



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.

MEETING LOG-IN INFORMATION

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

CALL TO ORDER

ROLL CALL

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

APPROVAL OF MINUTES

1. Approval of Minutes from February 2, 2023
2. Approval of Minutes from March 2, 2023

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 anssi@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.

UNFINISHED BUSINESS

NEW BUSINESS

1. 2024 Comprehensive Plan Update – Review of Elements 1-5

COMMISSION COMMENTS

STAFF COMMENTS

ADJOURNMENT



**SUMNER PLANNING COMMISSION
Regular Meeting**

**Thursday, DATE: February 2, 2023
6:00 p.m.
Sumner City Hall
1104 Maple Street**

CALL TO ORDER

The hybrid meeting was called to order at **6:05** pm Chair Elfers

ROLL CALL

Commissioners Present (in-person): Chair Elfers, Vice-Chair Locke, Isaacs
Commissioners Present (virtually): Fochtman, Walden, Stoneking,
Excused Absences: Moody

APPROVAL OF MINUTES

Commissioner Elfers motioned to amend the December 1, 2022, minutes on the last page to read “Temporary Chair Walden ended the meeting, not Chair Elfers;” seconded by Commissioner Locke. All were in favor. Commissioner Locke motioned to approve the amended meeting minutes from December 1, 2023 and the January 5, 2023 meeting minutes, seconded by Stoneking.

All were in favor.

PUBLIC COMMENT

None before the Commission

NEW BUSINESS

1. Small Subdivisions and Pipestem Lots Code Update- PUBLIC HEARING

Chair Elfers opened the public hearing at 6:09 pm

Ann Siegenthaler, staff, presented to the Commissioners the code updates for the proposed increase of the number of lots allowed for short subdivisions and the proposed updates to the current pipestem lot code. Matt Covert from LDC was present to assist with questions regarding these proposed code updates.

Staff reminded the commissioners a previous study session was held back on December 1, 2022, where there were 4 Commissioners present, and 3 Commissioners who weren’t able to participate in the discussion. Staff clarified that after the public hearing the Commissioners would have an opportunity for more discussion.

Staff explained the current code requires more than 4 lots to go through the full subdivision process, while the State allows up to 9 lots to go through a short subdivision. The City's housing action plan recommends raising these thresholds, going up from 4 lots to 9 lots. The other item to be addressed in this code update are pipestem lots. Staff explained that the current code only allows one pipe stem lot behind the street fronting house. This was another housing action plan recommendation, to allow more options for pipestem lot subdivisions with the goal of increasing infill development.

Staff further explained that the proposal to raise the short subdivisions threshold from 4 lots to 9 lots would be consistent with the State requirements, allowing for a streamlined process and be less costly than a full subdivision. Pipestem lot thresholds would be increased from 1 lot to 4 lots behind the main house. This proposal would not increase the density, lots would still have to comply with the same underlying zoning density and meet the minimum lot sizes for that zone.

The proposed access standards for short subdivisions include an allowance for fewer lots to share a minimum 15-foot-wide driveway and require 5 or more lots to meet proposed private drive aisle standards with minimum widths of 20-25 feet, and still requiring public streets where city code requires. This code update will include providing for public notice for short subdivisions that include 5-9 lots, but not require a hearing.

Staff opened the discussion to questions from the Commissioners.

With no public in attendance, Chair Elfers closed the public hearing @ 6:33pm.

Discussion ensued.

2. Small Subdivisions and Pipestem Lots Code Update- DISCUSSION/ACTION

Commissioners continued to engage in discussion over the proposed code updates. Several questions were asked about the pipestem lot standards, the current housing stock and available lots left for pipestem lot subdivision development and the cause and drive for more residential infill development. Commissioners wanted to understand the public notice requirements and the potential for public hearing. There were some concerns about visitor parking for pipestem lots and further discussion on driveway standards.

Staff provided answers to several questions and prepared a list of items to bring back for clarifications to the next Planning Commission meeting.

Discussion ensued.

Commissioner Stoneking made a motion to move forward with the proposed plan to raise short subdivision thresholds from 4 to 9 lots as presented, seconded by Commissioner Locke.

Staff inquired on any recommendations for modifications to the proposal.

Commissioners asked additional clarifying questions on the motion, and how it differs from the code changes for the pipestem lot development. They shared several concerns about lot potential for subdivisions and additional questions on the driveway access requirements.

Discussion ensued.

Roll was called for the motion on the floor.

All were in favor.

OLD BUSINESS

None before the Commission

COMMISSION COMMENTS

Commissioners are interested in getting a better sense of available parcels around town to assess the opportunity for pipestem lots. Concerns were briefly shared about the street parking around the High School.

STAFF COMMENTS

Senior Planner Ann Siegenthaler shared that the next meeting will be held on March 2nd and the Planning Commission will continue the discussion/action item on the pipestem lot subdivision code updates as well as review the Comprehensive Plan Amendment docket items that will be on the agenda for the upcoming year.

Community Development Director, Ryan Windish shared that the city has been working with the Downtown businesses impacted by the fire on Main Street in October 2022. Next Monday, East Pierce Fire & Rescue plans to present a training and information about fire prevention at City Hall.

Staff also extended an invitation to the Commissioners to attend the upcoming Santa Parade on Saturday.

ADJOURNMENT

Commissioner Elfers motioned to adjourn the meeting, Commissioner Locke seconded. With no further business in front of the Commission, Chair Elfers ended the meeting. **MEETING ADJOURNED AT 8:06 pm.**

Minutes Submitted by: Chrissanda Walker



**SUMNER PLANNING COMMISSION
Regular Meeting**

**Thursday, DATE: March 2, 2023
6:00 p.m.
Sumner City Hall
1104 Maple Street**

CALL TO ORDER

The hybrid meeting was called to order at **6:04** pm by Vice-Chair Locke

ROLL CALL

Commissioners Present (in-person): Vice-Chair Locke, Fochtman, Walden, Isaacs, Moody
Commissioners Present (virtually): Chair Elfers (left meeting at 7:40pm), Stoneking
Excused Absences: none

APPROVAL OF MINUTES

None before the Commission

PUBLIC COMMENT

None before the Commission

UNFINISHED BUSINESS

1. Small Subdivisions and Pipestem Lots Code Update- Discussion/Action

Senior Planner, Ann Siegenthaler, provided an overview of the previous discussion with the Planning Commission last month. There was a unanimous vote to recommend approving the proposal for the subdivision thresholds increase from 4 to 9 lots. From the previous meeting, the additional questions and concerns raised by the Commissioners were taken into advisement and Staff presented some clarifying code changes to the Pipestem lot subdivision code update.

Staff explained the code update regarding a maximum lot size for single family residential development within the multi-family residential zones. To preserve those medium and high-density residential zones for multi-family development, staff proposed to include a maximum lot size of 6,000 square feet imposed on development of single-family dwellings within MDR or HDR zones.

Community Development Director, Ryan Windish demonstrated the various zoning in the City with a presentation of the zoning map. Commissioner's asked questions about the height restrictions for SFR development located within multi-family zones. Staff clarified that the maximum height would be consistent with MDR zones maximum of 35 feet.

Further discussion on allowable heights for multi-family lots and discussion on single family design standards ensued.

Commissioner Locke motioned to approve the proposed maximum 6,000 square foot lot size for SFR development proposed in medium and high density, seconded by Stoneking.

All were in favor.

Staff continued the presentation to the Commission on the changes staff made to the proposed code update on the pipestem lot subdivision to address concerns. Planning Consultant Matt Covert from LDC, provided an overview of those modifications and further clarification on development standards of pipestem lots. The current code allows for only one pipestem lot to be developed behind a parent lot, and the proposed code changes include an allowance of up to 4 lots behind a parent lot subject to the development standards in the zone and meeting the established pipestem lot setbacks of 15 feet minimum and allow 2 side yards to be a minimum of 5 feet. Updated from the previous proposal, the new code change requires that pipestem lots that do not have any street frontage will need to provide one additional on-site parking space, in addition to the two already required in the zone. The changes proposed to address shared driveway access include requiring all pipestem lots to have a driveway at least 18 feet in length from the edge of access, allowing up to 2 pipestem lots to share a driveway that is a minimum of 15 feet wide. For 3 or 4 lots however, Staff proposed to require private drive aisles, with a minimum of 20 feet of paved surface and provide for 5 feet width for a pedestrian facility. Matt Covert analyzed data to provide additional details on the number of underdeveloped lots in the City limits that may have potential for pipestem subdivisions. There was an estimated total of 446 potential regular lots; of that, it would be unlikely to see more than 50-60 pipestem lots created from those.

Several Commissioners asked questions regarding building types, the pipestem setback requirements and a brief discussion on easements along shared driveways ensued.

Discussion on housing capacity and affordability ensued.

Commissioner Locke made a motion to approve the proposed changes as presented for the small subdivision and pipestem code update, seconded by Walden.

Motion passes with a vote; 4 Yes and 3 No

NEW BUSINESS

1. 2024 Sumner Comprehensive Plan Update- Docket Approval- *ACTION*

Senior Planner Ann Siegenthaler presented the docket items for the 2024 Comp Plan Update. This update occurs every 10 years, and the Planning Commission is to approve the items on the docket list to be updated during this cycle.

