



**PLANNING COMMISSION AGENDA
CITY HALL – 1104 MAPLE STREET
MAY 4, 2023 6:00 PM**

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.

Link to join Zoom Webinar:

<https://sumnerwa-gov.zoom.us/j/85115707843>

Or by phone: 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 April 6, 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 - Review of Elements 6-7 and Shoreline

COMMISSION COMMENTS

STAFF COMMENTS

ADJOURNMENT



**SUMNER PLANNING COMMISSION
Regular Meeting**

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

CALL TO ORDER

The hybrid meeting was called to order at **6:20** pm by Vice-Chair Locke

ROLL CALL

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

APPROVAL OF MINUTES

Minutes 02/02/23: Motion by Moody, 2nd by Walden, approved
Minutes 03/02/23: Motion by Stoneking, 2nd by Walden, approved

PUBLIC COMMENT

None before the Commission

UNFINISHED BUSINESS

None before the Commission

NEW BUSINESS

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

Senior Planner Ann Siegenthaler provided context for the discussion, the origin of the existing text, general basis for staff-recommended updates, and that this is the first round of Commission review of the various Comp Plan elements (chapters), and that Commissioners may comment on any aspect of the wording, such as terms or phrasing, or may express a different policy direction.

Ms. Siegenthaler proceeded to review each of the chapters 1 through 5 with the Commission. Chapters presented and discussed consisted of: Values Statement, Vision Statement, Plan Monitoring and Amendment, Governance and Permitting, and Community Character

Commissioners asked some questions about these elements and wording, and requested a few minor changes in wording to better clarify the intent.

Ms. Siegenthaler explained the next steps, that staff will make the requested changes, will present the next few chapters at the May 4 meeting, and that all of the chapters will come back to the Commission in June for their final review and recommendations.

COMMISSION COMMENTS

Commissioner Stoneking indicated he will not be able to attend the upcoming meeting in May.

STAFF COMMENTS

Staff thanked the Commission for their patience in reviewing all of the chapters presented.

ADJOURNMENT

Commissioner Locke motioned to adjourn the meeting, Walden seconded. With no further business in front of the Commission, Vice-Chair Locke ended the meeting. **MEETING ADJOURNED AT 7:51 pm.**

Minutes Submitted by: Ann Siegenthaler

SUBJECT: 2024 Comprehensive Plan - Review of Elements 6-7 and Shoreline

CATEGORY: Presentation

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. 5-Family & Human Services - Draft 042723
2. 6-Economic Development & Employment - Draft 042723
3. 7-Shorelines Element - Draft 042723

STAFF CONTACT: Ann Siegenthaler, Senior Planner

SUMMARY BACKGROUND:

In April 2023, the Planning Commission started its review of the 2024 Comprehensive Plan (Comp Plan) elements (chapters). The first elements 1-5 were reviewed. For the May 2023 meeting, staff will present updates to elements 6, 7 and the Shoreline element.

The next chapters to be reviewed are Family and Human Services, Economic Development and Employment,, and Shorelines. These 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.)

For these 3 chapters, no changes in development regulations appear to be needed.

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.

FAMILY AND HUMAN SERVICES

NOTE FOR REVIEWERS:

- 1) NEW/SUBSTANTIVE WORDING CHANGES ARE IN A DIFFERENT COLOR & UNDERLINED/STRIKEOUT.
- 2) THE CITY HAS A RELATIVELY MINOR ROLE IN PROVIDING HUMAN SERVICES. WE HAVE A FEW PARTNERSHIPS (E.G. YMCA) AND GIVE SOME FINANCIAL SUPPORT TO A FEW PROVIDERS. GIVEN THIS LIMITED ROLE, MANY OF THE POLICIES BELOW ARE PROPOSED TO BE DELETED OR SIGNIFICANTLY REVISED TO REALISTICALLY REFLECT THE CITY'S ROLE.

