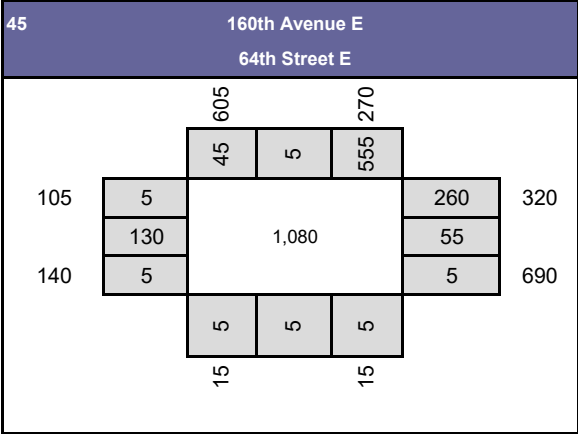
Directional Reference:



2035 No Action



2035 Action Alternative 3



G LOS Worksheets

HCM 6th Signalized Intersection Summary

Sumner Comprehensive Plan Update

17: Traffic Avenue/Fryar Avenue & Bridge Street/Main Street

Future (2035) No Action

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	490	545	290	250	250	115	235	530	165	150	1220	245
Future Volume (veh/h)	490	545	290	250	250	115	235	530	165	150	1220	245
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		0.97	1.00		0.98	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1856	1856	1856	1870	1870	1870
Adj Flow Rate, veh/h	505	562	299	258	258	119	242	546	170	155	1258	253
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	1	1	1	1	1	1	3	3	3	2	2	2
Cap, veh/h	353	579	484	192	262	121	189	579	651	218	965	192
Arrive On Green	0.20	0.31	0.31	0.11	0.22	0.22	0.11	0.31	0.31	0.12	0.33	0.33
Sat Flow, veh/h	1795	1885	1577	1795	1208	557	1767	1856	1547	1781	2945	586
Grp Volume(v), veh/h	505	562	299	258	0	377	242	546	170	155	753	758
Grp Sat Flow(s),veh/h/ln	1795	1885	1577	1795	0	1765	1767	1856	1547	1781	1777	1754
Q Serve(g_s), s	28.5	42.7	23.5	15.5	0.0	30.8	15.5	41.6	6.2	12.1	47.5	47.5
Cycle Q Clear(g_c), s	28.5	42.7	23.5	15.5	0.0	30.8	15.5	41.6	6.2	12.1	47.5	47.5
Prop In Lane	1.00		1.00	1.00		0.32	1.00		1.00	1.00		0.33
Lane Grp Cap(c), veh/h	353	579	484	192	0	383	189	579	651	218	582	575
V/C Ratio(X)	1.43	0.97	0.62	1.34	0.00	0.98	1.28	0.94	0.26	0.71	1.29	1.32
Avail Cap(c_a), veh/h	353	579	484	192	0	383	189	628	692	218	582	575
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	58.2	49.6	43.0	64.8	0.0	56.5	64.8	48.6	11.8	61.1	48.7	48.8
Incr Delay (d2), s/veh	209.6	30.2	2.4	185.5	0.0	41.4	160.7	22.1	0.2	10.2	144.7	155.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	33.6	25.1	9.5	17.0	0.0	18.2	15.4	22.6	2.6	6.1	44.1	45.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	267.9	79.8	45.3	250.3	0.0	97.9	225.4	70.8	12.0	71.3	193.4	204.2
LnGrp LOS	F	E	D	F	A	F	F	E	B	E	F	F
Approach Vol, veh/h	1366			635			958			1666		
Approach Delay, s/veh	141.8			159.8			99.4			187.0		
Approach LOS	F			F			F			F		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	34.0	37.0	23.3	50.7	21.0	50.0	21.0	53.0				
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5				
Max Green Setting (Gmax), s	28.5	31.5	13.9	49.1	15.5	44.5	15.5	47.5				
Max Q Clear Time (g_c+I1), s	30.5	32.8	14.1	43.6	17.5	44.7	17.5	49.5				
Green Ext Time (p_c), s	0.0	0.0	0.0	1.6	0.0	0.0	0.0	0.0				
Intersection Summary												
HCM 6th Ctrl Delay	151.8											
HCM 6th LOS	F											

Intersection						
Int Delay, s/veh	0.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↗↗	↗	↗	↗↗
Traffic Vol, veh/h	0	35	910	20	30	1705
Future Vol, veh/h	0	35	910	20	30	1705
Conflicting Peds, #/hr	0	14	0	9	9	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	150	65	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	0	0	5	5	3	3
Mvmt Flow	0	36	938	21	31	1758
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	-	492	0	0	968	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.9	-	-	4.16	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	2.23	-
Pot Cap-1 Maneuver	0	528	-	-	701	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	518	-	-	696	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	12.5	0		0.2		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	518	696	-	
HCM Lane V/C Ratio	-	-	0.07	0.044	-	
HCM Control Delay (s)	-	-	12.5	10.4	-	
HCM Lane LOS	-	-	B	B	-	
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-	

HCM 6th Signalized Intersection Summary 19: Traffic Avenue & SR-410 WB Ramps

Sumner Comprehensive Plan Update
Future (2035) No Action

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	165	30	175	185	140	20	420	805	510	10	975	835
Future Volume (veh/h)	165	30	175	185	140	20	420	805	510	10	975	835
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1870	1870	1945	1826	1899	1899	1856	1856	1856
Adj Flow Rate, veh/h	172	31	0	193	146	0	438	839	0	10	1016	870
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	2	2	2	5	5	5	3	3	3
Cap, veh/h	181	99		282	165		384	2584		410	987	835
Arrive On Green	0.07	0.05	0.00	0.10	0.09	0.00	0.19	0.72	0.00	0.01	0.53	0.53
Sat Flow, veh/h	1767	1856	1572	1781	1870	0	1739	3703	0	1767	1856	1570
Grp Volume(v), veh/h	172	31	0	193	146	0	438	839	0	10	1016	870
Grp Sat Flow(s),veh/h/ln	1767	1856	1572	1781	1870	0	1739	1804	0	1767	1856	1570
Q Serve(g_s), s	10.2	2.4	0.0	15.1	11.6	0.0	29.0	12.9	0.0	0.4	79.8	79.8
Cycle Q Clear(g_c), s	10.2	2.4	0.0	15.1	11.6	0.0	29.0	12.9	0.0	0.4	79.8	79.8
Prop In Lane	1.00		1.00	1.00		0.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	181	99		282	165		384	2584		410	987	835
V/C Ratio(X)	0.95	0.31		0.68	0.89		1.14	0.32		0.02	1.03	1.04
Avail Cap(c_a), veh/h	181	99		282	165		384	2584		441	987	835
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	0.65	0.65	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	65.8	68.4	0.0	58.1	67.7	0.0	53.8	7.9	0.0	15.9	35.1	35.1
Incr Delay (d2), s/veh	51.8	1.8	0.0	6.6	39.7	0.0	82.1	0.2	0.0	0.0	36.4	42.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.3	1.2	0.0	7.4	7.4	0.0	23.1	4.7	0.0	0.2	45.5	39.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	117.6	70.1	0.0	64.8	107.3	0.0	135.8	8.1	0.0	15.9	71.5	77.7
LnGrp LOS	F	E		E	F		F	A		B	F	F
Approach Vol, veh/h		203	A		339	A		1277	A		1896	
Approach Delay, s/veh		110.4			83.1			51.9			74.0	
Approach LOS		F			F			D			E	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	33.0	84.4	14.8	17.8	5.4	112.0	20.0	12.6				
Change Period (Y+Rc), s	4.0	4.6	4.6	4.6	4.0	4.6	4.6	4.6				
Max Green Setting (Gmax), s	29.0	79.8	10.2	13.2	4.0	104.8	15.4	8.0				
Max Q Clear Time (g_c+I1), s	31.0	81.8	12.2	13.6	2.4	14.9	17.1	4.4				
Green Ext Time (p_c), s	0.0	0.0	0.0	0.0	0.0	4.4	0.0	0.0				
Intersection Summary												
HCM 6th Ctrl Delay			69.2									
HCM 6th LOS			E									
Notes												
Unsignalized Delay for [NBR, EBR, WBR] is excluded from calculations of the approach delay and intersection delay.												