Docket items include many State required updates to Comprehensive Plan Elements, which affects almost all chapters of the comp plan. For example, new policies must address healthy communities and racially disparate impacts, displacement and exclusion under the Land use element. There will be new policies under Historic and Cultural Resources, Environmental and Climate Change, and new Housing policies to address housing supply for all income levels. Under the transportation element, there will be new policies to align with population, housing and employment targets, update the level of service standards for streets and update traffic impact fees. The docket items also include development regulations updates to the critical areas ordinance, lot development standards to accommodate more housing, development standards related to energy efficiency, changes to traffic impact and system development charges on new development, and other development regulations to comply with State GMA requirements.

Commissioners asked some questions about these elements, policy, tribal rights and tribal owned lands.

Brief discussion ensued.

Commissioner Fochtman made a motion to approve the docket list for the 2024 Comprehensive Plan Amendment, Commissioner Locke seconded.

All were in favor.

2. 2024 Comp Plan Update- Approval of the Public Participation Plan – ACTION

Staff continued the presentation informing the Commission that the State requires jurisdictions to invite the public to participate through a Public Participation Plan. It's a 2-part plan, the first part consists of the City's typical outreach for Comp plans and zoning updates, and the second part is new efforts to improve public outreach to underserved groups. The current types of public communication the City has used includes the webpage through Sumner Connects, City e-news, social media, printed Community Connection newsletters sent quarterly, Fall and Spring open houses held in the council chambers, and through Council and Commission meetings and hearing notices. The proposed outreach effort to underserved groups consists of targeted flyers to key agencies that serve these groups such as schools, the library, food bank, senior center, local churches, YMCA and special transit providers.

Commissioner Moody made a motion to approve the public participation plan for the 2024 Comprehensive Plan amendment, seconded by Isaacs.

All were in favor.

COMMISSION COMMENTS

Commissioner Fochtman shared that she and likely Chair Elfers may not be able to attend the upcoming meeting on April 6, 2023. Commission determined they would have a quorum.

STAFF COMMENTS

Staff commended the Commission for their efforts on the latest subdivision code updates and the discussion on pipestem lot standards.

ADJOURNMENT

Commissioner Locke motioned to adjourn the meeting, Stoneking seconded. With no further business in front of the Commission, Vice-Chair Locke ended the meeting. **MEETING ADJOURNED AT 7:52 pm.**

Minutes Submitted by: Chrissanda Walker

DRAFT

SUBJECT: 2024 Comprehensive Plan Update – Review of Elements 1-5**CATEGORY:** Information Only

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Staff Memo Elements 1-5 033023
2. 1-Values Statement Draft 033023
3. 2-Vision Statement Draft 033023
4. 3-Plan Monitoring & Amendment Draft 033023
5. 4-Governance & Permitting Draft 033023
6. 5-Community Character Draft 033023

STAFF CONTACT: Ann Siegenthaler, Senior Planner

SUMMARY BACKGROUND:**Planning Commission review process**

In March 2023, the Planning Commission approved the docket/list of amendments to be considered during the 2024 Comprehensive Plan (Comp Plan) update. Next, it is the Commission's role to review the proposed amendments and make recommendations to the City Council. This April 2023 meeting begins the Commission's review, starting with the first several "elements" (chapters) of the Comp Plan.

What's proposed

The first five chapters of the Comp Plan are being presented to the Commission for consideration and comment. The policies in these chapters are from the adopted 2020 Comp Plan; however, most have not been updated since 2015. For the 2024 review, most of the policies have been carried forward unchanged or with minor updates as a "clean up" of outdated terms and text. However, some of the updated 2024 policies consist of substantive revisions or entirely new policies, as needed to reflect new State and County requirements. Where substantive or new wording is proposed, it is shown in a contrasting color so that reviewers can quickly see what is new. (Note that many policies have been re-numbered or relocated to different sections without changing the policy itself.)

Below is a list of the chapters to be reviewed in April. For these chapters, no changes in development regulations appear to be needed.

1. Values Statement

This is a brief statement of community values that provide a framework for the Sumner Comprehensive Plan. These values are grouped by topic in people, environment, security, community, economy, good government, foresight, stewardship and education. The wording was developed many years ago, and only a few minor changes are proposed.

2. Vision Statement

This articulates how the community views itself in the future in 2050 and what it aspires to be. There are numerous updates for review. Most of these updates are related to neighborhood character and inclusive terms (e.g. support more diversity).

3. Plan Monitoring and Amendment

This chapter provides a framework for monitoring and amending the Comprehensive Plan to meet State requirements. New wording clarifies when the Urban Growth Area boundary might warrant adjustment.

4. Governance and Permitting

This consists of policies primarily related to the role of City government in the community. Updates include additional language related to tribal participation, and diversity, equity and inclusion.

5. Community Character

This element of the Comp Plan contains policies that promote quality design, the historic downtown and Town Center, employment and business, walkable neighborhoods, and protecting cultural and environmental resources. A number of updates are proposed,

mainly to align old 2015 policies with new policy/design documents and current development patterns (e.g. better integrate new Town Center policies with downtown policies).

COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Review the proposed policies and provide comments or recommend changes to staff.

MEMO

DATE: March 28, 2023
TO: Planning Commission
FROM: Ann Siegenthaler, Senior Planner
RE: **2024 Comprehensive Plan – Elements 1-5**

BACKGROUND

In March 2023, the Planning Commission approved the docket/list of amendments to be considered during the 2024 Comprehensive Plan (Comp Plan) update. Next, it is the Commission's role to review the proposed amendments and make recommendations to the City Council. This April 2023 meeting begins the Commission's review, starting with the first several "elements" (chapters) of the Comp Plan.

What's proposed

The first five chapters of the Comp Plan are being presented to the Commission for consideration and comment. The policies in these chapters are from the adopted 2020 Comp Plan; however, most have not been updated since 2015. For the 2024 review, most of the policies have been carried forward unchanged or with minor updates as a "clean up" of outdated terms and text. However, some of the updated 2024 policies consist of substantive revisions or entirely new policies, as needed to reflect new State and County requirements. Where substantive or new wording is proposed, it is shown in a contrasting color so that reviewers can quickly see what is new. (Note that many policies have been re-numbered or relocated to different sections without changing the policy itself.)

Below is a list of the chapters to be reviewed in April, summarizing the main policy/wording updates. For these chapters, no changes in development regulations appear to be needed.

1. Values Statement

This is a brief statement of community values that provide a framework for the Sumner Comprehensive Plan. These values are grouped by topic in people, environment, security, community, economy, good government, foresight, stewardship and education. The wording was developed many years ago, there are only a few minor changes related to:

- Being a more inclusive community
- More awareness of environmental impacts and climate change
- Government's role/accountability
- Support for family and human services.

2. Vision Statement

This articulates how the community views itself in the future in 2050 and what it aspires to be. There are numerous updates for review, under various subsections, summarized below.

- References to "agricultural heritage" are mostly removed from being a focus in 2050, since the community is shifting away from that being Sumner's primary identity. Instead, Sumner will more likely be known in 30 years for its small-town charm and walkable neighborhoods.
- Community Layout: Wording added to emphasize walkable streets, and the importance of the transit station and transit connections to neighborhoods.

- Residential Character: Language updated to reflect more diversity in neighborhoods instead of a homeowner-centric focus. Updates related to connections to parks and services, and to reflect a desire for a small-scale single-family pattern in the downtown while recognizing higher density in Town Center and East Sumner.
- Growth: Minor changes; wording expresses a desire to maintain community character while allowing growth and avoiding sprawl.
- Environment: Minor changes; wording emphasizes preservation of community natural resources.
- Parks and Open Space: Wording added related to being inclusive and encouraging community partnerships.
- History/Culture: Wording added to reflect more diversity in arts/events, and connection to Mt. Rainier.
- Economic Development: Wording added about encouraging innovative/incubator businesses and minority/women-owned businesses.
- Governance: Wording added about City government role and mission statement.

3. Plan Monitoring and Amendment

This chapter provides a framework for monitoring and amending the Comprehensive Plan to meet State requirements. New wording clarifies when the Urban Growth Area boundary might warrant adjustment.

4. Governance and Permitting

This consists of policies primarily related to the role of City government in the community. Updates include additional language related to diversity, equity and inclusion; language about City facilities setting the example in how they are built/operated; a new policy about considering impacts of decisions on underserved populations; clarifying how the City should communicate with the public in up to date and accessible ways; and a new policy about providing for Tribal input into land use decisions.