INTRODUCTION

The Growth Management Act (GMA) stipulates mandatory and optional elements in a comprehensive plan. Family and human services are among the optional elements considered by communities. ~~The City of Sumner encourages practices that lead to healthy living. It is not the intent of the City to decide on what the definition of healthy is for individuals. This~~ The purpose of this element is to identify where the City of Sumner can support a vision of a comprehensive integrated system of human services through policies, programs, and actions to help empower community members to be healthy and safe.

GOALS, POLICIES, AND OBJECTIVES

1. **Support ~~and monitor~~ collaborative and cost-effective human services to meet community needs.**

1.1 Utilize the following criteria when supporting, funding and evaluating human services:

1.1.1 Demonstrated Need. ~~Encourage the development of programs~~ Programs should address specific, identified needs.

1.1.2 Priority Needs. ~~Encourage programs~~ Programs should to serve the basic human needs of the community with a strong emphasis on affordable housing, food security, domestic violence prevention and substance abuse prevention.

1.1.1.1 Crisis and survival services, including emergency food and shelter, domestic violence response, sexual assault response and emergency health and mental health care services.

1.1.1.2 Access to services that may include information and referral, transportation services, affordable housing and substance abuse rehabilitation services.

1.1.1.3 Family support services for children, youth, families, seniors and special needs populations.

1.1.1.4 Programs that promote healthy behaviors, health care advocacy and self-care practices while enabling citizens to have choices.

1.1.1.5 Health promotion/disease prevention programs and access to services, while communicating the location and availability of community-based resources.

1.1.3 Programs that are consistent with the State and county prevention priorities.

1.1.4 Accountability. Support activities that meet applicable performance standards, are monitored, evaluated and provide a measurable ~~unit of service~~ outcomes.

1.1.5 Families. Emphasize programs which support strong, healthy and nurturing families.

1.1.6 Diverse Funding Support. ~~Encourage human service~~ Prioritize programs ~~to that have consider~~ multiple funding sources so as not to be dependent on one. For example, municipalities could partner with private agencies, businesses and with public

funding agencies to share the expense of providing service ~~so that no single entity would bear the total cost.~~

- 1.1.7 Accessibility. Support local programs that are affordable, physically accessible, and ~~culturally sensitive~~ meet the needs of historically marginalized and disadvantaged populations.
- 1.1.8 Feasibility. ~~Support~~ Prioritize programs that have a history of success and that have the necessary resources to provide the services.
- ~~1.1.8 Evaluation. Support programs that have proven systems of evaluation.~~
- 1.1.9 Coordination. Support programs that ~~value, and~~ have demonstrated the ability to coordinate with other human service delivery systems on both the local and regional levels.
- 1.1.10 Consistency with existing services and plans. Support proposals that are consistent with the goals of the Sumner Comprehensive Plan.
- 1.1.11 Community Partnerships/Involvement. Encourage programs that promote the active participation of Sumner community in their development and implementation.
- 1.1.12 Community Information and Education. Encourage programs and activities that develop and implement a community education plan to increase the community's awareness of services and resources.

Was 1.2 POLICY DELETED SINCE ALL THIS IS COVERED IN 1.1 ABOVE ~~When making decisions regarding jurisdiction activities and expenditures, the following are the priority human service needs:~~

- ~~1.2.1 Crisis and survival services, including emergency food and shelter, domestic violence response, sexual assault response and emergency health care services.~~
- ~~1.2.2 Access to services that may include information and referral, transportation services, and prevention services.~~
- ~~1.2.3 Family support services for children, youth, families, seniors and special needs populations.~~
- ~~1.2.4 Programs that promote healthy behaviors, advocacy and self-care practices while enabling citizens to have choices.~~
- ~~1.2.5 Health promotion/disease prevention programs and access to services, while communicating the location and availability of community based resources.~~
- ~~1.2.6 Programs that promote healthy behaviors, self-care practices, and health care advocacy.~~
- ~~1.2.7 Programs that are consistent with the State and county prevention priorities.~~
- 1.3 Work collaboratively with the Sumner-Bonney Lake School District and other human service organizations (faith-based, human service providers, health care agencies, not-for-profits, etc.) to coordinate the implementation of these goals, policies, and objectives ~~service providers to support the following goals:~~
 - 1.3.1 Participate in an annual Sumner/Bonney Lake community summit.
 - 1.3.2 Following the community summit, meet with human service providers and citizens to advise and recommend to the City ideas and suggestions to address immerging issues.