HCM 6th Signalized Intersection Summary 20: Traffic Avenue & SR-410 EB Ramps

Sumner Comprehensive Plan Update
Future (2035) No Action



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	LT	RT	LT	RT	LT	RT
Traffic Volume (veh/h)	515	680	380	1220	1100	235
Future Volume (veh/h)	515	680	380	1220	1100	235
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1870	1870
Adj Flow Rate, veh/h	411	830	392	1258	1134	242
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	3	3	3	3	2	2
Cap, veh/h	459	818	457	2374	1199	254
Arrive On Green	0.26	0.26	0.23	0.67	0.41	0.41
Sat Flow, veh/h	1767	3145	1767	3618	2999	616
Grp Volume(v), veh/h	411	830	392	1258	690	686
Grp Sat Flow(s), veh/h/ln	1767	1572	1767	1763	1777	1744
Q Serve(g_s), s	33.6	39.0	27.0	27.2	56.0	57.1
Cycle Q Clear(g_c), s	33.6	39.0	27.0	27.2	56.0	57.1
Prop In Lane	1.00	1.00	1.00			0.35
Lane Grp Cap(c), veh/h	459	818	457	2374	733	719
V/C Ratio(X)	0.89	1.02	0.86	0.53	0.94	0.95
Avail Cap(c_a), veh/h	459	818	457	2374	758	744
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.25	0.25
Uniform Delay (d), s/veh	53.5	55.5	53.3	12.4	42.3	42.6
Incr Delay (d2), s/veh	19.6	35.3	14.9	0.9	7.7	8.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.6	19.6	15.8	10.3	25.5	25.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	73.1	90.8	68.2	13.3	50.0	51.6
LnGrp LOS	E	F	E	B	D	D
Approach Vol, veh/h	1241			1650	1376	
Approach Delay, s/veh	84.9			26.3	50.8	
Approach LOS	F			C	D	
Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	39.1	66.9		44.0		106.0
Change Period (Y+Rc), s	5.0	5.0		5.0		5.0
Max Green Setting (Gmax), s	37.0	64.0		39.0		101.0
Max Q Clear Time (g_c+29.0), s	29.0	59.1		41.0		29.2
Green Ext Time (p_c), s	0.5	2.8		0.0		7.8

Intersection Summary

HCM 6th Ctrl Delay	51.3
HCM 6th LOS	D

Notes

User approved volume balancing among the lanes for turning movement.

Intersection

Intersection Delay, s/veh 136.2

Intersection LOS F

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	750	75	195	425	100	205
Future Vol, veh/h	750	75	195	425	100	205
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles, %	1	1	1	1	0	0
Mvmt Flow	773	77	201	438	103	211
Number of Lanes	1	0	0	1	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left		NB	EB
Conflicting Lanes Left	0	1	1
Conflicting Approach Right	NB		WB
Conflicting Lanes Right	1	0	1
HCM Control Delay	215	88.5	19.9
HCM LOS	F	F	C

Lane	NBLn1	EBLn1	WBLn1
Vol Left, %	33%	0%	31%
Vol Thru, %	0%	91%	69%
Vol Right, %	67%	9%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	305	825	620
LT Vol	100	0	195
Through Vol	0	750	425
RT Vol	205	75	0
Lane Flow Rate	314	851	639
Geometry Grp	1	1	1
Degree of Util (X)	0.575	1.415	1.084
Departure Headway (Hd)	7.381	6.164	6.641
Convergence, Y/N	Yes	Yes	Yes
Cap	494	595	550
Service Time	5.381	4.164	4.641
HCM Lane V/C Ratio	0.636	1.43	1.162
HCM Control Delay	19.9	215	88.5
HCM Lane LOS	C	F	F
HCM 95th-tile Q	3.6	38.4	18

HCM 6th Signalized Intersection Summary

23: Wood Avenue & Main Street

Sumner Comprehensive Plan Update

Future (2035) No Action

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	115	770	95	5	430	65	45	60	25	160	240	110
Future Volume (veh/h)	115	770	95	5	430	65	45	60	25	160	240	110
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.93	1.00		0.95	1.00		0.91	1.00		0.95
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1841	1914	1841	1885	1885	1885
Adj Flow Rate, veh/h	124	828	102	5	462	70	48	65	27	172	258	118
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	1	1	1	1	1	1	4	4	4	1	1	1
Cap, veh/h	258	856	105	67	700	105	88	99	24	231	241	473
Arrive On Green	0.53	0.53	0.53	0.53	0.53	0.53	0.31	0.31	0.31	0.31	0.31	0.31
Sat Flow, veh/h	879	1629	201	1	1333	200	0	318	76	449	776	1521
Grp Volume(v), veh/h	124	0	930	537	0	0	140	0	0	430	0	118
Grp Sat Flow(s),veh/h/ln	879	0	1830	1534	0	0	395	0	0	1224	0	1521
Q Serve(g_s), s	0.0	0.0	27.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.2
Cycle Q Clear(g_c), s	27.3	0.0	27.0	28.9	0.0	0.0	17.1	0.0	0.0	17.1	0.0	3.2
Prop In Lane	1.00		0.11	0.01		0.13	0.34		0.19	0.40		1.00
Lane Grp Cap(c), veh/h	258	0	962	872	0	0	211	0	0	472	0	473
V/C Ratio(X)	0.48	0.00	0.97	0.62	0.00	0.00	0.66	0.00	0.00	0.91	0.00	0.25
Avail Cap(c_a), veh/h	258	0	962	872	0	0	211	0	0	472	0	473
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	12.7	0.0	12.6	9.0	0.0	0.0	15.8	0.0	0.0	19.7	0.0	14.2
Incr Delay (d2), s/veh	1.4	0.0	21.4	1.3	0.0	0.0	7.7	0.0	0.0	21.7	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	0.0	14.4	3.8	0.0	0.0	1.6	0.0	0.0	8.0	0.0	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	14.0	0.0	33.9	10.4	0.0	0.0	23.4	0.0	0.0	41.4	0.0	14.4
LnGrp LOS	B	A	C	B	A	A	C	A	A	D	A	B
Approach Vol, veh/h	1054			537			140			548		
Approach Delay, s/veh	31.6			10.4			23.4			35.6		
Approach LOS	C			B			C			D		
Timer - Assigned Phs	2			4			6			8		
Phs Duration (G+Y+Rc), s	21.6			33.4			21.6			33.4		
Change Period (Y+Rc), s	4.5			4.5			4.5			4.5		
Max Green Setting (Gmax), s	17.1			28.9			17.1			28.9		
Max Q Clear Time (g_c+I1), s	19.1			29.3			19.1			30.9		
Green Ext Time (p_c), s	0.0			0.0			0.0			0.0		
Intersection Summary												
HCM 6th Ctrl Delay	27.1											
HCM 6th LOS	C											

