



CITY OF  
**SUMNER**  
WASHINGTON

## Amended Agenda

**CITY COUNCIL MEETING**  
**City Hall – 1104 Maple Street**  
**June 21, 2022 6:00 PM**

The city conducted this public meeting using a hybrid model. The public was welcomed to attend tonight's meeting in-person at the Sumner City Council chambers, or virtually by using the ZOOM platform. Tonight's meeting was live streamed through YouTube.

### **CALL TO ORDER**

The Sumner City Council met in regular session at 6:00pm, with Mayor Kathy Hayden presiding.

Staff present: City Administrator Jason Wilson, City Attorney Andrea Marquez, Administrative Services Director Jeff Steffens, Chief Financial Officer Kassandra Raymond, Public Works Director Mike Dahlem, Community Development Director Ryan Windish, Development Services Director Doug Beagle, City Engineer Michael Kosa, Environmental and Sustainability Specialist Robert Wright, and City Clerk Michelle Converse

Councilmember present: Councilmembers Bitetto, Brown, Cole, Hochstatter, Neuman, Reed and Stuard

THE MAYOR ASKED FOR A MOTION FROM COUNCILMEMBER NEWMAN TO AMEND THE AGENDA, SWITCHING ITEMS C & D UNDER NEW BUSINESS. SECONDED BY HOCHSTATTER.

PASSED BY VOICE VOTE.

### **CONSENT AGENDA**

MOVED BY HOCHSTATTER, SECONDED BY STUARD TO APPROVE THE CONSENT AGENDA CONSISTING OF THE FOLLOWING:

1. Approval of the checks and electronic payments in the amount of \$1,151,742.71.
2. Resolution No. 1630 - Setting Public Hearing for Houston Road Annexation
3. 24th St Utility Relocation - Construction Management Services
4. 24th Street Utility Relocation - Construction Contract Award
5. Sumner Texaco Heritage Park Remediation - Consultant Services Agreement
6. Resolution No. 1626 - Updated WSDOT Right-of-Way Procedures
7. Purchase and Sale Agreement: Partial Acquisition of 1313 Main St (Day and Night Grocery) For Main and Wood Intersection Project
8. Resolution No.1628 - Rejecting all bids for CIP 21-08: Salmon Creek Channel Realignment
9. Resolution No.1627 - Interlocal Agreement with WSDOT for Gateway Funding
10. Approval of the council meeting from the regular council meeting of June 6, 2022 and the study session of June 13, 2022.

### **PUBLIC HEARING**

Mayor Hayden opened the Public Hearing at 6:05pm and called Community Development Director Ryan Windish to speak the topic.

1. Ordinance No. 2821 - Expanding Multifamily Tax Exemption Residential Target Areas

Mr. Windish received comments from two citizens, Amanda Loewen and Jaime Kruehl both speaking against the item. (Comments are attached)

With no additional comments, Mayor Hayden closed the Public Hearing at 6:10pm.

### **REGULAR BUSINESS**

#### **1. Unfinished Business**

There was none tonight.

#### **2. Public Comment**

No Public Comment tonight.

#### **3. New Business**

##### **a. Ordinance No. 2825 - Stormwater Source Control Code Update Sumner Municipal Code 13.48**

MOVED BY STUARD SECONDED BY HOCHSTATTER TO ADOPT ORDINANCE NO. 2825, ADDING SECTIONS TO CHAPTER 13.48, SUBSTANTIALLY IN THE FORM AS APPROVED BY THE CITY ATTORNEY.

Sustainability Specialist Robert Wright addressed the council.

Discussion ensued.

PASSED BY ROLL CALL VOTE.

##### **b. Ordinance No. 2826 - Stormwater Manual Adoption Sumner Municipal Code 13.48**

MOVED BY NEUMAN, SECONDED BY HOCHSTATTER TO APPROVE ORDINANCE NO. 2826, A MOTION TO ADOPT ORDINANCE NO. 2826, REVISING SECTIONS OF CHAPTER 13.48, SUBSTANTIALLY IN THE FORM AS APPROVED BY THE CITY ATTORNEY.

Sustainability Specialist Robert Wright addressed the council.

PASSED BY ROLL CALL VOTE.

##### **c. Ordinance No. 2820 - Amending the 2021/2022 Biennial Budget**

MOVED BY REED, SECONDED BY BITETTO TO APPROVE ORDINANCE NO. 2820, AMENDING THE 2021/2022 BIENNIAL BUDGET.

Chief Financial Officer Kassandra Raymond spoke to the topic.

##### **d. Town Center: Utility & Woonerf Project - Construction Contract Award**

MOVED BY BROWN, SECONDED BY HOCHSTATTER TO AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR TO EXECUTE ALL NECESSARY CONTRACT DOCUMENTS WITH REED TRUCKING & EXCAVATING, INC., IN AN AMOUNT NOT-TO-EXCEED \$7,195,490.00 FOR THE TOWN CENTER: UTILITY & WOONERF PROJECT (CIPS 19-05 AND 20-08), SUBSTANTIALLY IN A FORM APPROVED BY THE CITY ATTORNEY.

City Engineer Michael Kosa addressed the council.

Discussion ensued.

PASSED BY VOICE VOTE.