- 1.3.3 Support educational initiatives in the Sumner-Bonney Lake and Dieringer Schools that focus on violence prevention and reduction.

~~Was 1.3.3 POLICY DELETED, SINCE CITY DOES NOT HAVE THIS COMMITTEE. Maintain an appointed human services advisory committee composed of human service providers and citizens to advise and recommend to the city ideas or suggestions to address identified concerns and to regularly convene, no less than twice a year.~~

- ~~• This committee will work with human service providers and consumers to review best practices, service needs, programs, evaluations, assessments and the progress towards established goals.~~
- ~~• The committee will present an annual report to the Sumner City Council on accomplishments and continued goal setting.~~

- 1.3.4 Support the identification of community needs through a variety of accessible, inclusive methods that may include surveys, needs assessments, focus groups, or using existing data.

- 1.3.5 Work with human service providers in their efforts to attain grants.

- 1.3.6 Advocate Fund for the presence of school resource officers in our schools.

- 1.3.7 Advocate to maintain or develop after school activities for youth.

- 1.3.8 Partner with other human service agencies to regularly inventory community services and programs.

~~Was 1.4—REDUNDANT WITH POLICY 1.3.—Partner and collaborate with other human service organizations (faith-based, human service providers, health care agencies, not for profits, etc.) to coordinate the implementation of these goals, policies, and objectives.~~

2. Support human services programs that focus on prevention, education, and families.

- 2.1 Provide human services that directly relate to other City services and programs and facilitate the delivery of services with emphasis on families, prevention and education.

- 2.1.1 ~~Promote efforts that assist with access to primary health care with an emphasis on prevention.~~

Land use and Zoning:

- 2.1.2 Develop land use policies, development codes, charges, system impact fees, and other actions that encourage human service programs for all segments of the population in the community.

Healthcare and Drug Prevention:

- 2.1.3 Use non-financial jurisdictional resources. (i.e., grant applications, support letters, or shared space to support primary health facilities)

- 2.1.4 Continue to prohibit marijuana and cannabis businesses including retail sales, cultivation and processing.

- 2.1.5 ~~Support disease prevention and early intervention services on the condition that people have the right of refusal and are educated about choices.~~

- 2.1.6 ~~Support local efforts to prevent the occurrence of substance abuse. REDUNDANT WITH POLICIES BELOW~~

~~2.1.7—Encourage the provision of pre-natal and maternal programs and educate the community on the importance of maternal care.~~

2.1.8 Promote basic ~~prevention-safety education and~~ activities that may include bicycle safety information, driver education for seniors and teens, fire prevention, ~~tobacco prevention.~~

2.1.9 Maintain a Comprehensive Emergency Management Plan.

2.1.10 ~~Support school-based education programs that prevent alcohol, tobacco-and-other drug use and teach about other unsafe health practices and habits.~~

2.1.11 Support substance abuse referral programs and local efforts to educate the public and City employees about substance abuse and local services.

Day Care Availability and Affordability:

2.1.12 Support efforts for adequate and affordable child and adult daycare including:

- Promote ~~the City's~~ land uses, development codes, and fees that encourage day care.
- Support neighborhood, school and business plans, and both public and public-private projects that include provision for daycare.

~~2.2.14—Advocate for efforts to maintain or develop after-school activities.~~

~~2.1.13—Support linkages that promote work programs, job retraining, internships, the private industry council, and similar opportunities for training and placement.~~

~~2.1.14—Support local efforts that prevent the initiation of tobacco use, promote cessation, and encourage smoke-free environments.~~

~~2.1.15—Emphasize programs which support developing and sustaining healthy families.~~

2.2 As prescribed in the City of Sumner's Housing Element, support the development and implementation of programs that offer housing for all stages of life.