5. Community Character

This element of the Comp Plan contains policies that promote quality design, the historic downtown and Town Center, employment and business, walkable neighborhoods, and protecting cultural and environmental resources. A number of updates are proposed, mainly to align old 2015 policies with new policy/design documents and current development patterns. Updates include:

- Terms updated to be broader in description of residential areas, such as using “small-scale residential” instead of “single family” to capture the character of neighborhoods.
- Urban Villages existing policies updated with more specifics.
- Definition of Neighborhoods: Updated wording clarifies that Sumner doesn’t define or recognize distinct neighborhoods by name or geography (although some large cities do this).
- Neighborhood Centers: New policy clarifies identifiable neighborhood centers of activity that are within walking distance of a majority of residences. Within these walkable areas, services and transit are encouraged.
- Language added related to equity in distribution of neighborhood amenities.
- Town Center and downtown policies: Original policies had a confusing mix of “Town Center” versus “downtown.” Updated to clarify historic “downtown” is within Town Center.
- Historic downtown is proposed be clarified as generally the area one block north and south of Main Street, within the TCP Historic District and Station District boundaries.
- Policy added to implement the 2021 Main Street Visioning Plan for the downtown core area.
- Wording clarifies that community events and city resources should be centered on promoting the historic downtown area.
- Policy added to support current regulations that allow flexibility in parking requirements for desirable businesses in the Town Center.
- Gateways: Existing policy promoting city gateways is updated to include more specifics from the Urban Design Concept Plan.

- Strengthened policies about Main Street to encourage streetscape amenities and implementation of the East Main Street Design Strategy.
- Added policy related to maintaining Tree City USA status.
- Strengthened policy related to Heritage Park as a key open space.
- Wording added supporting pedestrian and transit connections throughout the city.
- New policy to strengthen support for screening and good design in the Manufacturing/Industrial Center.

STAFF RECOMMENDATION:

Review the proposed policies and provide comments or recommend changes to staff.

VALUES

NOTE FOR REVIEWERS: NEW/SUBSTANTIVE WORDING CHANGES ARE IN A DIFFERENT COLOR & UNDERLINED/STRIKEOUT.

The Sumner Values Statement is the result of the community ~~creating its Vision Statement~~ developing its vision of who and what it aspires to be in the future, and from public participation during the various Comprehensive Plan updates over the years, which have elicited several main community values. These community values provide a framework for the Sumner Comprehensive Plan. These values are people, environment, security, community, economy, good government, foresight, stewardship and education.

People

Sumner is made up of many diverse and valuable people with various backgrounds and differences in abilities, ages, race, ethnicity, gender, sexual orientation and religion. We value the shared commonalities and the differences. All people are recognized as vital to the future of the City and to the quality of life we strive to achieve. Residents, property owners, business owners and operators, industry, people who work here, people who play and shop here, children, seniors; all are vital to our collective future.

Environment

The people of Sumner respect the environment in which we live and strive to reduce the impacts our activities have on the environment. We strive to protect the environment and replenish what we must take from it. We recognize the biologically rich and diverse area adjacent to the White and Puyallup Rivers as a unique and special place and strive to protect and restore these areas to maintain and increase biodiversity. We recognize the benefits and importance of a healthy and functioning natural environment to the continued prosperity and quality of life in the city, the region, and the world. We examine our daily activities to determine how we can do things differently to reduce our impact on the planet, climate change and use of the earth's resources. We look at the long-term effects of our activities, and we strive to mitigate those effects. We are proactive and innovative about taking steps to improve the environment. We use our resources whenever possible to educate our children and our adults about the environment.

Security

Our security not only comes from our continuing investment in the public safety services available through the City government, but it comes from ourselves. Through education, our children know the importance of avoiding drugs, alcohol, and dangers of the internet-gangs. Our schools, parks, families and community offer constructive alternatives for young and old alike. The community's commitment to treating each other with kindness and respect helps keep us safe; our neighbors are our greatest source of security and a source of help when we need it. We keep our eyes and ears open, and we design places where we can be secure. Our security includes preparation for all types of emergencies. We will be ready when they happen.

Community

Our sense of community is our greatest strength. Our understanding and respect for each other, our commonalities, and our diversity make our community stronger and better able to handle the tough challenges we face. Our sense of community brings together the places we work, live, play, learn, worship and govern to create the true "City of Sumner."

Economy

The people of Sumner support a strong and diverse economy and the retention and recruitment of new

businesses. As such, a variety of industrial, business and employment opportunities are supported within the city. Large employers are encouraged, and the services they require are provided. Similarly, small business is fostered and opportunities for entrepreneurship and innovation are created. A strong economy provides opportunity for our residents, tax base to support our services, employment for the region, security for our people and balance to our community. Our economy respects our values and does not overwhelm us.

Government

We value the role of good government in our society. We understand and appreciate its responsibilities and work with its limitations. Our government is responsive to the people, ethical and fair in its conduct, and fiscally responsible. We participate in solving regional problems and planning. Communication between government and the people exists in all forums. Government is 'by the people', invites the people to actively participate, and seeks innovation to solve complex problems. The people take the time to participate responsibly and address issues. City resources support participation and encourage citizen boards and commissions, public notice and information, and volunteerism.

Foresight

The City plans ahead for its future. Through comprehensive planning, utility and infrastructure planning, coordination with neighboring jurisdictions, and capital facilities programs, the City is able to ensure it has the resources for future needs. The City uses this foresight to maintain its vision of the future. We communicate regularly and determine if we are achieving the vision we desire.

Stewardship

The ~~settlers of the~~ Sumner valley ~~left us is filled~~ with many beautiful and valuable resources. The rivers, streams, open spaces, historic buildings, parks, hillsides, watersheds, and downtown are all vital to the physical and mental well-being of our community. We use our skills, resources, and determination to preserve these as best we can as stewards for the future.

Education and Human Services

Our public school system ~~is at the center of our community. It~~ is a source of pride and provides community identity, education to our young people, and a variety of resources for our residents. ~~We strive for our own broad educational system open to everyone. Our residents have access to a range of family and human services, particularly those services that support vulnerable youth and seniors.~~

VISION

NOTE FOR REVIEWERS: NEW/SUBSTANTIVE WORDING CHANGES ARE IN A DIFFERENT COLOR & UNDERLINED/STRIKEOUT.

~~"The City of Sumner will set the standard of excellence for a progressive small city."~~ MOVED TO PARAGRAPH BELOW

SUMNER: THE OVERALL VISION

Today and into the future, Sumner is bound together by its community pride, respect for neighbors, ~~agricultural and~~ small town heritage, support for small businesses as well as industry, and concern for ~~the environment~~protecting our community's natural resources. We recognize that there are community needs, such as the improvement of the Downtown business area, repair of streets and sidewalks and management of traffic, along with maintaining adequate public services and parks, and family and human services for our residents. In the coming decades the community works together to maintain a high quality of life and to address community needs.

In 2050 Sumner shows strongly its unique "small town" characteristics and appeal, even in the face of a changing world. In embracing our heritage while also looking forward, we set the standard of excellence for a progressive small city. Through ongoing cooperation and communication between residents, business, industry, schools, and local government, an environment exists which reflects the community's pride in itself. This environment reflects our ~~our agricultural small town~~ heritage, our desire for open space, our support for quality education and human services, our commitment to responsible governance, and our readiness for the future.

COMMUNITY LAYOUT

In 2050, the community is committed to planning for sustainability through our physical layout, the character of our residential districts, our growth patterns, the maintenance of our parks and recreation investments, and our continued economic development.

In 2050, the streets of Sumner are primarily a gridded layout of surfaced streets with curbs, gutters, and sidewalks, and accessibility features. The City promotes a complete street grid and walkable neighborhoods, that include alternative connections between residential and commercial areas such as alleys and pedestrian access corridors.~~through development incentives, and the most garages are entered from them, making the sidewalks straight, flat and in good repair. The yards are well kept, many with various trees. Scenic views are maintained where possible. As a result of the Clean Air Act, many properties have a crystal clear view of Mt. Rainier.~~

The community recognizes the central role that the downtown transit station plays in providing alternate modes of transportation for Sumner residents and workers and for the region. Neighborhoods are connected to the transit station and each other through an efficient transit network. In 2050, streets are maintained, clean and have been improved to accommodate growth demands so that residents have adequate sidewalks and reduced congestion. Major streets in town are designed for vehicles, pedestrians, bicycles and transit.

~~It is easy to see that the owners of the homes and business buildings as well, Homeowners, residents and business owners take care of their properties, showing~~ great pride in their surroundings as well as pride in the community as a whole. Buildings and property are maintained and in good repair, designed to encourage walking and community interaction ~~and exemplifies our small town character and~~ which promotes mental and physical wellbeing.

~~Pride in the community goes beyond the homes in the residential section, beyond the commercial section, beyond the industrial section, in fact much of the source of pride is in the ground where, due to the foresight of the City Council, administrators, and leading citizens, Sumner has developed and maintained~~Sumner maintains its investments in an adequate water system, tertiary sewage treatment

facility, and adequate storm water system. Utilities are provided to all neighborhoods and businesses and support everyday resident needs and economic growth ~~have been and are encouraged to place as many of their systems as is practical underground.~~

~~Sumner remains "quiet" with a small town atmosphere, by building an extension of 24th Street to East Valley Highway and to the north, working with WSDOT to complete improvements to the interchanges on SR410, and reducing by taking appropriate steps to improve the street system and to reduce commuter traffic through town. Sumner is unique in that most of the traffic on the streets is local and very few of the cars or trucks pass through.~~ Traffic calming and other measures have been taken to reduce speeds, making streets safer for pedestrians and bicyclists.