HCM 6th Signalized Intersection Summary 33: Fryar Avenue & Zehnder Avenue

Sumner Comprehensive Plan Update
Future (2035) No Action



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	310	30	445	395	265	1075
Future Volume (veh/h)	310	30	445	395	265	1075
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1900	1900	1796	1796	1856	1856
Adj Flow Rate, veh/h	333	32	478	425	285	1156
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	0	0	7	7	3	3
Cap, veh/h	321	31	637	567	310	1349
Arrive On Green	0.20	0.20	0.73	0.73	0.73	0.73
Sat Flow, veh/h	1603	154	876	779	612	1856
Grp Volume(v), veh/h	366	0	0	903	285	1156
Grp Sat Flow(s),veh/h/ln	1762	0	0	1655	612	1856
Q Serve(g_s), s	22.0	0.0	0.0	36.0	44.0	49.6
Cycle Q Clear(g_c), s	22.0	0.0	0.0	36.0	80.0	49.6
Prop In Lane	0.91	0.09		0.47	1.00	
Lane Grp Cap(c), veh/h	352	0	0	1204	310	1349
V/C Ratio(X)	1.04	0.00	0.00	0.75	0.92	0.86
Avail Cap(c_a), veh/h	352	0	0	1204	310	1349
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	44.0	0.0	0.0	9.0	36.1	10.9
Incr Delay (d2), s/veh	58.3	0.0	0.0	2.7	30.9	5.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.3	0.0	0.0	12.1	10.6	19.5
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	102.3	0.0	0.0	11.7	67.0	16.5
LnGrp LOS	F	A	A	B	E	B
Approach Vol, veh/h	366		903			1441
Approach Delay, s/veh	102.3		11.7			26.5
Approach LOS	F		B			C
Timer - Assigned Phs	2				6	8
Phs Duration (G+Y+Rc), s	84.0				84.0	26.0
Change Period (Y+Rc), s	4.0				4.0	4.0
Max Green Setting (Gmax), s	80.0				80.0	22.0
Max Q Clear Time (g_c+I1), s	38.0				82.0	24.0
Green Ext Time (p_c), s	6.4				0.0	0.0
Intersection Summary						
HCM 6th Ctrl Delay			31.8			
HCM 6th LOS			C			

HCM 6th Signalized Intersection Summary

40: 160th Avenue E & Main Street

Sumner Comprehensive Plan Update

Future (2035) No Action



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	25	15	850	25	75	15	355	30	35	10	200	35
Future Volume (veh/h)	25	15	850	25	75	15	355	30	35	10	200	35
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		0.98	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1900	1900	1976	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	27	16	0	27	81	16	382	32	38	11	215	38
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	0	0	0	0	0	0	0	0	0	0	0	0
Cap, veh/h	421	76		266	139	27	837	74	53	200	742	127
Arrive On Green	0.12	0.12	0.00	0.12	0.12	0.12	0.48	0.48	0.48	0.48	0.48	0.48
Sat Flow, veh/h	1056	625	0	383	1148	227	1055	154	111	26	1550	265
Grp Volume(v), veh/h	43	0	0	124	0	0	452	0	0	264	0	0
Grp Sat Flow(s), veh/h/ln	1681	0	0	1758	0	0	1319	0	0	1842	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.9	0.0	0.0	3.1	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	0.4	0.0	0.0	1.3	0.0	0.0	4.8	0.0	0.0	1.7	0.0	0.0
Prop In Lane	0.63		0.00	0.22		0.13	0.85		0.08	0.04		0.14
Lane Grp Cap(c), veh/h	497	0		432	0	0	964	0	0	1069	0	0
V/C Ratio(X)	0.09	0.00		0.29	0.00	0.00	0.47	0.00	0.00	0.25	0.00	0.00
Avail Cap(c_a), veh/h	3221	0		3602	0	0	2982	0	0	4117	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	7.9	0.0	0.0	8.3	0.0	0.0	3.8	0.0	0.0	3.2	0.0	0.0
Incr Delay (d2), s/veh	0.1	0.0	0.0	0.4	0.0	0.0	0.4	0.0	0.0	0.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.1	0.0	0.0	0.3	0.0	0.0	0.2	0.0	0.0	0.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	8.0	0.0	0.0	8.7	0.0	0.0	4.1	0.0	0.0	3.3	0.0	0.0
LnGrp LOS	A	A		A	A	A	A	A	A	A	A	A
Approach Vol, veh/h	43		A	124			452			264		
Approach Delay, s/veh	8.0			8.7			4.1			3.3		
Approach LOS	A			A			A			A		
Timer - Assigned Phs	2			4			6			8		
Phs Duration (G+Y+Rc), s	13.6			6.4			13.6			6.4		
Change Period (Y+Rc), s	4.0			4.0			4.0			4.0		
Max Green Setting (Gmax), s	43.0			39.0			43.0			39.0		
Max Q Clear Time (g_c+I1), s	6.8			2.4			3.7			3.3		
Green Ext Time (p_c), s	2.8			0.1			1.1			0.5		

Intersection Summary

HCM 6th Ctrl Delay	4.7
HCM 6th LOS	A

Notes

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary 41: Sumner-Tapps Highway & 62nd St E

Sumner Comprehensive Plan Update
Future (2035) No Action



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	215	370	100	1010	680	100
Future Volume (veh/h)	215	370	100	1010	680	100
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	234	402	109	1098	739	109
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	438	390	137	1180	784	116
Arrive On Green	0.25	0.25	0.08	0.63	0.49	0.49
Sat Flow, veh/h	1781	1585	1781	1870	1593	235
Grp Volume(v), veh/h	234	402	109	1098	0	848
Grp Sat Flow(s), veh/h/ln	1781	1585	1781	1870	0	1828
Q Serve(g_s), s	7.4	16.0	3.9	34.1	0.0	28.6
Cycle Q Clear(g_c), s	7.4	16.0	3.9	34.1	0.0	28.6
Prop In Lane	1.00	1.00	1.00			0.13
Lane Grp Cap(c), veh/h	438	390	137	1180	0	900
V/C Ratio(X)	0.53	1.03	0.80	0.93	0.00	0.94
Avail Cap(c_a), veh/h	438	390	137	1180	0	900
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	21.3	24.5	29.5	10.7	0.0	15.6
Incr Delay (d2), s/veh	1.3	53.6	26.9	14.1	0.0	18.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.0	18.2	2.6	14.7	0.0	14.6
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	22.5	78.1	56.4	24.8	0.0	34.5
LnGrp LOS	C	F	E	C	A	C
Approach Vol, veh/h	636			1207	848	
Approach Delay, s/veh	57.6			27.7	34.5	
Approach LOS	E			C	C	
Timer - Assigned Phs				4	6	7 8
Phs Duration (G+Y+Rc), s				45.0	20.0	9.0 36.0
Change Period (Y+Rc), s				4.0	4.0	4.0 4.0
Max Green Setting (Gmax), s				41.0	16.0	5.0 32.0
Max Q Clear Time (g_c+I1), s				36.1	18.0	5.9 30.6
Green Ext Time (p_c), s				3.4	0.0	0.0 0.9
Intersection Summary						
HCM 6th Ctrl Delay			36.9			
HCM 6th LOS			D			