2.2.1 Support programs, partnerships and regulations that promote-develop adequate access to emergency and temporary housing.

2.2.2 Support programs and regulations that increase access to housing for historically underserved populations and people of diverse backgrounds, ethnicity and socioeconomic levels.

2.3 Consistent with the City's Transportation Element, ~~support~~ provide access to adequate and affordable transportation.

2.3.1 Work with Pierce Transit and Sound Transit to support programs for mass transit that is affordable, accessible, and safe.

2.3.2 Recognize the importance of adequate and accessible roads, and sidewalks.

2.4 Support programs that assist and empower older adults.

~~2.4.1—Support~~ Continue to fund the Sumner Senior Center ~~programs.~~

2.4.2 Encourage the development of programs to extend services to isolated seniors.

2.4.3 Assist in activities that educate the community on aging concerns.

2.5 Support youth programs and involve youth in planning and implementation.

~~2.5.1 — Maintain a Sumner youth commission to provide input on issues related to youth.~~

2.5.1 Support the development of youth activity programs that may include late-night, after-school, or vacation activities.

2.5.2 Support and have city staff participate in forums as a method of hearing from youth about their concerns and to gain their involvement.

2.5.3 Support programs that promote recreation for the Sumner-Bonney Lake areas.

2.5.4 Encourage involvement of Sumner staff, officials and the business community in outreach to Sumner-Bonney Lake and Dieringer Schools that may include mentoring, reading programs, and job shadowing.

2.5.5 Encourage youth involvement in activities that raise awareness of government roles and services.

~~2.6 — Encourage and support obtaining affordable health care coverage.~~

~~2.6.1 — Support efforts to educate the residents on affordable health care plans and to bring affordable health care programs into the community.~~

~~2.6.2 — Encourage small local businesses to organize and provide insurance for their employees.~~

~~2.6.3 — Encourage members of the community to participate in insurance programs that provide children with health care coverage.~~

~~3. — Support programs and services for intervention and treatment.~~

3. Support better access to and education about counseling services and intervention.

~~3.1 — Support efforts to provide access and to educate the public about counseling services, domestic violence, suicide, elder care issues, and other resources.~~

3.1 ~~Encourage efforts to~~ Educate public safety staff on crisis intervention and referrals.

3.2 ~~Support efforts to~~ Integrate access to human services into the judicial system.

3.3 Encourage the coordination of police, fire and social service providers regarding local human service resources and referral programs.

4. 3.2 Support programs to address domestic violence

4.1 Support programs that provide referrals for victims of domestic violence.

4.1.1 Support the training of public safety staff in appropriate response to issues and referral related to domestic violence.

4.1.2 Work with other jurisdictions to coordinate a prosecution response to domestic violence cases.

4.1.3 Support emergency shelter programs to provide a safe refuge for families in transition due to domestic violence.

5. Support programs and services that promote a healthy and active lifestyle.

5.1 Promote and encourage the location of a grocery store in the Town Center.

5.2 Remove barriers or provide incentives for the location of medical facilities in the community and promote other options for affordable medical care.

~~2.11 Support events that promote and highlight family friendly businesses and activities.~~

5.3 Encourage and promote events that encourage active lifestyles such as running and biking events.

5.4 Complete and expand the Sumner trail system and look for areas to partner with others on additional recreational facilities.

5.5 Ensure parks and recreation facilities are distributed equitably throughout the community and accessible within walking distance of most residences.

5.6 Maintain a safe, attractive, interconnected sidewalk system to increase neighborhood walkability and connections to services.

ECONOMIC DEVELOPMENT and EMPLOYMENT

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

INTRODUCTION

The Growth Management Act provides a planning goal for Economic Development, although an economic development element is not mandatory. There are standards proposed in the Act, should economic development elements be required in the future [RCW36.70A. (7) And (9)]. ~~These standards and the document titled "City of Sumner: Economic Development Planning in Action" have guided the preparation of this element.~~ The Countywide Planning Policies provide a framework for economic development and employment policies within Pierce County. The Puget Sound Regional Council has adopted the Multicounty Planning Policies in VISION 2050 for a regional context. The policies identified below are intended to satisfy the economic development requirements of the Growth Management Act, the Countywide Planning Policies and the Multicounty Planning Policies. Economic development policies relate closely with other land use, infrastructure and environment policies and cannot be considered alone. Economic development should be used to drive the other goals and policies and never used solely for the sake of economic development.