Where appropriate, Sumner has maintained the separation of incompatible uses by using and strengthening the Comprehensive Land Use Plan and Zoning Code. Where compatible, there are areas of "mixed-use," predominately around the train/transit station and in the Town Center, where a mix of housing and businesses creates a vibrant and diverse living environment. Sumner has found a balance between parking for transit riders to gain access to a regional transit system and maintaining the City's small town atmosphere and character.

Through adequate planning for both jobs and housing, we strive to have a larger portion of the nearby workforce living in the City and using alternate modes of transportation. There are numerous options for commuters to use rail, buses, bicycles, and other choices to travel back and forth from work and shopping. Sumner neighborhoods are linked by a network of sidewalks, trails, bicycle routes and a small-scale inter-city transit system.

New parks, recreational areas, greenbelts, and buffers have been added to the landscape of the City ~~to define the various districts as well as~~ provide open space and recreational opportunities within walking distance of all neighborhoods.

RESIDENTIAL CHARACTER

In 2050, ~~Sumner's housing is predominately owner-occupied, and the community enjoys more residents are able to enjoy the benefits of home-ownership, and others are able to find high quality, well-maintained residences close to services. Primarily, The majority of~~ residential areas consist of single-family and owner-occupied multifamily housing. A diversity of housing styles, sizes and types is found, creating ~~to the community's character and creates~~ housing opportunities for all of life's stages and various incomes. Many homes include porches and yards where families and neighbors interact, adding to the community character and neighborhood connections. ~~Where renter-occupied multifamily is found, the developments are Multi-family housing that is leased is well-designed with attractive features, and well managed and maintained through voluntary programs and partnerships and proper and timely enforcement of nuisance codes. Such developments provide safe connections to schools and services, attractive amenities, and provide outdoor green spaces and recreation spaces for residents.~~

In 2050, Sumner continues to be a place where we and our children can afford to live and work, and where older residents can continue to age in place. ~~The improvements envisioned in this statement shall not be allowed to create an upscale community that is beyond the financial resources of our people.¹~~ To that end, we are willing to see lot sizes decrease and to allow other housing types if that becomes necessary, in appropriate ways and areas, to make lots, houses, and accompanying utilities affordable to our growing population. City codes and plans support a diversity of lot sizes and variety of housing types to meet the varied needs and lifestyles found in Sumner.

A higher density of ~~housing that is typically owner-occupied and small-lot single family homes in a more traditional neighborhood pattern is concentrated in the downtown area, where it~~ reflects the

¹City monthly operating expenses, and, therefore, individual taxes shall not increase to the point that living in Sumner is beyond the financial resources of our people. However, because there is not always a direct relationship between cost and quality, we realize that if the market determines that homes and other real estate is worth more in Sumner than other areas, we cannot control this factor. But we can control our homeowners' costs for City government expenses.

overall small town character of Sumner, ~~is concentrated in the downtown~~ and where it is within easy walking distance of downtown services and the train station. In the Town Center area and East Sumner area, higher density multifamily is allowed, providing alternative housing options for a range of incomes and lifestyles. These neighborhoods include a mix of commercial uses that provide nearby services to residents and promote community interaction.

GROWTH

Sumner is the envy of many of our neighboring cities in the year 2050, is an outstanding model of many years of good planning and a common sense approach to applying zoning and environmental codes, where community character has been maintained while allowing for growth. By listening to the people of the community, then passing and enforcing laws they desired, and providing incentives, Sumner has been able to encourage and promote the development of ~~"vacant areas" in the downtown where public utilities and services were available~~ vacant and underutilized areas before allowing growth to stretch out and create sprawl. Infill is the rule, as far as practical, within the limits of our growth area.

ENVIRONMENT

Sumner has preserved its system of natural resources through innovative, sustainable and environmentally responsible practices. Infill, clustering, and other types of techniques help protect valuable natural resources and focus density away from valuable resource areas such as farmland, mineral resource lands, rivers, streams, wetlands, groundwater, forested hillsides, while allowing site-sensitive, sustainable development. As appropriate to a site's constraints, lower density development is supported in environmentally sensitive areas. However, Sumner continues to recognize the long-term needs of the City may necessitate further growth to the south. While agriculture is no longer one of the mainstays of the area, Sumner is committed to the "right-to-farm" in certain areas where some agriculture is allowed to still exist.

Along with the desire to protect valuable resources and sensitive areas, City plans and ordinances ensure protection of property rights. Fair compensation practices are in place to compensate owners if property rights are taken for public use. Innovative programs are utilized such as transfer of development rights programs, and onsite clustering of development density.

PARKS, RECREATION AND OPEN SPACE

In 2050, Sumner's park system is a unified system of a variety of parks and recreation opportunities, such as a major sports complex, community parks, and neighborhood parks situated in the various areas of the City. Each residential neighborhood has access to a neighborhood park which becomes a focal point for interaction. Residents and workers alike enjoy active and inclusive recreational facilities and programs such as baseball, soccer, tennis, or others. Picnic areas, grandstands and other amenities allow opportunities for concerts and community gatherings. Community partnerships, such as with the City, YMCA and school district, provide a cost-effective, collaborative approach to filling out the range of recreation facilities. Sumner's recreational facilities are linked by a safe network of sidewalks and trails along the Puyallup and White Rivers and connecting other areas throughout town.

The trail system provides recreational pleasure for ~~non-motorized cyclists, walkers, and joggers-~~ all ages and abilities as well as aesthetic enjoyment of our natural resources and provides options for exercise and healthy living. Trails and park features are designed to protect riparian buffers and assist in the preservation of our natural resources. The City has preserved lands in a natural state along rivers and wetlands for passive enjoyment and to benefit fish and wildlife and biodiversity.

Sumner's park and recreational system is designed for the benefit of all ages, including persons with physical limitations. The safety of adults and children is considered in the design, maintenance and management of system parks and recreational areas. Maintenance of the parks and trails system is a cooperative effort of the City and community. Volunteer assistance by residents, youth, local organizations, and Adopt-a-Stream/Parks programs assist with the upkeep and enhancement of facilities, as well as promote community pride. Maintenance of existing recreational facilities is a

priority ahead of the development of new facilities. Land is acquired as needed for future park needs.

HISTORY AND CULTURE

Sumner expresses its history, heritage and uniqueness through historic preservation, the arts, and community events. Art is incorporated into the community through design and features of public spaces, entrance ways, concerts, events, murals, and sculptures. Preservation of historical and cultural landmarks helps sustain our city's heritage. Historical, cultural, and educational features are seen throughout our recreation system and throughout downtown in a variety of ways, such as interpretive signs on trails, an old-fashioned bandstand/gazebo in Loyalty Park, murals [reflecting history and nature](#), and community events [celebrating agricultural heritage as well as the traditions of indigenous and ethnic communities](#). [Sumner's visual, cultural and environmental connection to Mt. Rainier is celebrated in the arts and events](#). The Sumner Historical Society finds support from a community aware of Sumner's history and heritage. History and heritage are also maintained through established landmark and historic programs that preserve the character of buildings in the downtown. The City will have an active Historic Preservation Board that also helps promote the preservation of the historic downtown as the heart of and collective memory of the community. The City, in partnership with the downtown business association and others, promote events such as parades and festivals that strengthen the sense of community and place that is Sumner.

ECONOMIC DEVELOPMENT

In 2050, small businesses are supported and nurtured throughout the community. Essential business services are found within walking distance of most neighborhoods. Our City policies and strategies provide opportunities for businesses which conform to our small town atmosphere. [We also encourage innovative, incubator businesses that add variety to our economy through alternative products and workstyles](#). A viable, economically stable business community is promoted which [includes and celebrates minority, women and veteran owned businesses and](#) is distinct and separate from the manufacturing and industrial center.

[In appropriate areas](#), planned industrial and commercial uses are encouraged and these uses employ measures to ensure compatibility with surrounding neighborhoods, such as landscaping and limiting noise, lighting, and traffic. Employment in manufacturing is encouraged over warehouse distribution for quality jobs and reduced truck traffic. The north end of the city has become a burgeoning, modern manufacturing and industrial center of regional significance that accommodates growth and redevelopment while integrating environmental sustainability. Through lasting partnerships with educational institutions, business interests, and developers the city has a well trained workforce for industry and manufacturing.

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 further east on East Main Street, are built in close relation to the street with parking to the rear of buildings creating a place that is more welcoming for walking and interaction.

GOVERNANCE

In 2050, all residences and businesses are served by full City services including water, sewer, storm drainage, fire protection, emergency medical care, police protection and others. [The City government strives for equity, respect and accountability with the mission statement: "The City of Sumner will set the standard of excellence for a progressive small city."](#) Sumner is a community which takes financial responsibility for its needs. New development contributes its fair share towards improvements in proportion to its impacts on the community.