#### **4. Reports**

##### **a. Council**

Councilmember Reed passed along his congratulations to the Sumner Middle School!

Deputy Mayor Hochstatter had no reports to night.

Councilmember Stuard is so glad that summer is here!

Councilmember Bitetto attended a dance recital at the YMCA, it was fun to see what they had learned and have been working on all year. She also attended the library fundraising committee meeting. They finally met in person and had the opportunity to walk the proposed location on Main Street. What a big impact the new building will make on that side of Main and in the whole of downtown!

Councilmember Brown had no report tonight.

Councilmember Neuman attended the Block Party sponsored by the Sumner Main Street Association. She very much enjoyed herself. It was quite crowded.

Councilmember Cole had no report tonight.

##### **b. City Administrator**

City Administrator Jason Wilson reported on the following:

#### **Upcoming Policy Issues:**

- Next Week, Special Council Meeting:
  - Town Center: Utility & Woonerf Project - Construction Management Contract Award
- Next Week's Study Session:
  - Comcast Franchise Agreement Renewal
  - 2022 Comprehensive Plan Amendments – ERBS and Gas Stations
  - Budget Calendar
  - Budget Survey
- Next Regular Council Meeting on July 5<sup>th</sup> is Cancelled

#### **Significant Development Activity:**

- The applicant for the proposed 7-11 at the corner of Valley and Main Street notified the City late last week that they have chosen to withdraw their Conditional Use Permit Application, explaining that they are no longer under contract with the owner of the underlying property. The CUP application is what vested the project to the current code and development regulations. Moving forward, any future applicant who desires to develop that site would be subject to whatever code and use restrictions are in place at the time of application.

#### **Miscellaneous**

- There is another Cruise In event this Saturday from 6-9pm.

##### **c. Mayor**

Mayor Hayden also went to the Sumner Main Street Association Block Party. It was a great crowd and all of the business were so busy!

**EXECUTIVE SESSION**

There was none tonight.

**ADJOURNMENT**

With no additional business before the council, the Mayor adjourned the meeting at 6:40pm. Councilmember concurred.

ATTEST:

DocuSigned by:  
  
9BA22DE678404D1...  
Michelle Converse, CMC  
City Clerk

DocuSigned by:  
  
3420AB72F52C4ED...  
Kathy Hayden, Mayor

**From:** [Jaime Kreul](#)

**To:** [Ryan Windish](#)

**Subject:** 60th st e

**Date:** Thursday, June 2, 2022 2:43:05 PM

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\*\*\*EXTERNAL EMAIL\*\*\* Please Ryan ,

Don't let this happen. I just bought my house where that square is. I'm a single mom. I want to raise my son in Sumner and This will only push me out. I strongly disagree with this proposal.

New Residential Target Areas- Notice of Public Hearing

Notice is hereby given that the City of Sumner City Council will hold a Public Hearing on a new residential target area pursuant to RCW 84.14.040 within the area generally known as "East Sumner" and presented in Exhibit A.

The public may provide written comments before the deadline on May 5, 2022 by 6:00 pm to

[ryanw@sumnerwa.gov](mailto:ryanw@sumnerwa.gov). The public has the right to review the contents of the official file for the

proposal, provide written comments, participate in the public hearings/meetings, and request a copy

of the final decision. Proposal Name: New Residential Target Areas

Proposal Description: Proposal to expand the City of Sumner Residential Target Areas for the

Multifamily Tax Exemption Program per SMC 3.52 within the area generally described as "East

Sumner" and shown in Exhibit A below. The new Residential Target Area would allow for a 12-year

tax exemption for affordable housing. Location/Parcel(s) #: East Sumner

Permit Application #: N/A Applicant/Rep: City of Sumner Hearing Date and Time: June 21, 2022

Hearing Location/Zoom Virtual Meeting Link: Sumner City Hall: 1104 Maple Street, Sumner, WA

Comment Period: Written comments due by June 21, 2022 at 5:00 pm, or oral comments taken during

the public hearing. Submit written comments to Community Development, 1104 Maple Street, Sumner,

WA 98390 or [ryanw@sumnerwa.gov](mailto:ryanw@sumnerwa.gov). Please call the Community Development Department at 253-

299-5524 with any questions. Other Required Approvals: City Council approval

Staff Contact: Ryan Windish 253-299-5524 or [ryanw@sumnerwa.gov](mailto:ryanw@sumnerwa.gov)

Kind Regards,

~Jamie Kreul 253-334-2310

Sent from my iPhone

**From:** [Amanda Loewen](#)  
**To:** [Ryan Windish](#)  
**Subject:** Public Comment: New Residential Target Areas  
**Date:** Tuesday, June 21, 2022 8:21:08 AM

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\*\*\*EXTERNAL EMAIL\*\*\* Hello Ryan,

My only concern with higher density housing being added to East Summer is the lack of road infrastructure improvements before hand. The exit and entry ramps onto 410 under the overpass by the zoning proposal can become extremely chaotic during peak travel hours. I do not know if there are any road improvement plans for Sumner Tapps Hwy E in that area but I would hope that if this ordinance gets approved for affordable housing that the road infrastructure is considered as part of the package for a contractor BEFORE construction instead of after.

Thank You,

Amanda Loewen

“An animal’s eyes have the power to speak a great language.” –Martin Buber