LANE LEVEL OF SERVICE

Lane Level of Service

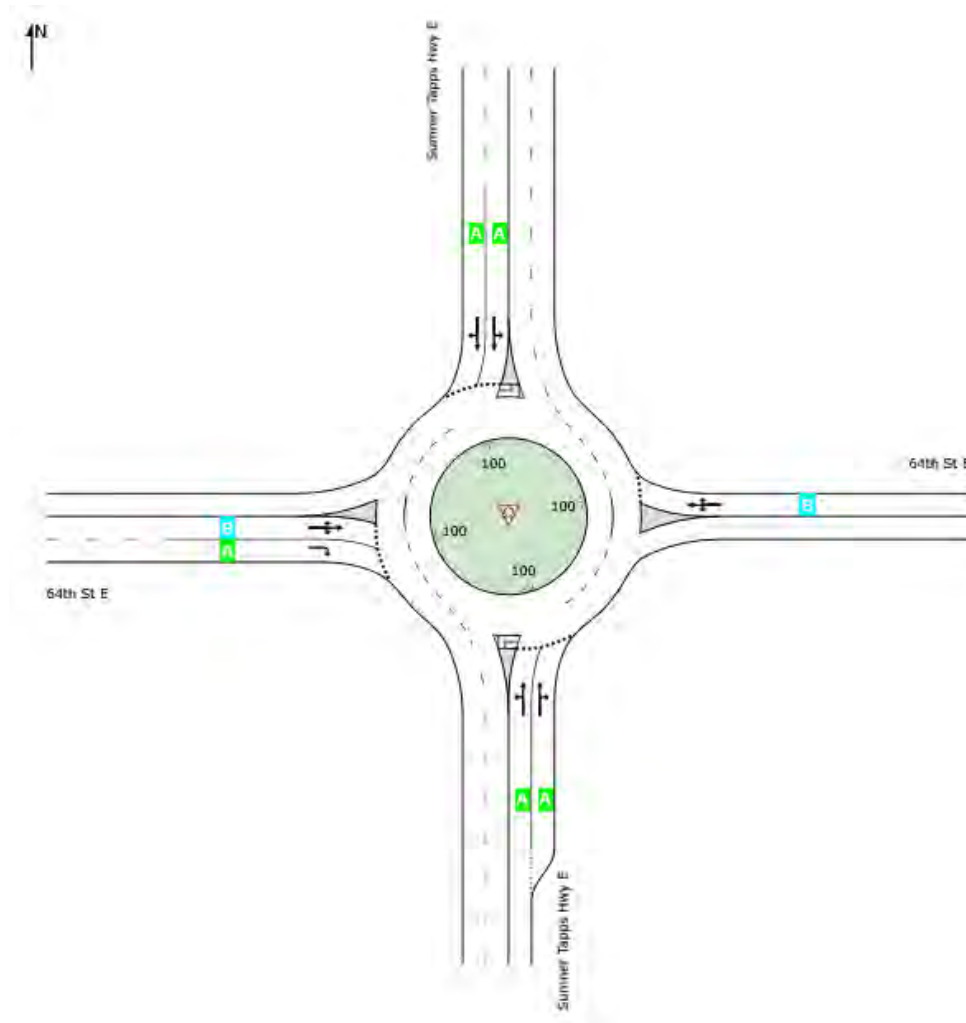
 **Site: 42 [64th St Rbt - 2035 PM - WSDOT Settings - NA]**

No Action

Site Category: (None)

Roundabout

	Approaches				Intersection
	South	East	North	West	
LOS	A	B	A	A	A



Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.

LOS F will result if $v/c > 1$ irrespective of lane delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 6).

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

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MOVEMENT SUMMARY

 Site: 42 [64th St Rbt - 2035 PM - WSDOT Settings - NA]

No Action
Site Category: (None)
Roundabout

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
South: Sumner Tapps Hwy E												
3	L2	385	2.0	0.507	9.0	LOS A	3.9	98.8	0.55	0.65	0.55	33.8
8	T1	953	2.0	0.507	3.6	LOS A	4.1	103.2	0.53	0.53	0.53	35.4
18	R2	26	2.0	0.507	3.3	LOS A	4.1	103.2	0.52	0.49	0.52	33.9
Approach		1365	2.0	0.507	5.1	LOS A	4.1	103.2	0.53	0.57	0.53	34.9
East: 64th St E												
1	L2	52	0.0	0.111	13.2	LOS B	0.5	11.7	0.68	0.87	0.68	28.4
6	T1	10	0.0	0.111	7.3	LOS A	0.5	11.7	0.68	0.87	0.68	34.0
16	R2	10	0.0	0.111	7.3	LOS A	0.5	11.7	0.68	0.87	0.68	33.1
Approach		73	0.0	0.111	11.5	LOS B	0.5	11.7	0.68	0.87	0.68	30.3
North: Sumner Tapps Hwy E												
7	L2	10	1.0	0.467	12.3	LOS B	3.2	81.5	0.68	0.62	0.68	35.7
4	T1	1057	1.0	0.467	6.2	LOS A	3.5	87.9	0.67	0.60	0.67	31.1
14	R2	26	1.0	0.467	6.1	LOS A	3.5	87.9	0.66	0.57	0.66	34.5
Approach		1094	1.0	0.467	6.2	LOS A	3.5	87.9	0.67	0.60	0.67	31.3
West: 64th St E												
5	L2	198	0.0	0.396	12.9	LOS B	1.9	48.7	0.71	0.90	0.77	34.4
2	T1	10	0.0	0.396	7.0	LOS A	1.9	48.7	0.71	0.90	0.77	34.2
12	R2	458	0.0	0.396	6.6	LOS A	2.1	52.5	0.71	0.78	0.75	30.7
Approach		667	0.0	0.396	8.5	LOS A	2.1	52.5	0.71	0.81	0.76	32.2
All Vehicles		3198	1.2	0.507	6.3	LOS A	4.1	103.2	0.62	0.63	0.63	32.9

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: M:\20\1.20089.00 - Sumner Comprehensive Plan Amendments\Traffic Analysis\Traffic Operations\Sumner_64th_2035.sip8

Intersection

Intersection Delay, s/veh 12.6

Intersection LOS B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	10	135	5	5	55	190	5	5	5	340	5	45
Future Vol, veh/h	10	135	5	5	55	190	5	5	5	340	5	45
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	11	142	5	5	58	200	5	5	5	358	5	47
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	10.2	10.5	8.7	15.1
HCM LOS	B	B	A	C

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	33%	7%	2%	87%
Vol Thru, %	33%	90%	22%	1%
Vol Right, %	33%	3%	76%	12%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	15	150	250	390
LT Vol	5	10	5	340
Through Vol	5	135	55	5
RT Vol	5	5	190	45
Lane Flow Rate	16	158	263	411
Geometry Grp	1	1	1	1
Degree of Util (X)	0.024	0.238	0.348	0.585
Departure Headway (Hd)	5.515	5.437	4.891	5.126
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	650	662	739	710
Service Time	3.539	3.464	2.891	3.126
HCM Lane V/C Ratio	0.025	0.239	0.356	0.579
HCM Control Delay	8.7	10.2	10.5	15.1
HCM Lane LOS	A	B	B	C
HCM 95th-tile Q	0.1	0.9	1.6	3.8

HCM 6th Signalized Intersection Summary

Sumner Comprehensive Plan Update

17: Traffic Avenue/Fryar Avenue & Bridge Street/Main Street

Future (2035) Action Alternative 3



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	525	525	310	235	250	125	250	580	150	170	1250	270
Future Volume (veh/h)	525	525	310	235	250	125	250	580	150	170	1250	270
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		0.97	1.00		0.99	1.00		0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No				No				No			
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1856	1856	1856	1870	1870	1870
Adj Flow Rate, veh/h	541	541	320	242	258	129	258	598	155	175	1289	278
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	1	1	1	1	1	1	3	3	3	2	2	2
Cap, veh/h	353	579	484	192	255	127	189	619	685	179	952	202
Arrive On Green	0.20	0.31	0.31	0.11	0.22	0.22	0.11	0.33	0.33	0.10	0.33	0.33
Sat Flow, veh/h	1795	1885	1577	1795	1172	586	1767	1856	1549	1781	2907	618
Grp Volume(v), veh/h	541	541	320	242	0	387	258	598	155	175	780	787
Grp Sat Flow(s),veh/h/ln	1795	1885	1577	1795	0	1758	1767	1856	1549	1781	1777	1748
Q Serve(g_s), s	28.5	40.4	25.6	15.5	0.0	31.5	15.5	45.9	5.6	14.2	47.5	47.5
Cycle Q Clear(g_c), s	28.5	40.4	25.6	15.5	0.0	31.5	15.5	45.9	5.6	14.2	47.5	47.5
Prop In Lane	1.00		1.00	1.00		0.33	1.00		1.00	1.00		0.35
Lane Grp Cap(c), veh/h	353	579	484	192	0	382	189	619	685	179	582	573
V/C Ratio(X)	1.53	0.94	0.66	1.26	0.00	1.01	1.37	0.97	0.23	0.98	1.34	1.37
Avail Cap(c_a), veh/h	353	579	484	192	0	382	189	628	693	179	582	573
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	58.2	48.8	43.7	64.8	0.0	56.8	64.8	47.5	11.1	65.0	48.7	48.8
Incr Delay (d2), s/veh	253.7	22.7	3.3	152.3	0.0	49.4	194.7	27.3	0.2	59.8	164.6	179.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	67.9	22.8	10.4	15.3	0.0	19.3	17.2	25.6	2.4	9.4	47.4	48.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	312.0	71.5	47.0	217.1	0.0	106.1	259.4	74.8	11.3	124.8	213.3	227.9
LnGrp LOS	F	E	D	F	A	F	F	E	B	F	F	F
Approach Vol, veh/h	1402			629			1011			1742		
Approach Delay, s/veh	158.7			148.8			112.2			211.0		
Approach LOS	F			F			F			F		
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	34.0	37.0	20.1	53.9	21.0	50.0	21.0	53.0				
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5				
Max Green Setting (Gmax), s	28.5	31.5	13.9	49.1	15.5	44.5	15.5	47.5				
Max Q Clear Time (g_c+Q0), s	30.5	33.5	16.2	47.9	17.5	42.4	17.5	49.5				
Green Ext Time (p_c), s	0.0	0.0	0.0	0.5	0.0	0.9	0.0	0.0				