Local government, the school district, and private schools work together in the planning process for quality education. Good leadership and educational programs are supported. A primary focal point of

the community is the local schools. The school system serves Sumner and Bonney Lake and these communities are able to partner and combine resources to the benefit of the entire school district and all students regardless of City boundaries and ethnic or demographic backgrounds. The community supports integrated educational, recreational, and cultural activities at the performing arts center, stadium, gymnasium, sports complex, public library and other places. The City continues to work actively to address emerging issues related to land use, the environment, economic and business development, energy needs and engage the public to provide guidance for these decisions.

Communication between residents, businesses, industry, and government enables responsive, effective, thoughtful, and fair governance. City meetings are open and accessible to all. Town hall meetings provide a forum for community issues to be discussed in a relaxed setting. Sumner University, Police Citizen's Academy and other formats are utilized to educate youth and other residents about their community and government. The City strives to increase communication, and uses a variety of established and innovative techniques to keep residents and local businesses informed. The City's website is used to communicate to the public and is a major resource for quick and reliable information and the strategic use of social media. A local newspaper keeps local citizens and businesses informed and is part of an increased effort at communication. Our cooperative spirit maintains our community pride, builds community ties, and ensures our readiness for the future.

PLAN MONITORING AND AMENDMENT

NOTE FOR REVIEWERS: NEW/SUBSTANTIVE WORDING CHANGES ARE IN A DIFFERENT COLOR & UNDERLINED/STRIKEOUT.

INTRODUCTION

The State Growth Management Act requires that "Each county and city shall establish procedures whereby proposed amendments or revisions of the comprehensive plan are considered by the governing body of the county or city no more frequently than once every year." In addition, the statute requires that "each city located within an urban growth area shall review the densities permitted within its boundaries, and the extent to which the urban growth occurring within the county has located within each city and the unincorporated portions of the urban growth areas." The policies provided below establish a framework for monitoring and amending the Comprehensive Plan.

GOALS, POLICIES, AND OBJECTIVES

- 1. *Monitor implementation of the Comprehensive Plan for consistency with the City vision, Growth Management Act requirements and policies, Multi-County Planning Policies (VISION 2050), and Pierce County Countywide Planning Policies and make amendments to the plan as necessary.***
 - 1.1 Consistent with the reporting requirements of the Growth Management Act, make a report ~~Make an annual report, due April 1 of each year,~~ to the City Council and general public on implementation of the Comprehensive Plan, identifying the degrees to which City policies are being implemented.
 - 1.1.1 Develop and implement a system of benchmarks and indicators to track and communicate implementation of this Plan.
 - 1.2 Implement procedures for no more than annual amendment of the Comprehensive Plan, and less frequently after a periodic 10-year update. Specific plan amendments may be initiated by the City Council, Planning Commission, City staff, or the general public.
 - 1.3 Implement and adopt a public participation strategy appropriate for each amendment cycle.
 - 1.4 Review and revise the Comprehensive Plan on a 10-year cycle pursuant to the Growth Management Act.
 - 1.5 As required by the Countywide Planning Policies, inventory and monitor buildable lands and report such findings as necessary.
- 2. *Review Sumner's Urban Growth Area (UGA) boundaries, patterns of development within the UGA, and the densities permitted during the regularly scheduled comprehensive plan update cycle.***
 - 2.1 During the update cycle, determine whether the UGA boundary warrants adjustment to accommodate development pressures.
 - 2.2 Sumner's UGA shall only be reduced where it is determined that a) In the present and foreseeable future it will be infeasible to serve the area with utilities and other urban services; and b) The area will not likely be needed to accommodate future growth and needed housing for the next 20-year period.

GOVERNANCE and PERMIT PROCESS

NOTE FOR REVIEWERS: NEW/SUBSTANTIVE WORDING CHANGES ARE IN A DIFFERENT COLOR & UNDERLINED/STRIKEOUT.

INTRODUCTION

The Sumner Vision Statement mentions a number of measures which relate to governance and the role of City government in the community. The community vision anticipates a government that is representative, open, and responsible; and one that is fair and accessible to all segments of the community. ~~These policies are not all inclusive with regard to governance of a historic growing community, but attempt to address the concerns expressed during the vision process as they relate most directly to planning and implementing a desired future for the community. The policies in this chapter are not exhaustive, but attempt to address the role of City government in the community and the role of government in maintaining permitting and enforcement measures that support residents, employees, and business owners.~~

GOALS, POLICIES, AND OBJECTIVES

Governance

- 1. *Strive for a civic government that is broadly representative of the community, dedicated, participatory, open, visionary and responsible.***
 - 1.1 Recognize all members of the community, such as residents, property owners, business owners and operators, industry, people who work here, people who play and shop here, children, senior citizens, as stakeholders in the future of the City.
 - 1.2 Strengthen communication between government and the people through the use of technology, between the government, residents, and customers.
 - 1.3 Seek broad and diverse representation on boards, commissions and advisory groups in terms of diverse backgrounds, ethnicity, ages, gender and geographical location.
 - 1.4 Promote volunteerism to address appropriate public needs by providing for recruiting, training, organization and recognition of volunteers within the community including high school students.
 - 1.5 ~~Promote creative, progressive, and innovative solutions to the problems and issues that face the City.~~ The City shall strive for progressive and innovative solutions which involve partnerships and collaboration with affected parties.
 - 1.6 Work with civic organizations and the school district to educate the general public on the responsibilities of government and the importance of their participation.
 - 1.6.1 Make available on the City's website information on appointed and elected bodies, and local civic organizations to inform citizens on how they may actively be involved.
 - 1.6.2 Continue to provide educational events such as Sumner University and the Police Academy.
 - 1.6.3 Actively engage the public in government processes and decisions in a manner that is inclusive, meaningful, educates, inspires, and empowers.
 - 1.7 Ensure that City government ~~meets environmental and social policies~~ sets the example for compliance and innovation in its own operations and facilities with regard to such as water and energy efficiency, conservation, compatible and sustainable building design, low impact development, noise and glare reduction, accommodations for the disabled, outreach services, and water and air quality, and accessibility for people with disabilities.

2. *Equitably distribute City resources and the costs of regulations.*

2.1 Seek to equitably distribute City resources between existing, older areas of the City and newer growing areas.

2.2 In the decision process regarding distribution of City resources and services, consider impacts to and needs of historically underserved populations and groups vulnerable to displacement.

2.3 Compensate property owners when property is taken for public use.

2.4 Protect the rights of property owners from arbitrary and discriminatory actions.

3. *Carry out the City of Sumner's adopted mission statement, vision statement and values through the daily operations of the City.*

3.1 MISSION: To provide needed and valued services that promote our sense of community.

3.2 VISION: Sumner will set the standard of excellence for a progressive small city.

3.3 VALUES:

3.3.1 We are collaborative and professional.

3.3.2 We are innovative and visionary.

3.3.3 We are responsive and accountable.

3.3.4 We serve with respect and integrity.

4. *Employ well-trained and highly qualified staff.*

4.1 Provide opportunities for training and education to ensure that City staff have the necessary knowledge and skills for peak performance.

4.2 Provide training opportunities that expose employees to different government functions and disciplines to build a better team and collaboration.

4.3 Provide competitive salaries and benefits.

4.4 Provide training for, and increase awareness in City staff of concepts related to diversity, equity and inclusion.

5. *Enforce the City's Municipal Code fairly and efficiently.*

5.1 Provide necessary resources to adequately and efficiently enforce code violations.

5.2 Seek innovative and collaborative solutions to code violations through communication and education of the public, and focus on solutions that enable compliance versus punitive measures.

5.3 Ensure that regulations and enforcement measures are applied equitably across all segments of the community, considering unintentional impacts on diverse and underserved populations.

Permitting Process

The State Growth Management Act (GMA) provides a planning goal for permits, stating "Applications for state and local government permits should be processed in a timely and fair manner to ensure

predictability." The policies below will support efforts to carry out this mandate. Further, the City's permitting policies encourage an inclusive and accessible process for all.

6. Communicate regularly with developers, business, industry and residents with regard to policies and regulations which could affect development.

- 6.1 Encourage City staff and elected officials to regularly attend civic and community organization meetings.
- ~~1.1.2 Working with the Communications Director, provide a regular newsletter to the general public and work with local newspapers and other regularly published periodicals to provide information about policies and regulations.~~
- 6.2 Provide information to the public about policies and regulations through a variety of means, such as a regular newsletter to the general public, electronic media such as social media, Pierce County TV, and on the City website; neighborhood forums and advisory committees; and City open houses.
- 6.3 Seek representation from business, industry and the development community on city boards and commissions.
- ~~1.1.4 REDUNDANT WITH ABOVE--Use other methods of communication, such as focus groups, advisory committees, the City's website, e-media, surveys and consultations to inform the business and development community about regulations, plans and programs to get feedback.~~

7. Develop and implement a permit process for land use and other local government approvals which is timely, efficient, and fair to all affected parties.

