



The city is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at City Hall (Council Chambers), or virtually by using the meeting access link below.

CALL TO ORDER

The public is welcome to attend this meeting in-person at Sumner City Hall Council Chambers 1104 Maple Street, or virtually by using the meeting access link below.

Join Zoom Meeting:

<https://sumnerwa-gov.zoom.us/j/84922454873>

Meeting ID: 849 2245 4873 Or call in by phone: 1 253 215 8782 (Tacoma)

MEMBERS OF THE PUBLIC: PLEASE REMEMBER TO MUTE YOUR DEVICE

ROLL CALL

Andy Elfers, Sharon Fochtman, Mark Isaacs, Kelly Locke, Bill Moody, Vincent Stoneking, Barry Walden

APPROVAL OF MINUTES

PUBLIC COMMENT

The public may comment on topics that are not on the meeting agenda, virtually or in person. The public is strongly encouraged to submit comments via email to annsi@sumnerwa.gov no later than 5:00pm on the day prior to the meeting. Your comments will be read into the record and limited to 3 minutes.

NEW BUSINESS

1. Election of Officers for 2023
2. Accessory Parking Medium Density Residential - Code Update - PUBLIC HEARING

OLD BUSINESS

1. Accessory Parking Medium Density Residential - Code Update - ACTION (tentative)

COMMISSION COMMENTS

STAFF COMMENTS

ADJOURNMENT

SUBJECT: Election of Officers for 2023

CATEGORY: Motion

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

STAFF CONTACT: Ann Siegenthaler, Senior Planner

SUMMARY BACKGROUND:

Under the Planning Commission by-laws, the Commission is to elect a Chair and Vice-Chair every year. The officers serve for a period of one year commencing with the first meeting in January. The duties of the Chair include presiding at all meetings of the Commission and helping to ensure that meeting procedures are followed. Bylaws state the maximum allowed is 4 consecutive terms as Chair. The duties of the Vice Chair are primarily performing all the duties of the Chair during the absence of the Chair.

Andy Elfers is currently Chair and has served as Chair for two years. Sharon Fochtman is currently Vice Chair and has served in that capacity since June 2022.

Election of officers is done with a motion. Once the Chair opens the item, all Commissioners should feel free to discuss their interest in serving or continuing to serve before a motion is made. To elect each officer: 1) Make a motion to nominate _____ for Chair, second the motion, Chair calls for any discussion, then vote. 2) Make a motion to nominate _____ for Vice Chair, second the motion, Chair calls for any discussion, then vote.

COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Elect a Chair and Vice Chair.

SUBJECT: Accessory Parking Medium Density Residential - Code Update - PUBLIC HEARING

CATEGORY: Public Hearings

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. MDR Parking Ordinance Draft
2. MDR Parking - Staff Report

STAFF CONTACT: Ryan Windish, Community Development Director

SUMMARY BACKGROUND:

Proposal to update regulations in the Zoning Code (SMC 18.30) to allow up to 25% of the parking required for a Neighborhood Commercial/East Sumner Urban Village (NC/ESUV) use to locate within abutting Medium Density Residential/ESUV zoned property to accommodate retail, restaurants, and eating and drinking establishments. There is no project associated with this proposed code update at this time.

COUNCIL COMMITTEE/STUDY SESSION: Planning Commission Study Session 12/01/22

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Hold public hearing on this item.

**ORDINANCE NO. XXXX
CITY OF SUMNER, WASHINGTON**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, UPDATING ZONING CODE REGULATIONS FOR THE MEDIUM DENSITY RESIDENTIAL ZONE WITHIN THE EAST SUMNER URBAN VILLAGE AS IT RELATES TO ADJACENT ACCESSORY PARKING AND LANDSCAPING AND CHAPTER 18.30 AND AMENDING SECTION 18.30.030.

WHEREAS, the Sumner Municipal Code allows uses in the Neighborhood Commercial zone within the East Sumner Urban Village overlay that include restaurants and other retail and commercial uses that require accessory parking; and

WHEREAS, the Neighborhood Commercial/East Sumner Urban Village (NC/ESUV) zone generally has a shallow depth as measured from the street, creating limited area for development on single small parcels; and

WHEREAS, to promote services such as pedestrian oriented retail and eating and drinking establishments, adequate parking must be provided; and given the NC/ESUV zone is narrow, and often single parcels have a split zoning, it is necessary to allow a portion of the accessory parking for NC/ESUV uses to be located within the adjacent Medium Density Residential/East Sumner Urban Village (MDR/ESUV) zone; and

WHEREAS, the MDR/ESUV zone allows for accessory parking for residential uses, and that any new parking lot would be required to maintain proper landscaping and screening thereby mitigating adverse impacts associated with the is accessory commercial parking; and

WHEREAS, Pedestrian amenities and open space is required in the City Design and Development Guidelines for both commercial and residential developments and these types of spaces do not create noise, light, glare or other impacts and would be compatible within either a commercial or residential development; and