Intersection Summary

HCM 6th Ctrl Delay 166.6

HCM 6th LOS F

Intersection						
Int Delay, s/veh	0.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↗↗	↗	↗	↗↗
Traffic Vol, veh/h	0	35	960	20	35	1735
Future Vol, veh/h	0	35	960	20	35	1735
Conflicting Peds, #/hr	0	14	0	9	9	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	150	65	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	0	0	5	5	3	3
Mvmt Flow	0	36	990	21	36	1789
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	-	518	0	0	1020	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.9	-	-	4.16	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.3	-	-	2.23	-
Pot Cap-1 Maneuver	0	508	-	-	670	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	498	-	-	665	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	12.8	0	0.2			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	498	665	-	
HCM Lane V/C Ratio	-	-	0.072	0.054	-	
HCM Control Delay (s)	-	-	12.8	10.7	-	
HCM Lane LOS	-	-	B	B	-	
HCM 95th %tile Q(veh)	-	-	0.2	0.2	-	

HCM 6th Signalized Intersection Summary

19: Traffic Avenue & SR-410 WB Ramps

Sumner Comprehensive Plan Update

Future (2035) Action Alternative 3



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	175	30	165	195	140	20	415	850	515	10	995	845
Future Volume (veh/h)	175	30	165	195	140	20	415	850	515	10	995	845
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1856	1856	1856	1870	1870	1945	1826	1899	1899	1856	1856	1856
Adj Flow Rate, veh/h	182	31	0	203	146	0	432	885	0	10	1036	880
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	3	3	3	2	2	2	5	5	5	3	3	3
Cap, veh/h	177	92		277	155		361	2599		406	1019	862
Arrive On Green	0.07	0.05	0.00	0.10	0.08	0.00	0.18	0.72	0.00	0.01	0.55	0.55
Sat Flow, veh/h	1767	1856	1572	1781	1870	0	1739	3703	0	1767	1856	1570
Grp Volume(v), veh/h	182	31	0	203	146	0	432	885	0	10	1036	880
Grp Sat Flow(s),veh/h/ln	1767	1856	1572	1781	1870	0	1739	1804	0	1767	1856	1570
Q Serve(g_s), s	10.4	2.4	0.0	15.4	11.7	0.0	27.0	13.6	0.0	0.4	82.4	82.4
Cycle Q Clear(g_c), s	10.4	2.4	0.0	15.4	11.7	0.0	27.0	13.6	0.0	0.4	82.4	82.4
Prop In Lane	1.00		1.00	1.00		0.00	1.00		0.00	1.00		1.00
Lane Grp Cap(c), veh/h	177	92		277	155		361	2599		406	1019	862
V/C Ratio(X)	1.03	0.34		0.73	0.94		1.20	0.34		0.02	1.02	1.02
Avail Cap(c_a), veh/h	177	92		277	155		361	2599		437	1019	862
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	0.64	0.64	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	66.2	68.9	0.0	59.2	68.5	0.0	54.6	7.8	0.0	14.7	33.8	33.8
Incr Delay (d2), s/veh	75.9	2.2	0.0	9.7	55.8	0.0	104.9	0.2	0.0	0.0	32.3	35.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.5	1.2	0.0	8.1	8.0	0.0	23.5	5.0	0.0	0.2	45.6	39.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	142.1	71.1	0.0	68.9	124.3	0.0	159.4	8.0	0.0	14.7	66.1	69.7
LnGrp LOS	F	E		E	F		F	A		B	F	F
Approach Vol, veh/h	213		A		349		A		1317		A	
Approach Delay, s/veh	131.8				92.1				57.7		67.5	
Approach LOS	F				F				E			
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	31.0	87.0	15.0	17.0	5.4	112.6	20.0	12.0				
Change Period (Y+Rc), s	4.0	4.6	4.6	4.6	4.0	4.6	4.6	4.6				
Max Green Setting (Gmax), s	27.0	82.4	10.4	12.4	4.0	105.4	15.4	7.4				
Max Q Clear Time (g_c+29.0), s	29.0	84.4	12.4	13.7	2.4	15.6	17.4	4.4				
Green Ext Time (p_c), s	0.0	0.0	0.0	0.0	0.0	4.7	0.0	0.0				

Intersection Summary

HCM 6th Ctrl Delay	70.0
HCM 6th LOS	E

Notes

Unsignalized Delay for [NBR, EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary 20: Traffic Avenue & SR-410 EB Ramps

Sumner Comprehensive Plan Update
Future (2035) Action Alternative 3



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	←←←	→	←	↑↑	↑↑	→
Traffic Volume (veh/h)	545	670	380	1235	1115	235
Future Volume (veh/h)	545	670	380	1235	1115	235
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			0.98
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1856	1856	1856	1856	1870	1870
Adj Flow Rate, veh/h	418	846	392	1273	1149	242
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	3	3	3	3	2	2
Cap, veh/h	459	818	451	2374	1210	253
Arrive On Green	0.26	0.26	0.22	0.67	0.42	0.42
Sat Flow, veh/h	1767	3145	1767	3618	3007	609
Grp Volume(v), veh/h	418	846	392	1273	697	694
Grp Sat Flow(s), veh/h/ln	1767	1572	1767	1763	1777	1745
Q Serve(g_s), s	34.4	39.0	27.2	27.7	56.7	57.8
Cycle Q Clear(g_c), s	34.4	39.0	27.2	27.7	56.7	57.8
Prop In Lane	1.00	1.00	1.00			0.35
Lane Grp Cap(c), veh/h	459	818	451	2374	738	725
V/C Ratio(X)	0.91	1.03	0.87	0.54	0.94	0.96
Avail Cap(c_a), veh/h	459	818	451	2374	758	745
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.25	0.25
Uniform Delay (d), s/veh	53.8	55.5	53.7	12.5	42.2	42.5
Incr Delay (d2), s/veh	22.0	40.7	16.4	0.9	7.9	9.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.2	20.2	16.0	10.5	25.8	26.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	75.8	96.2	70.1	13.4	50.1	51.8
LnGrp LOS	E	F	E	B	D	D
Approach Vol, veh/h	1264			1665	1391	
Approach Delay, s/veh	89.5			26.8	51.0	
Approach LOS	F			C	D	
Timer - Assigned Phs	1	2		4		6
Phs Duration (G+Y+Rc), s	38.7	67.3		44.0		106.0
Change Period (Y+Rc), s	5.0	5.0		5.0		5.0
Max Green Setting (Gmax), s	32.0	64.0		39.0		101.0
Max Q Clear Time (g_c+29.2), s	29.2	59.8		41.0		29.7
Green Ext Time (p_c), s	0.5	2.5		0.0		7.9

Intersection Summary

HCM 6th Ctrl Delay	52.9
HCM 6th LOS	D

Notes

User approved volume balancing among the lanes for turning movement.