- ~~5.3~~ 7.1 Adopt regulations that are clear, concise, and enforceable and periodically review regulations for improvement.
- ~~1.2~~ 7.2 Review development regulations periodically to ensure they are necessary to implement the adopted Comprehensive Plan and other state and federal mandates.
- ~~1.2.1~~ 7.3 Eliminate duplicative, unnecessary, and unclear regulations.
- ~~1.2.2~~ 7.4 Provide procedures to process permits in a timely fashion.
- ~~1.2.3 Establish a combined permit process system and uniform application, public notice, permit review and appeal procedures.~~
- ~~7.5~~ Establish processes that streamline the permit process to the extent possible, such as combined permit processing, uniform applications, standardized public notices, and efficient permit review and appeal procedures.
- ~~1.2.4~~ 7.5 Implement an online permit system that provides value and convenience to the applicant.
- ~~1.1.5~~ 7.6 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, East Sumner Urban Village and other subareas.
- ~~1.3~~ 7.7 Provide resources, staffing and procedures sufficient to ensure development permit review is adequate to achieve consistency with adopted City policies and regulations within reasonable timeframes.

Tribal Participation

Tribal treaty rights, like fishing and hunting, occur both within reservation lands and in the Tribes' "Usual and Accustomed Areas" which were part of their traditional territory. In order to maintain the integrity of federal/tribal treaties, local governments should recognize Tribal issues related to land use and planning that may affect treaty resources. In addition to adhering to federal laws regarding required Tribal consultations (e.g. Section 106 cultural resources) the Countywide Planning Policies require local jurisdictions to engage Tribes in the local land use planning processes.

8. *Recognize the importance of early and continuous Tribal government participation in local planning activities, acknowledging a Tribe's status as a sovereign government with a unique history and interest in the land and natural environment.*

- 8.1 Provide meaningful and substantial opportunities for Tribal government participation and consultation in significant land use decisions that may have potential impacts to treaty rights.
- 8.2 Tribal governments shall be included in public notices and comment procedures for land use actions that require SEPA environmental review, comprehensive planning efforts, and long-range planning activities.

Stakeholder involvement

1.4 9. *Strive to involve the public in the permit process such that their comments may be heard and considered.*

- 8.1 Consider accessibility in public notices, publications and website content so that permit information is available to all segments of the community, including traditionally underserved populations.
- ~~1.4.1~~ 8.2 Provide public notice of major development proposals through a variety of means, such as notices that are published in the newspaper, mailed, emailed, posted on site, and posted on the City's website.
- ~~1.4.2~~ 8.3 Encourage, and facilitate where possible, early communication between developers and neighbors about the project and its impacts. When appropriate, organize meetings with citizens to discuss concerns and potential impacts.
- 8.4 Educate residents about development rules and help them effectively participate in the development and land use regulation process. Reports and documents should be available in advance and available at appropriate locations, such as City Hall, the library, and other public locations. Use the City's website as a resource for communication material.

COMMUNITY CHARACTER

NOTE FOR REVIEWERS:

- 1) NEW/SUBSTANTIVE WORDING CHANGES ARE IN A DIFFERENT COLOR & UNDERLINED/STRIKEOUT.
- 2) SOME POLICIES BELOW ARE DIRECTLY FROM ADOPTED TOWN CENTER PLAN DOCUMENT, SO ARE SOME LIMITS ON HOW MUCH WE CAN CHANGE IN THIS COMP PLAN. THESE POLICIES SHOWN IN BLUE/ITALIC.

INTRODUCTION

Sumner's Community Vision chapter and ~~Community Character Strategy~~ neighborhood plans such as the East Sumner Neighborhood, the Town Center and the Manufacturing/Industrial Center identify key issues for the community, including maintaining and promoting Sumner's small town atmosphere, enhancing downtown, providing beneficial employment, ensuring a compatible variety of uses, managing a reasonable rate of growth, protecting and enhancing cultural and environmental resources, providing adequate infrastructure, and promoting property maintenance, among others. This image of Sumner is consistent with the regional strategy (VISION 2050) by envisioning the City as both a town center and a regional manufacturing and industrial center. The variety and concentration of land uses in the downtown core, and proximity to the commuter rail and transit station, creates a strong town center. In addition, the manufacturing and industrial development on the north end of the city has become a regional center for this activity, and has been formally designated by the Pierce County Council and Puget Sound Regional Council.

The goals, policies and objectives below are based on these themes and are intended to enhance the sense of community through design of the built environment.

GOALS, POLICIES AND OBJECTIVES

1. ***Maintain and enrich Sumner's quality of life encompassed in its walkable, friendly, small town atmosphere, while allowing a more urban scale and density to key areas close to services.***
 - 1.1 Encourage development which enhances the human/pedestrian scale, creating a sense of community and place.
 - 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.
 - 1.3 **Design Guidelines.**

Maintain design guidelines and/or a form-based code that address streetscape, landscape, and building design to ensure high quality and compatible development. Materials and methods of construction should be specific to the region, exhibit continuity of history and culture, be compatible with the climate, protect historic and archaeological resources, and promote the community's character and identity.

1-6 1.3.1 Implement design guidelines that discourage the use of franchise and corporate architecture that detracts from Sumner's unique sense of place.
 - 1.4 Implement and maintain a Zoning Code which implements the comprehensive plan and community vision.
 - 1.5 Encourage in the community a ~~continuous~~ commitment to ~~maintaining Sumner's character and quality of place, including land conservation and stewardship, wise management of streetscapes and public viewsheds, property maintenance, and historic preservation,~~ which enhance Sumner's community character and sense of place.
 - 1.6 ~~Preserve the single family residential scale and historic~~ Maintain a small-scale residential character along residential streetscapes through various means such as floor area ratio, small lots, and setback requirements.
 - 1.6 Maintain a Sign Code that allows reasonable and fair access to advertising for business owners, while protecting the community from adverse aesthetic impacts, including excessive clutter.

distracting animation and excessive lighting and glare.

2. The Sumner community should be designed so that housing, jobs, daily needs, and other activities are within easy walking distance of each other.

2.1 **Urban Villages.** Establish and support Urban Villages in key areas in the Planning Area that allow a mix of residential and commercial uses that support each other and help reduce automobile trips. 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.

2.1.1 Urban Villages include:

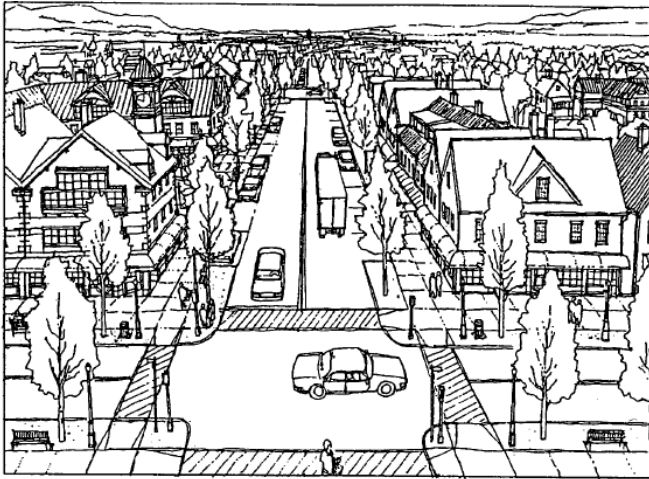
- a. Town Center
- b. East Sumner Neighborhood.

2.2.2 In the East Sumner Urban Village, allow ground floor multifamily (except fronting on East Main and 160th Avenue East) in order to expand the range of housing types available in the city, and to support commercial development in that area.

2.2.3 To encourage businesses that serve nearby residents in the Urban Village, support alternative approaches to required parking for retail, eating and small commercial services establishments, such as reduced on-site private parking, credits for on-street and off-site parking, and parking in split zoning areas, where appropriate.

2.2 Define neighborhoods and districts by walking distance to neighborhood centers and other community facilities. POLICY DELETED, SINCE SUMNER NO LONGER DEFINES NEIGHBORHOODS IN THIS WAY. HOWEVER, POLICIES BELOW CARRY FORWARD THE GOAL OF ESTABLISHING SERVICES AND TRANSIT WITHIN WALKING DISTANCE OF RESIDENTS.

FIGURE 4: URBAN VILLAGE



2.2 **Neighborhood Centers.** Identify neighborhood centers for residential neighborhoods as a durable focal point for the neighborhood. This may be a single important building or a multiple-block area that provides an important "community amenity" to the neighborhood. Examples of a community amenity are:

- Park or recreation facility, or community recreation center such as the YMCA;
- Library, City Hall, or other civic/cultural center;
- Schools;
- Commercial services (neighborhood commercial zones);
- Commuter transit station.

2.3 Identify for each neighborhood center a walking distance area. A walking distance area is indicated by a circle with a radius of generally 1,500 feet (one-quarter mile) and an

estimated walking time of approximately 5 minutes. (Refer to Figure XX Neighborhood Centers & Walking Distance.)