GOALS, POLICIES, AND OBJECTIVES

1. Seek and maintain a strong and diverse economy for all people with a variety of different types and sizes of business, industry and employment.
 - 1.1 Provide adequate land for different kinds of businesses and development to support this element and identify strategic redevelopment opportunities as land supply decreases.
 - 1.2 Implement this Element in order to provide jobs for local residents, build and sustain broad long-term tax base, drive redevelopment, create short-term tax base and improve infrastructure as a means of achieving other goals and policies within this plan. The provisions of this Element shall be used solely to drive the other elements of this Plan.
 - 1.3 Work with the Sumner-~~Downtown~~ Main Street Association, Chamber of Commerce, Tacoma Regional Convention & Visitor Bureau, Port of Tacoma, and the Tacoma-Pierce County Economic Development Board to promote and market the economic development potential and amenities of the City and recruit new businesses.
 - 1.4 Work towards effective communication between the City and industrial and business interests through the city newsletter, annual visits, social media, and the City's website.
 - 1.5 Build upon existing strength of community, small town character, and location to drive future policy decisions and actions.
 - 1.6 Encourage ~~agriculture-agritourism that expand options for local farms and open other markets for locally grown agricultural products such as farm-to-table programs and tourists activities related activities which support continued to support~~ farming around the City.
 - 1.7 Encourage industries, which are "clean"sustainable, environmentally and socially responsible and contribute to the local ~~and do not degrade the natural and built environment in the~~ community.
 - 1.8 Develop and sponsor a City-wide comprehensive and strategic economic development and marketing plan to implement the applicable sections of this plan.
 - 1.9 In collaboration with regional partners, ~~Develop and~~ implement a business retention program, which would regularly communicate with and support existing businesses.
 - 1.10 Recruit restaurants, cafés, microbreweries, public facilities and other similar uses, which serve as gathering spots within the community and encourage evening activity in commercial

area.

- 1.11 Maintain and enhance a partnership with many stakeholders downtown including ~~Sumner Downtown Promotion Main Street~~ Association or similar organization, property owners, residents, Sound Transit, and others.
- 1.12 Provide and facilitate committed ongoing communication and collaboration between City and private sector leadership toward the goal of business development.
- 1.13 Create a document that compiles initiatives and activities that can be undertaken to promote economic development in the Downtown including infrastructure improvements, events, and housing initiatives.
- ~~1.14 Develop and implement a strategic communication and marketing plan for the City, especially Downtown.~~
- 1.15 To ~~achieve~~ monitor the successful of programs and projects, institute public and private key performance standards indicator ~~that are flexible, dynamic, and enforceable, but which also provide incentives.~~
- 1.16 Periodically evaluate and review Town Center planning efforts. Adjust implementing methods to changing circumstances while using the Town Center vision as a continuing guidepost.
- 1.17 Explore the potential for and encourage the development of retail and shopping opportunities near major freeway interchanges that would serve a regional market. ~~Consider locations near major freeway interchanges as opportunity areas for this type of development.~~
- 1.18 Keep the momentum for Downtown revitalization through implementation of many economic development, infrastructure and housing initiatives identified in the "Projects and Actions" section in the Town Center Plan. Provide for strategies civic investment and an ongoing partnership with stakeholders to implement the various initiatives.
- 1.19 Work with Pierce County and other cities and towns to coordinate economic development strategies and activities to support regional goals and objectives.
- 1.20 Coordinate economic development policies and activities with other Comprehensive Plan Elements.
2. ~~Provide the necessary infrastructure, protections against incompatible uses, support facilities and services to attract and maintain a high quality manufacturing and industrial center and to make the City a desirable place to live, work, and do business~~ Support the necessary infrastructure, and programs to develop a talented and qualified workforce that can afford to live near where they work.
 - 2.1 Partner with educational providers to explore location of higher education opportunities, such as a college annex, within the city.
 - 2.2 Partner with education and employment organizations and businesses to ~~help offer high-quality and accessible training programs that give all people opportunities to learn, maintain, and upgrade skills necessary to~~ ensure an adequate and trained labor pool.
 - 2.3 Encourage cultural activities such as visual, literary and performance art that involve the community and create a regional identity that celebrates diversity.
 - 2.4 Plan for adequate residential and commercial land to support a substantial work force and reduce worker commute times and maintain a good jobs to housing balance.
 - 2.5 In conjunction with transit providers, encourage an adequate transit system to serve the employment centers to allow connections to the transit centers within and outside the City and ensure transit access for those coming to work in the city.
 - 2.6 Encourage adequate child day care and adult care facilities to support a diverse work force.