Intersection	
Intersection Delay, s/veh	131.7
Intersection LOS	F

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	725	80	205	420	100	215
Future Vol, veh/h	725	80	205	420	100	215
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles, %	1	1	1	1	0	0
Mvmt Flow	747	82	211	433	103	222
Number of Lanes	1	0	0	1	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	
Opposing Lanes	1	1	0
Conflicting Approach Left		NB	EB
Conflicting Lanes Left	0	1	1
Conflicting Approach Right	NB		WB
Conflicting Lanes Right	1	0	1
HCM Control Delay	204.2	94.2	20.6
HCM LOS	F	F	C

Lane	NBLn1	EBLn1	WBLn1
Vol Left, %	32%	0%	33%
Vol Thru, %	0%	90%	67%
Vol Right, %	68%	10%	0%
Sign Control	Stop	Stop	Stop
Traffic Vol by Lane	315	805	625
LT Vol	100	0	205
Through Vol	0	725	420
RT Vol	215	80	0
Lane Flow Rate	325	830	644
Geometry Grp	1	1	1
Degree of Util (X)	0.594	1.389	1.101
Departure Headway (Hd)	7.358	6.224	6.665
Convergence, Y/N	Yes	Yes	Yes
Cap	494	589	548
Service Time	5.358	4.224	4.665
HCM Lane V/C Ratio	0.658	1.409	1.175
HCM Control Delay	20.6	204.2	94.2
HCM Lane LOS	C	F	F
HCM 95th-tile Q	3.8	36.4	18.7

HCM 6th Signalized Intersection Summary

23: Wood Avenue & Main Street

Sumner Comprehensive Plan Update

Future (2035) Action Alternative 3



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	115	765	90	5	410	65	55	65	25	155	235	120
Future Volume (veh/h)	115	765	90	5	410	65	55	65	25	155	235	120
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.93	1.00		0.95	1.00		0.91	1.00		0.95
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885	1841	1914	1841	1885	1885	1885
Adj Flow Rate, veh/h	124	823	97	5	441	70	59	70	27	167	253	129
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	1	1	1	1	1	1	4	4	4	1	1	1
Cap, veh/h	274	861	102	67	713	112	90	88	19	235	253	473
Arrive On Green	0.53	0.53	0.53	0.53	0.53	0.53	0.31	0.31	0.31	0.31	0.31	0.31
Sat Flow, veh/h	896	1639	193	2	1357	213	0	284	60	461	813	1521
Grp Volume(v), veh/h	124	0	920	516	0	0	156	0	0	420	0	129
Grp Sat Flow(s),veh/h/ln	896	0	1832	1571	0	0	344	0	0	1274	0	1521
Q Serve(g_s), s	0.0	0.0	26.3	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.5
Cycle Q Clear(g_c), s	25.5	0.0	26.3	27.9	0.0	0.0	17.1	0.0	0.0	17.1	0.0	3.5
Prop In Lane	1.00		0.11	0.01		0.14	0.38		0.17	0.40		1.00
Lane Grp Cap(c), veh/h	274	0	963	892	0	0	197	0	0	488	0	473
V/C Ratio(X)	0.45	0.00	0.96	0.58	0.00	0.00	0.79	0.00	0.00	0.86	0.00	0.27
Avail Cap(c_a), veh/h	274	0	963	892	0	0	197	0	0	488	0	473
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	12.2	0.0	12.4	8.8	0.0	0.0	16.9	0.0	0.0	19.2	0.0	14.3
Incr Delay (d2), s/veh	1.2	0.0	19.1	0.9	0.0	0.0	19.3	0.0	0.0	14.6	0.0	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	0.0	13.6	3.5	0.0	0.0	2.4	0.0	0.0	6.9	0.0	1.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.4	0.0	31.6	9.8	0.0	0.0	36.2	0.0	0.0	33.8	0.0	14.6
LnGrp LOS	B	A	C	A	A	A	D	A	A	C	A	B
Approach Vol, veh/h	1044		516			156			549			
Approach Delay, s/veh	29.4		9.8			36.2			29.3			
Approach LOS	C		A			D			C			
Timer - Assigned Phs	2		4			6			8			
Phs Duration (G+Y+Rc), s	21.6		33.4			21.6			33.4			
Change Period (Y+Rc), s	4.5		4.5			4.5			4.5			
Max Green Setting (Gmax), s	17.1		28.9			17.1			28.9			
Max Q Clear Time (g_c+I1), s	19.1		28.3			19.1			29.9			
Green Ext Time (p_c), s	0.0		0.4			0.0			0.0			
Intersection Summary												
HCM 6th Ctrl Delay	25.4											
HCM 6th LOS	C											

HCM 6th Signalized Intersection Summary 33: Fryar Avenue & Zehnder Avenue

Sumner Comprehensive Plan Update
Future (2035) Action Alternative 3



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	285	30	455	400	255	1095
Future Volume (veh/h)	285	30	455	400	255	1095
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1900	1900	1796	1796	1856	1856
Adj Flow Rate, veh/h	306	32	489	430	274	1177
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	0	0	7	7	3	3
Cap, veh/h	318	33	641	564	299	1349
Arrive On Green	0.20	0.20	0.73	0.73	0.73	0.73
Sat Flow, veh/h	1589	166	881	775	603	1856
Grp Volume(v), veh/h	339	0	0	919	274	1177
Grp Sat Flow(s),veh/h/ln	1760	0	0	1656	603	1856
Q Serve(g_s), s	21.0	0.0	0.0	37.4	42.6	52.0
Cycle Q Clear(g_c), s	21.0	0.0	0.0	37.4	80.0	52.0
Prop In Lane	0.90	0.09		0.47	1.00	
Lane Grp Cap(c), veh/h	352	0	0	1204	299	1349
V/C Ratio(X)	0.96	0.00	0.00	0.76	0.92	0.87
Avail Cap(c_a), veh/h	352	0	0	1204	299	1349
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	43.6	0.0	0.0	9.2	36.8	11.2
Incr Delay (d2), s/veh	38.1	0.0	0.0	2.9	31.3	6.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.9	0.0	0.0	12.7	10.2	20.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	81.7	0.0	0.0	12.1	68.1	17.7
LnGrp LOS	F	A	A	B	E	B
Approach Vol, veh/h	339		919			1451
Approach Delay, s/veh	81.7		12.1			27.2
Approach LOS	F		B			C
Timer - Assigned Phs		2			6	8
Phs Duration (G+Y+Rc), s		84.0			84.0	26.0
Change Period (Y+Rc), s		4.0			4.0	4.0
Max Green Setting (Gmax), s		80.0			80.0	22.0
Max Q Clear Time (g_c+I1), s		39.4			82.0	23.0
Green Ext Time (p_c), s		6.5			0.0	0.0
Intersection Summary						
HCM 6th Ctrl Delay			28.9			
HCM 6th LOS			C			