- 2.3.1 Encourage a mix of residential-scale civic, commercial, and service uses, and other community amenities to locate in neighborhood centers and within the walking distance area. Small community parks or greens, or similar neighborhood gathering spaces, shall-should be established where appropriate.
- 2.3.2 Together with Pierce Transit and other agencies explore the feasibility of a transit system for Sumner that is cost effective and is based on a network of transit stops and a transit system in transit linkages connecting the neighborhoods to each other and districts consistent with the Community Linkages Map, connecting to and to the commuter rail stations, and neighborhoods.
- 2.3.3 In establishing transit stops and linkages, give priority to improvements located within walking distance of neighborhood centers and in neighborhoods most in need of transit options.
- 2.4 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 of the particular neighborhood.
- 2.5 *Through the use of form-based code, street and design standards, promote pedestrian and bicycle friendly streets with trees and other amenities that enhance the streetscape.*
 - 2.5.1 Prioritize sidewalk improvements within neighborhood centers' walking distance, ensuring adequate and accessible sidewalks, ramps and street crossings.
 - 2.5.2 Ensure that streetscape amenities, such as sidewalks and street trees, are equitably distributed amongst neighborhoods.
- 2.6 Create unique and safe walking and pedestrian crossings at major intersections through street and crosswalk design and incorporation of art.
- 2.7 In conjunction with the Sumner-Bonney Lake 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.

FIGURE XX: COMMUNITY AMENITY in a NEIGHBORHOOD CENTER

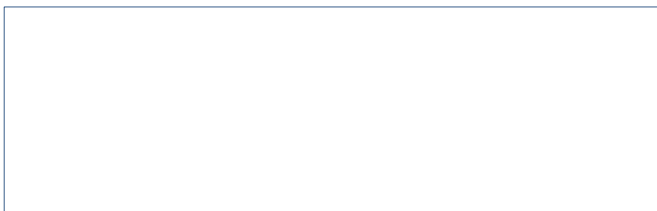
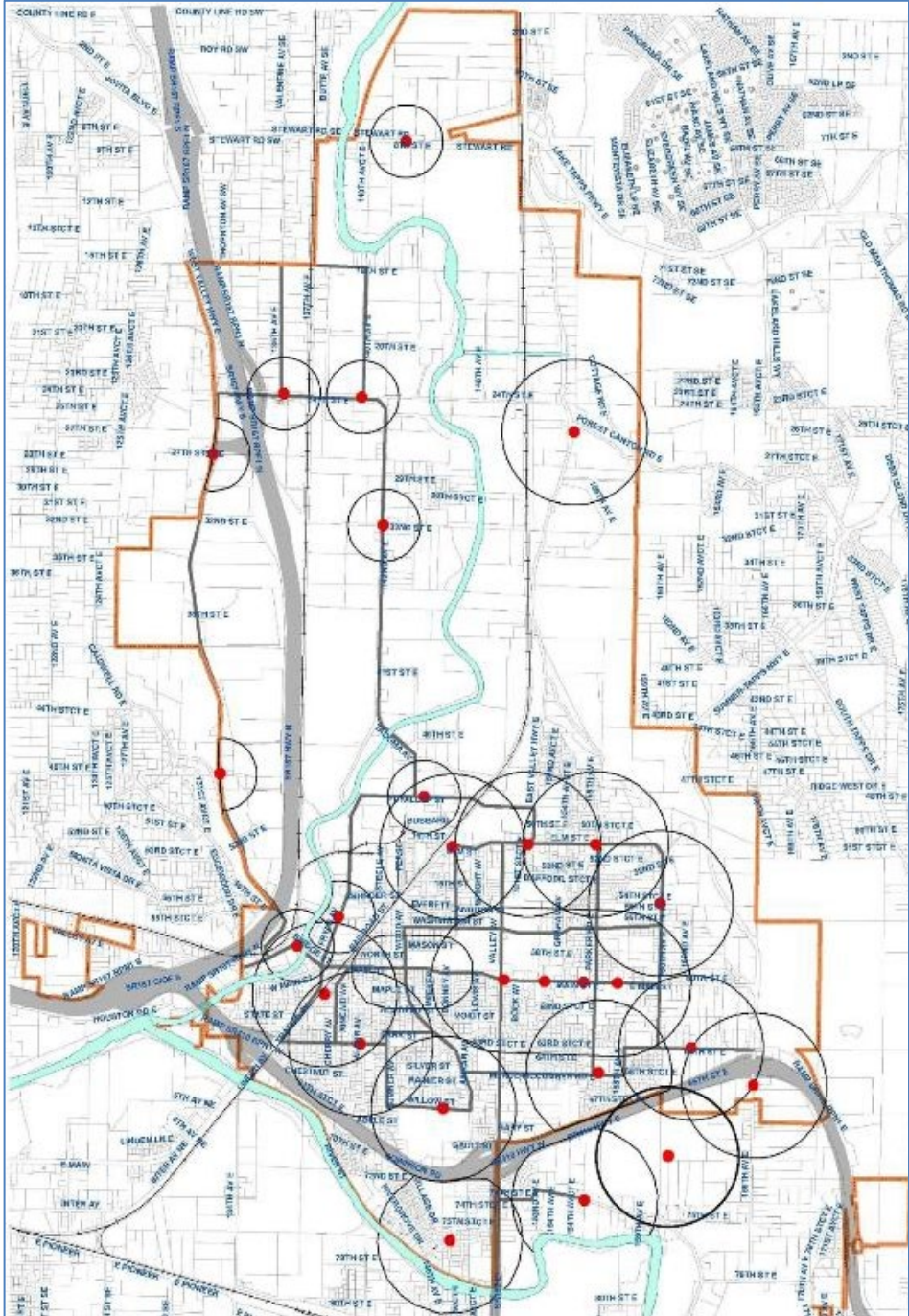


FIGURE XX DRAFT--Neighborhood Centers and Walking Distance

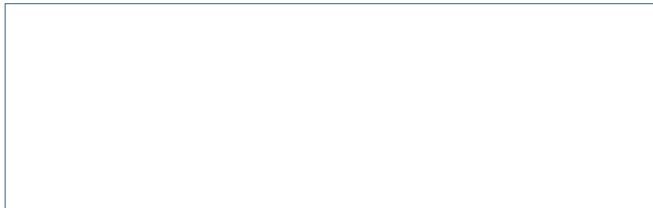


3. **Reinforce the Town Center Plan area as the downtown as the town center and commercial and cultural center of Sumner.**

TOWN CENTER PLAN POLICIES = BLUE/ITALIC

- 3.1 ~~Plan for the downtown as~~ Establish the Town Center Plan area and as the community core encouraging a combination of commercial, civic, cultural, recreational, and residential uses.
- 3.2 In cooperation with Pierce Transit and Sound Transit, establish the ~~Downtown~~Town Center area as the intra-community transit hub ~~and Town Center.~~
 - 3.2.1 Where feasible, create transit linkages from all neighborhoods in Sumner to the transit hub.
 - 3.2.2 Prioritize the establishment of a transit service along Main Street between East Sumner and the Town Center.
- 3.3 ~~Continue~~ Apply a form-based code and/or design review process for new and expanded uses in the Town Center. Any future amendments to the Sumner design guidelines shall include consultation with ~~Sumner Downtown Association~~ the downtown business association(s). Sumner Historical Society, other civic groups, and residents.
- 3.4 Within the Town Center area, promote the core area as the historic "downtown." This is generally the area one block north and south of Main Street, within the Historic District and Station District boundaries.

FIGURE XX: Area of the historic downtown:



- 3.4.1 *Through the Comprehensive Plan and Zoning Code and form based code, ensure a central role of the historic central business district, and limit competitive uses as appropriate.*
- 3.4.2 *Maintain a high quality and attractive appearance. Work with ~~Sumner Downtown Promotion Association~~ downtown business association(s) and others to seasonally decorate Downtown with decorations, hanging baskets, lights, etc.*
- 3.4.3 Provide and fund maintenance of public restroom facilities for the Downtown ~~District.~~ Business District.
- 3.4.4 Implement the actions and strategies outlined in the 2021 Main Street Visioning Plan for the downtown core area.
- 3.5 *Subject to a form-based code and design review, encourage infill residential development in the ~~Downtown~~Town Center, such as "mixed use buildings" (multifamily units above ground-floor commercial), and "mixed use developments" (combination mixed use buildings and separate residential buildings on the same parcel), in order to allow for an active community core.*

FIGURE XX MIX OF USES – Commercial on ground floor, residential above



- 3.6 ~~Work with stakeholders to visually and functionally link the Main Street Corridor from Highway 167 to the Urban Village. MOVED TO POLICY #4 BELOW ABOUT CONNECTIONS/GATEWAYS~~
- 3.6 *The City should, in partnership with the ~~Sumner Downtown Promotion Association~~ the downtown business association(s), actively recruit and promote pedestrian-oriented retail, service, and mixed uses. Uses that require outdoor storage, provide offsite services, or have little walk-in trade as primary parts of their businesses should be oriented to secondary locations in ~~Downtown~~ the Town Center, away from Main Street and Alder Avenue and designated Activity Centers-Nodes.*
- 3.8 ~~Allow and encourage activities catering to a range of ages, interests, ethnicities, and other diverse attributes. COMBINED W/POLICY BELOW~~
- 3.7 Encourage more housing in the Town Center and near Downtown to strengthen downtown businesses, take advantage of the commuter train, offer a range of housing in the community, and to provide an active, social character in the daytime and evenings.
- 3.8 *Allow dining and other retail activities in the street right-of-way where adequate public sidewalk widths are found and explore the potential for seating space in the form of "parklets" in the right of way and in alleys were appropriate.*
- 3.9 Provide for community festivals, outdoor markets, performing arts, or other community events and activities for all ages and backgrounds to promote business and activities in the ~~Downtown~~ Town Center, and particularly in the historic downtown core.
- 3.10 Ensure ~~Downtown~~ that the Town Center is a clean, safe, and convenient neighborhood, and that it maintains a high quality and attractive appearance.
- 3.11 Enhance "wayfinding" to and throughout ~~Downtown~~ the Town Center. Have signs on the State routes, at gateways ~~into Downtown~~, landmarks, the river trail, public spaces, public parking and other areas.
- 3.12 *Improve existing public parking lots with signage, landscaping, lighting, and drainage.*
- 3.13 Support alternative approaches to required parking for retail, eating and small commercial services establishments in the Town Center, such as reduced parking and credits for on-street and off-site parking, to encourage such businesses that are patronized by nearby residents.
- 3.14 *Prohibit franchise architecture within the Town Center and regulate design through form-based code and design and development guidelines.*
- 3.15 Discourage, and in some cases prohibit, drive-thru businesses in the Town Center and on Main Street to encourage pedestrian oriented design and uses.