~~2.8 Coordinate economic development policies and activities with other Comprehensive Plan Elements.~~

2.9 Monitor demographic trends to ensure City policies and direction correspond are consistent with the needs of the local populations with an emphasis on those people who have historically been underserved and marginalized.

2.10 Organize City government to provide a business contact or other mechanism to ensure businesses have easy and reliable communication with City officials and leadership.

3. Assure that adequate public facilities and public services are available to support industrial and commercial development.

3.1 Develop and maintain accurate and up-to-date capital facility plans for domestic water, storm sewers, sanitary sewers, transportation and parks.

3.1.1 Work with new development and other agencies to utilize effective and cooperative measures to fund capital facility costs.

3.1.2 Review permit procedures bi-annually in conjunction with preparing the City's budget to ensure fees, processing times and resources are sufficient to meet these goals.

4. Encourage a supportive environment for small businesses, locally owned and women- and minority-owned businesses as a vital part of the City's economic framework.

4.1 Allow for home occupations within residential zones consistent with the residential character.

4.2 Encourage mixed-use areas where small scale commercial and light manufacturing uses can occur consistent with other Comprehensive Plan policies.

4.3 Ensure regulations accommodate a variety of lot sizes and land uses for small business development.

4.4 Market opportunities for small business and recruit small businesses for appropriate locations within the city.

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

5. Promote downtown as the town's cultural, historic and activity center of the entire community.

5.1 Invest adequate resources in ways which strengthen downtown. Whenever possible, these monies shall be used to leverage additional dollars from public and private sources for improvements.

5.1.1 Partner with the Puyallup/Sumner Chamber of Commerce and Small Business Association to work with local lenders to secure sources of capital for existing businesses' building improvements and/or business expansion.

5.1.2 Assist with business expansions and new establishments such as through pre-application review and consultation and permit fast track for businesses that are proven catalysts for economic growth such as:

- restaurants and eating establishments in downtown;
- manufacturing and businesses that provide family wage jobs;
- alternative energy that furthers the community's commitment to new technologies; and
- aerospace and other products or services that bring in money from outside

the region.