HCM 6th Signalized Intersection Summary 40: 160th Avenue E & Main Street/Main St

Sumner Comprehensive Plan Update Future (2035) Action Alternative 3



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Volume (veh/h)	25	380	500	5	315	35	255	20	0	70	175	35
Future Volume (veh/h)	25	380	500	5	315	35	255	20	0	70	175	35
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1900	1900	1976	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	27	409	0	5	339	38	274	22	0	75	188	38
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	0	0	0	0	0	0	0	0	0	0	0	0
Cap, veh/h	184	651		160	603	67	704	33	0	285	368	66
Arrive On Green	0.36	0.36	0.00	0.36	0.36	0.36	0.29	0.29	0.00	0.29	0.29	0.29
Sat Flow, veh/h	54	1799	0	8	1666	185	1377	111	0	311	1248	225
Grp Volume(v), veh/h	436	0	0	382	0	0	296	0	0	301	0	0
Grp Sat Flow(s),veh/h/ln	1853	0	0	1859	0	0	1488	0	0	1785	0	0
Q Serve(g_s), s	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	4.4	0.0	0.0	3.8	0.0	0.0	3.2	0.0	0.0	3.2	0.0	0.0
Prop In Lane	0.06		0.00	0.01		0.10	0.93		0.00	0.25		0.13
Lane Grp Cap(c), veh/h	835	0		829	0	0	736	0	0	719	0	0
V/C Ratio(X)	0.52	0.00		0.46	0.00	0.00	0.40	0.00	0.00	0.42	0.00	0.00
Avail Cap(c_a), veh/h	3206	0		3254	0	0	2612	0	0	3380	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	6.2	0.0	0.0	6.0	0.0	0.0	6.9	0.0	0.0	6.9	0.0	0.0
Incr Delay (d2), s/veh	0.5	0.0	0.0	0.4	0.0	0.0	0.4	0.0	0.0	0.4	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	0.0	0.0	0.8	0.0	0.0	0.7	0.0	0.0	0.8	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	6.7	0.0	0.0	6.4	0.0	0.0	7.3	0.0	0.0	7.3	0.0	0.0
LnGrp LOS	A	A		A	A	A	A	A	A	A	A	A
Approach Vol, veh/h	436			A			382			296		
Approach Delay, s/veh	6.7						6.4			7.3		
Approach LOS	A			A			A			A		
Timer - Assigned Phs	2			4			6			8		
Phs Duration (G+Y+Rc), s	10.9			12.4			10.9			12.4		
Change Period (Y+Rc), s	4.0			4.0			4.0			4.0		
Max Green Setting (Gmax), s	43.0			39.0			43.0			39.0		
Max Q Clear Time (g_c+I1), s	5.2			6.4			5.2			5.8		
Green Ext Time (p_c), s	1.6			2.0			1.3			1.7		

Intersection Summary

HCM 6th Ctrl Delay	6.8
HCM 6th LOS	A

Notes

Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary 41: Sumner-Tapps Highway & 60th St E

Sumner Comprehensive Plan Update
Future (2035) Action Alternative 3



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	40	500	220	770	505	160
Future Volume (veh/h)	40	500	220	770	505	160
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00	1.00			1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	43	543	239	837	549	174
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	407	611	280	1229	603	191
Arrive On Green	0.23	0.23	0.16	0.66	0.44	0.44
Sat Flow, veh/h	1781	1585	1781	1870	1361	431
Grp Volume(v), veh/h	43	543	239	837	0	723
Grp Sat Flow(s), veh/h/ln	1781	1585	1781	1870	0	1793
Q Serve(g_s), s	1.3	16.0	9.1	19.4	0.0	26.4
Cycle Q Clear(g_c), s	1.3	16.0	9.1	19.4	0.0	26.4
Prop In Lane	1.00	1.00	1.00			0.24
Lane Grp Cap(c), veh/h	407	611	280	1229	0	794
V/C Ratio(X)	0.11	0.89	0.85	0.68	0.00	0.91
Avail Cap(c_a), veh/h	407	611	280	1229	0	794
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	21.3	20.1	28.7	7.4	0.0	18.2
Incr Delay (d2), s/veh	0.1	14.9	21.8	3.1	0.0	16.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	19.6	5.4	6.8	0.0	13.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	21.5	35.0	50.5	10.5	0.0	34.6
LnGrp LOS	C	C	D	B	A	C
Approach Vol, veh/h	586			1076	723	
Approach Delay, s/veh	34.0			19.4	34.6	
Approach LOS	C			B	C	
Timer - Assigned Phs	2			4	5	6
Phs Duration (G+Y+Rc), s	50.0			20.0	15.0	35.0
Change Period (Y+Rc), s	4.0			4.0	4.0	4.0
Max Green Setting (Gmax), s	46.0			16.0	11.0	31.0
Max Q Clear Time (g_c+l1), s	21.4			18.0	11.1	28.4
Green Ext Time (p_c), s	6.9			0.0	0.0	1.3
Intersection Summary						
HCM 6th Ctrl Delay			27.6			
HCM 6th LOS			C			

LANE LEVEL OF SERVICE

Lane Level of Service

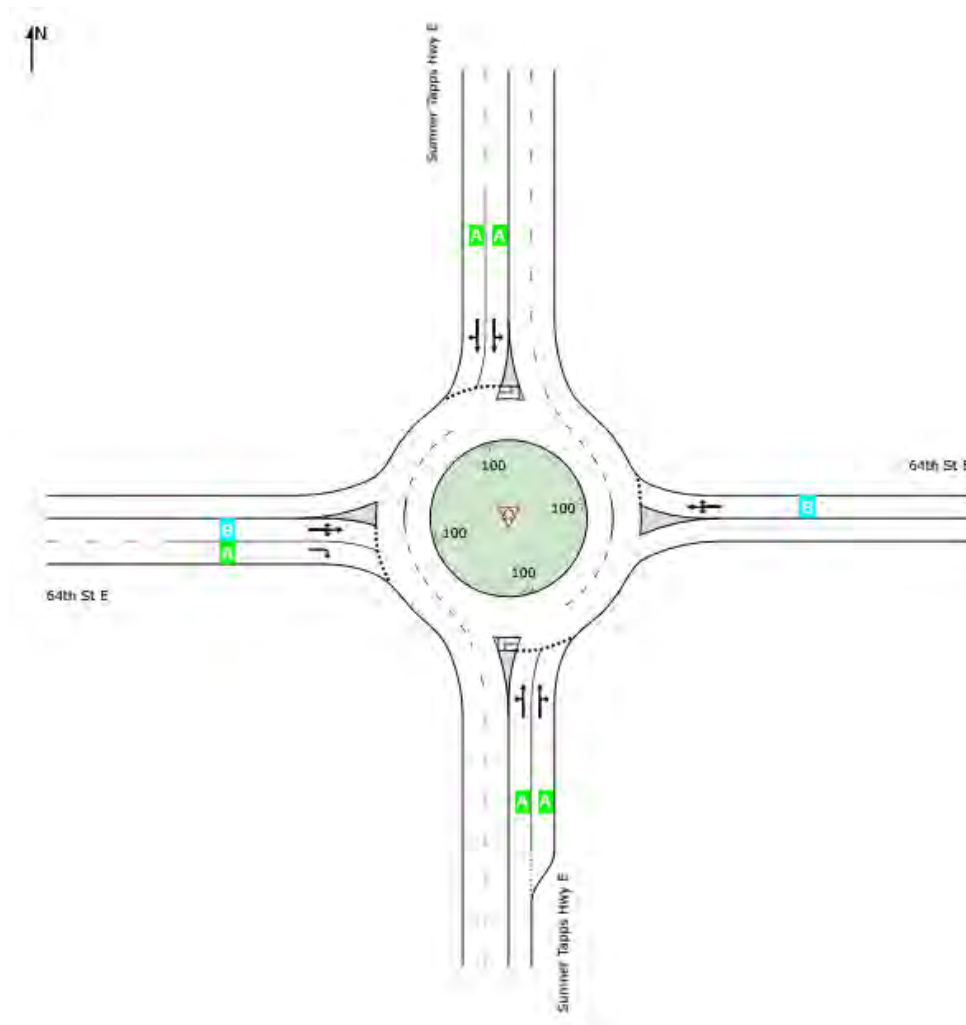
 **Site: 42 [64th St Rbt - 2035 PM - WSDOT Settings - Action Alt 3]**

No Action

Site Category: (None)

Roundabout

	Approaches				Intersection
	South	East	North	West	
LOS	A	B	A	A	A



Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.

LOS F will result if $v/c > 1$ irrespective of lane delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 6).