- 3.16 Through the use of form-based code require new development within the Town Center to provide pedestrian amenities such as landscaping, plazas and fountains and buffer where appropriate.
- 3.17 Adopt a "form-based code" in the Town Center to ensure that the design standards for multi-family and mixed use development are specific enough to create high quality designs and were appropriate to be compatible with the historic architectural context, and scale of Main Street.
- 3.18 Development along Traffic Avenue should be in a range of 4-6 stories and be of a mid-rise urban style and provided for underbuilding parking.
- 3.19 The height in the Historic Subdistrict should be 3-4 stories to protect and preserve the small town character and scale of Main Street and reduce conflicts with adjacent residential uses.
- 3.20 Ensure that adequate off-street parking is provided for multi-family development that is reflective of the transit-oriented nature of the Town Center Plan area without requiring expensive construction of parking that exceeds demand.
- 3.21 Every 5 years following adoption of the Town Center Plan conduct a study reviewing parking utilization and parking issues and make policy adjustments as needed.

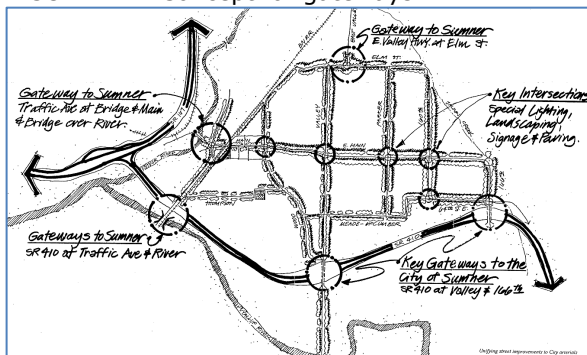
4. Establish a community entry statement into and out of Sumner.

- 4.1 Through street standards, design guidelines and land use regulations, promote all entrances to the City, including Traffic Avenue and Valley Avenue, 166th Street as gateways to the community. Gateways should be located at key street intersections or along major vehicular routes. The character of the Avenues shall be a boulevard with median or other treatments. Gateway design standards for community entrances, as described in the 2003 Urban Design Concept Plan shall be applied.

4.1.1 Gateway intersections were identified in the 2003 Urban Design Concept Plan and include the following:

- Traffic Avenue at SR410 and Old Cannery Bridge
- Wood Avenue at Main Street
- Valley Avenue at East Main Street
- 160th Avenue East at East Main Street
- 166th Avenue East at East Main Street
- Elm Street at East Valley Highway
- Orting Highway at SR410.

FIGURE XX: Concept for gateways



- 4.2 Require pedestrian and bicycle oriented amenities and facilities at neighborhood centers and existing civic and community uses.
- 4.3 Work with stakeholders to visually and functionally link the Main Street Corridor from Highway 167 to the East Sumner Urban Village.

4.3.1 Implement the actions and strategies in the 2002 East Main Street Design Strategy to promote pedestrian-oriented development and a pedestrian-friendly streetscape along Main Street.

4.3.2 Establish a consistent and attractive streetscape along the extent of the corridor, such as through the use of flower baskets, pedestrian amenities and wayfinding features.

5. Provide for open space and recreation and protect sensitive areas from degradation.

- 5.1 In reviewing plans and development proposals, consider both long and short term environmental impacts and encourage design which complements the area's natural and cultural features. Natural and significant cultural features should be integrated into the design of the community.
- 5.2 Promote the preservation of the natural terrain, drainage, and vegetation of the community.
- 5.3 Provide appropriate infrastructure to ensure environmental quality.
- 5.4 Promote the efficient use of renewable resources, water and energy through the use of natural drainage, indigenous landscaping, energy efficient siting and building construction, and recycling.
- 5.5 Promote adequate provision of ~~peripheral and internal~~ open space and recreation uses through implementation of the Parks and Open Space plan.
- 5.6 Encourage tree planting in the Town Center and along major community streets along sidewalks and in public open spaces.
- 5.7 Maintain Sumner's Tree City USA designation through supporting the urban forestry program for maintaining and restoring tree canopy throughout the city.
- 5.8 ~~Expand Heritage Park to a full block.~~ Maintain Reuben A. Knoblauch Heritage Park as a key open space in the downtown and support activities and events that complement downtown businesses and residences.
- 5.9 Acquire and improve small parcels of land for developing parks and open spaces in the Town Center.

6. Promote a compatible and varied mix of land uses across the city.

- 6.1 Promote a compact development pattern that exhibits variety in building types and scale. Historic and vernacular architectural styles should be respected and encouraged. ~~Both sides of the streetscape should complement each other.~~
- 6.2 Where appropriate, utilize subarea planning to ensure that newly annexed and developed areas promote a walkable, transit friendly neighborhood with pedestrian-friendly streets and a varied mix of land uses that are compatible with , and provide connections to, surrounding areas.

7. Promote the movement of people and goods and lessen the reliance on the automobile.

- 7.1 Streets should be designed to accommodate vehicles and emergency access, but not at the expense of pedestrians. Community streets, pedestrian paths, and bike paths should contribute to be provided to create a system of fully-connected and interesting routes to all destinations. Street design should encourage pedestrian and bicycle use and discourage high speed traffic.
- 7.2 All new development shall provide appropriate pedestrian connections that connect residential areas to nearby commercial areas, recreation areas, transit stops and community or civic

centers that provide services.

7.3 Transit station traffic should be discouraged and limited on neighborhood streets, and instead directed to arterials and freeways.

7.4 Work with Sound Transit, Pierce Transit and other providers to explore ways to reduce through-traffic in Sumner, such as additional park and ride sites outside of Sumner and shuttle services.

7.5 To lessen strip-commercial development and continued reliance on the automobile in new developments, encourage a balance of uses along East Main Street. ~~Certain highway-oriented uses which rely on the private automobile for their primary source of access shall be limited.~~ Front-yard parking shall be prohibited and interconnection of all parking lots shall be required where appropriate. ~~Highway-oriented uses which rely on the private automobile for their primary source of access shall be limited. Infill multi-family developments may be allowed, including units above ground-floor commercial uses.~~

7.6 Pedestrian-friendly streets with shade trees as well as landscaped boulevard medians shall be included in street standards for ~~employment areas~~ industrial and commercial areas where practicable.

~~7.7 Prepare and implement a local street plan to promote a grid pattern and alleys.~~

7.7 New development shall provide appropriate improvements and connections to the city street grid, as shown in adopted City policies, City street plans, and neighborhood circulation plans, in order to promote a connected street system that increases walkability and diffuses traffic.

~~7.8 Strive for continuity in the sidewalk system that links new development to the existing sidewalk network. This may include pedestrian routes through a development for more direct access to transit stops. REWROTE THIS INTO POLICY 7.2 ABOVE~~

7.8 Enhance circulation in ~~Downtown the Town Center~~ by implementing the Town Center Plan street prototypes and cross-sections. ~~Sumner Transportation Plan.~~

~~DELETED REMAINDER OF THIS POLICY AS REDUNDANT WITH OTHER POLICIES~~

~~Circulation improvements should enhance auto and non-motorized travel and provide landscaping and gateway features:~~

- ~~• Improve the gateway Wood Avenue and Main Street intersection;~~
- ~~• Further promote travel modes by commuter rail and bus and explore additional alternative modes;~~
- ~~• Complete the nonmotorized trail system along the White/Stuck River.~~

7.9 Complete Sumner's segments of the ~~nonmotorized~~ regional trail system along the White and Puyallup Rivers, and support connections between all neighborhoods, downtown and employment centers to this regional trail.

8. *Promote the development of the Manufacturing/Industrial Center (MIC) and ensure integration and compatibility of this area with adjacent neighborhoods and encourage pedestrian and transit connectivity and access.*

8.1 Require development in the MIC to provide adequate screening, landscaping, pedestrian amenities, and employ good design principles to ensure an attractive, functional employment center.