WHEREAS, the vision for the East Sumner Neighborhood Plan includes restaurants, and other types of uses and mixed use zones where residential is in close proximity, and in some cases constructed over commercial uses, the accessory parking with in the MDR/ESUV would be consistent with the ESNP; and

WHEREAS, the Planning Commission held a duly-advertised public hearing on (date XX) on the proposed amendments, followed by a study session on (date)XX; and

WHEREAS, on (date) XX the Planning Commission voted by a X-X vote to recommend adoption by the City Council of the proposed allowable use updates to the Zoning Code as set forth in this ordinance; and

WHEREAS, this proposal was forwarded to the Washington State Department of Commerce for the Expedited 15-day State review per the Growth Management Act on (date)XX; and

WHEREAS, the City Council finds the proposed amendments to be consistent with the Sumner Municipal Code criteria for Zoning Code text amendments and the Comprehensive Plan.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUMNER,
WASHINGTON DO ORDAIN AS FOLLOWS:**

Section 1. That Paragraph A, Section 18.30.030 of the Sumner Municipal Code is hereby amended to read as follows:

“18.30.030 Principal and conditional uses.

A. Residential Districts. Permitted principal, accessory, and conditional uses in the ESUV shall be the same as those specified in the underlying zoning districts for the LDR, MDR, and HDR districts, except that:

1. Apartments and multifamily residential uses are allowed as a permitted principal use in the ESUV/MDR and ESUV/HDR districts;

2. Senior housing may be allowed only through a planned residential development, pursuant to chapter 18.24 SMC; ~~and~~

3. Professional offices and services shall not be allowed in the ESUV/MDR or ESUV/HDR district as a conditional use;

4. Accessory parking for retail and eating and drinking establishments within the NC/ESUV zone may be allowed within the adjacent ESUV/MDR zone provided that the portion of the accessory parking within the ESUV/MDR zone is located no more than 100 feet from said use and is no more than 25 percent of the total required parking stalls for said use; and

5. Landscaping, pedestrian amenities and open spaces as required for a retail and eating and drinking establishments within the NC/ESUV zone may be allowed within the adjacent ESUV/MDR up to 50 percent of the total required area.”

Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or invalid for any reason, or should any portion of this Ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 3. Corrections by City Clerk or Code Reviser. Upon approval of the city attorney, the city clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; ordinance, section, or subsection numbering; or references to other local, state, or federal laws, codes, rules, or regulations.

Section 4. Effective Date. This ordinance shall become effective five (5) days after its passage, approval and 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 _____ day of _____, 2023.

Mayor Kathy Hayden

Attest:

Approved as to form:

City Clerk Michelle Converse

City Attorney Andrea Marquez

First Reading:

Date Adopted:

Date of Publication:

Effective Date:



STAFF REPORT

DATE: December 1, 2022
TO: PLANNING COMMISSION
FROM: Ryan Windish, Community Development Director
RE: **Zoning Code Text Amendment – Accessory Parking and Landscaping in Medium Density Residential/East Sumner Urban Village (MDR/ESUV) Zone**

I. BACKGROUND / WHY THE AMENDMENTS ARE BEING PROPOSED

In August 2022, the City received a request from a property owner in the East Sumner Neighborhood to convert an existing house to a restaurant. The East Sumner Neighborhood Plan envisions this area having restaurants and other services within walking distance of a rapidly growing residential area. There are around 550 apartments planned in this area over the next 5 years and a restaurant use would be a welcome addition. The property contains a split zoning with Neighborhood Commercial/East Sumner Urban Village (NC/ESUV) fronting the street and the rear one third of the property is zoned Medium Density Residential/East Sumner Urban Village (MDR/ESUV). The restaurant site plan would need to have a portion of the parking lot located in the MDR/ESUV zone, which is a prohibited use at this time. There are also other lots in a similar situation with NC/ESUV on the front and MDR/ESUV in the back. To facilitate these sites developing, the Zoning Code should be amended to allow for an exception in the MDR/ESUV zone for accessory parking from adjacent NC/ESUV uses.

II. DESCRIPTION OF PROPOSAL

The Zoning Code Text Amendment includes the following:

- A. **Accessory Parking Exception.** This amendment would create an exception for accessory parking for adjacent NC/ESUV zone to be accommodated in the MDR/ESUV zone within the East Sumner Neighborhood. The parking area allowed in MDR/ESUV zone would be limited to no more than 25% of the total number of parking spaces for the land use and it would be no more than 100 feet from the NC/ESUV use. The intent is that this would be a limited exception for certain properties and not have an impact throughout much of the City. There are less than 10 properties within the City that would qualify for this exception.
- B. **Landscaping and Pedestrian Amenities.** This amendment would create an exception for up to 50% of the area of required landscaping and pedestrian amenities for NC/ESUV to be located on adjacent MDR/ESUV zoned property.

III. STAFF RECOMMENDATION

Staff recommends the Planning Commission discuss and provide staff with comments and feedback.

IV. NEXT STEPS

A public hearing will be held January 5, 2023.

V. EXHIBITS

- A. Draft ordinance for adopting changes