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

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MOVEMENT SUMMARY

 Site: 42 [64th St Rbt - 2035 PM - WSDOT Settings - Action Alt 3]

No Action
Site Category: (None)
Roundabout

Movement Performance - Vehicles												
Mov ID	Turn	Demand Total veh/h	Flows HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance ft	Prop. Queued	Effective Stop Rate	Aver. No. Cycles	Average Speed mph
South: Sumner Tapps Hwy E												
3	L2	354	2.0	0.447	8.9	LOS A	3.2	81.5	0.51	0.65	0.51	33.9
8	T1	828	2.0	0.447	3.5	LOS A	3.4	85.1	0.49	0.52	0.49	35.5
18	R2	26	2.0	0.447	3.2	LOS A	3.4	85.1	0.48	0.48	0.48	34.0
Approach		1208	2.0	0.447	5.0	LOS A	3.4	85.1	0.49	0.55	0.49	35.0
East: 64th St E												
1	L2	52	0.0	0.103	12.8	LOS B	0.4	10.4	0.64	0.84	0.64	28.6
6	T1	10	0.0	0.103	6.9	LOS A	0.4	10.4	0.64	0.84	0.64	34.2
16	R2	10	0.0	0.103	6.8	LOS A	0.4	10.4	0.64	0.84	0.64	33.3
Approach		73	0.0	0.103	11.1	LOS B	0.4	10.4	0.64	0.84	0.64	30.5
North: Sumner Tapps Hwy E												
7	L2	10	1.0	0.435	12.0	LOS B	2.9	73.1	0.64	0.60	0.64	35.8
4	T1	1010	1.0	0.435	5.9	LOS A	3.1	78.3	0.63	0.57	0.63	31.3
14	R2	26	1.0	0.435	5.9	LOS A	3.1	78.3	0.62	0.55	0.62	34.6
Approach		1047	1.0	0.435	6.0	LOS A	3.1	78.3	0.63	0.57	0.63	31.5
West: 64th St E												
5	L2	193	0.0	0.441	13.0	LOS B	2.2	56.0	0.70	0.90	0.79	34.6
2	T1	10	0.0	0.441	7.2	LOS A	2.2	56.0	0.70	0.90	0.79	34.4
12	R2	568	0.0	0.441	6.7	LOS A	2.4	60.2	0.70	0.80	0.77	30.6
Approach		771	0.0	0.441	8.3	LOS A	2.4	60.2	0.70	0.83	0.78	32.1
All Vehicles		3099	1.1	0.447	6.3	LOS A	3.4	85.1	0.59	0.64	0.61	32.9

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.

LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).

Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).

Roundabout Capacity Model: SIDRA Standard.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Intersection	
Intersection Delay, s/veh	34.6
Intersection LOS	D

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	5	130	5	5	55	260	5	5	5	555	5	45
Future Vol, veh/h	5	130	5	5	55	260	5	5	5	555	5	45
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	5	137	5	5	58	274	5	5	5	584	5	47
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	11.8	14.8	9.7	50.9
HCM LOS	B	B	A	F

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	33%	4%	2%	92%
Vol Thru, %	33%	93%	17%	1%
Vol Right, %	33%	4%	81%	7%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	15	140	320	605
LT Vol	5	5	5	555
Through Vol	5	130	55	5
RT Vol	5	5	260	45
Lane Flow Rate	16	147	337	637
Geometry Grp	1	1	1	1
Degree of Util (X)	0.028	0.262	0.524	0.968
Departure Headway (Hd)	6.475	6.399	5.596	5.47
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	556	556	640	662
Service Time	4.475	4.497	3.678	3.523
HCM Lane V/C Ratio	0.029	0.264	0.527	0.962
HCM Control Delay	9.7	11.8	14.8	50.9
HCM Lane LOS	A	B	B	F
HCM 95th-tile Q	0.1	1	3.1	14.1

CITY COUNCIL AGENDA CALENDAR**Updated February 1, 2021**

CA – CONSENT AGENDA	ES – EXECUTIVE SESSION	NB – NEW BUSINESS
UB – UNFINISHED BUSINESS	P – PRESENTATION	PH – PUBLIC HEARING PR - PROCLAMATION

FEBRUARY 16 (Tuesday) (RCM)

PH 2020 Comprehensive Plan Update
CA Shops Facility Design Consultant Supplement
CA 2021-2022 On-Call Consultant Services Contract Awards
CA WSDOT Detour Agreement
CA Academy Street Bike Lanes Consultant Supplement
NB Ordinance No. XXXX - Parking Code Text Amendments
NB Amazon Donation
NB Ordinance No. XXXX - Budget Amendment – Parks

FEBRUARY 22 (SS)

- Ordinance No. XXXX - Street Tree Code Revisions
- Ordinance No. XXXX – Sidewalks
- Amended Pandemic Response Policy

MARCH 1 (RCM)

NB Ordinance No. XXXX – Arts Commission SMC Amendment

MARCH 8 (SS)

- Sound Transit Financial Realignment Update
- 2020 Comprehensive Plan Update
- Resolution No, XXXX - Council Rules of Procedure Amendments

MARCH 15 (RCM)

UB Ordinance No. XXXXs (6) - 2020 Comprehensive Plan Update
CA Resolution No. XXXX – ILA City of Pacific Stewart Road Funding

MARCH 22 (SS)

- SBLSD Family Center
- 2020 Financial Year End Review
- Winter Quarter Main Street Visioning Project Presentation

APRIL 5 (RCM)

NB Commission Appointments
NB Ordinance No. XXXX – Fence Code Amendments

APRIL 12 (SS)

- Housing Action Plan Planning Commission Recommendation

APRIL 19 (RCM)

Pending

MISC.	MISC.	WHITE RIVER RESTORATION PROJECT
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ROW Vacation Code Amendment	Budget Amendment Building Inspector	PH - Surplus Utility Property South of 24 th Street East
LEOFF 1 Policies	Contract Approval Code Amendment	UB - Resolution No. XXXX - Surplus Utility Property South of 24 th St E
Emergency Management Code Update		PSA Golf Course Extention
Cable Franchise Agreement		
Sign Code Update		BNSF Agreement
Raffle Repeal SMC 904		CWA Agreement
CTR Ordinance Update		CA - Water Rights Cost Reimbursement Agreement
Update electronic signatures code		

February 2021

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6
6:00PM Regular Council Meeting (Virtual)	4:00 PM Public Works Committee (Virtual)		CANCELLED 6:00PM Planning Commission (Virtual)		
7	8	9	10	11	12
6:00PM Study Session (Virtual)		5:30PM Finance Committee (Virtual)	4:30PM Forestry/Parks Commission (Virtual)		
15	16	17	18	19	20
RECOGNIZED HOLIDAY CITY HALL CLOSED	6:00PM Regular Council Meeting (Virtual)	5:00PM Public Safety (Virtual) 5:30PM - CANCELLED Design Commission (Virtual)			
22	23	24	25	26	27
6:00PM Study Session (Virtual)		5:00PM CD Committee (Virtual)	5:30PM Arts Commission (Virtual)		
29	30				30

*Meeting dates and times may change. Please contact City Hall to confirm this information prior to any meeting you plan to attend. **These meetings are accessible to persons with disabilities.** For individuals who require special accommodations, please contact City Hall at (253) 299-5500, 24 hours in advance.*

Name: Michelle Converse, CMC

Title: City Clerk

City of Sumner
1104 Maple Street
Sumner, Washington 98390
Ph: (253) 299-5500 Fax: (253) 299-5509
Website: **www.sumnerwa.gov**

March 2021

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6
6:00PM Regular Council Meeting (Virtual)	4:00 PM Public Works Committee (Virtual)		6:00PM Planning Commission (Virtual)		
8	9	10	11	12	13
6:00PM Study Session (Virtual)		5:30PM Finance Committee (Virtual) 6:30PM Design Commission (Virtual)	4:30PM Forestry/Parks Commission (Virtual)		
15	16	17	18	19	20
6:00PM Regular Council Meeting (Virtual)		5:00PM Public Safety (Virtual)			
22	23	24	25	26	27
6:00PM Study Session (Virtual)		5:00PM CD Committee (Virtual)	5:30PM Arts Commission (Virtual)		
29	30	31			

*Meeting dates and times may change. Please contact City Hall to confirm this information prior to any meeting you plan to attend. **These meetings are accessible to persons with disabilities.** For individuals who require special accommodations, please contact City Hall at (253) 299-5500, 24 hours in advance.*

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