- 5.2 Every 5 years, in conjunction with interested parties, examine the needs for downtown parking within the Town Center and develop methods for providing attractive, safe, accessible, effective and well utilized parking. Modify and adjust on and off-street parking which serves retailers, other businesses, residents, and major employers downtown shall be implemented based on the 5-year parking study.
 - 5.2.1 Redesign and install new parking lot signs that are strategically placed throughout the downtown area. Ensure designation of short and long-term parking, and enforcement of parking limitations.
 - 5.2.2 Improve safety by creating additional lighting and pedestrian facilities in parking areas.
 - 5.2.3 Implement short-term, medium-term, and long-term parking strategies as indicated by the 5-year parking study.
 - 5.2.4 Encourage businesses conducive to shared parking, or uses that provide onsite, under-building parking.
- 5.3 Promote a diversity of uses within the downtown, which support the activity base by providing employment, recreational, residential, and a variety of commercial activities.
- 5.4 Give downtown locations highest priority when siting city and government facilities such as libraries and administration offices, which have significant employment or destination potential.
- 5.5 Adopt incentives and actively seek out and recruit developers to construct more housing in and near Downtown to strengthen Downtown businesses that will in turn offer goods and services for residents.
- 5.6 In conjunction with interested parties, improve the visual appearance of downtown through public and private measures for beautification, facade improvements, and preservation of historic properties, design strategies, maintenance, and streetscape improvements.
- 5.7 Work with other organizations to promote civic and community events which foster community pride and promote the downtown and other critical commercial areas.
- 5.8 In conjunction with transit agencies, explore linking downtown with the other parts of the city with a community-based transit system, which compliments the special needs of downtown.
- 5.9 Work with building owners to encourage viable uses on the second floors of existing buildings by exploring options in the building and fire codes.
- 5.10 Work with downtown stakeholders and the Sumner Downtown Promotion Association to develop and implement a detailed downtown "Main Street"-based revitalization strategy addressing organization, design, economic restructuring and promotion.
- 5.11 Promote and market the redevelopment potential of key downtown locations through partnering with property owners, developers, Sound Transit, and other key parties.
- 5.12 Continue to provide and fund maintenance of public restroom facilities for the downtown business district.
- 5.13 Create 350-500 new housing units in the Town Center in close proximity to the train station and existing businesses.
- 5.14 Promote businesses that meet the daily needs of residents – markets, dry cleaners, laundromats, eateries, pharmacies, banks, pet stores, beauty salons/barbershops, etc.

- 5.15 Encourage more mixed commercial/service/housing uses in the Town Center, along Traffic and Fryar Avenues. Discourage light industrial zoning in the Town Center in favor of mixed-use zoning unless there is an educational or artist component.
- 5.16 Create a market strategy to attract new business compatible with long-range plan and zoning intents, and strengthen and increase the variety of commercial shopping and service opportunities for the community. Allocate resources to implement market strategy.
- 5.17 Coordinate with Sumner Downtown Promotion Association and Puyallup/Sumner Chamber of Commerce on education, e.g. business management, business promotion ideas, entrepreneurship, etc.
- 5.18 Create a mixed economy Downtown that provides basic and specialty retail, services, destination attractions, hospitality and entertainment uses.
- 5.19 Accommodate mixed use developments with commercial on the ground floor. Require that mixed use buildings within the Town Center and that have the potential for businesses on ground floor install ceiling heights and infrastructure for future conversion of residential to commercial spaces.
- 5.20 Reduce the parking requirement for multi-family developments within the Town Center to facilitate development that accommodates the transit rider, anticipates lower car ownership in this area because of transit, and changing trends and services related to transit and transportation such as on-demand services and autonomous vehicles.
- 5.21 Within the Town Center allow for visitor parking for multi-family and portions of commercial parking to be counted toward parking capacity for such developments. Smaller retail, restaurants, and other desirable pedestrian-oriented businesses should be allowed without an off-street parking requirement provided they agree to not protest the formation of a future local improvement district for the construction of public parking in the Town Center.
- 5.22 Pursue creative solutions to accommodate parking for development through the creation of local improvement districts and other means.
- 5.23 In the Town Center structured and in-building or under-building parking is preferred over surface parking. Limit the development of surface parking.

6. The Sumner-Pacific Manufacturing/Industrial Center (SPMIC) is a vibrant and successful industrial employment area with regional and local significance.

- 6.1 Partner with the Ports of Seattle and Tacoma on regional economic development initiatives related to the industrial sector.
- 6.2 Expand outreach to and maintain regular dialogue with the SPMIC business community.
- 6.3 Connect local businesses with workforce development programs of regional organizations like the Pierce County Workforce Development Council and the Washington State Department of Commerce.
- 6.4 Partner with the local School District, Community College, and SPMIC employers to create paid internship programs for students interested in Manufacturing, Food Processing, or Warehousing employment.

7. The SPMIC retains and grows its existing industrial businesses as well as attracts new businesses.

- 7.1 Raise the SEPA categorical exemption thresholds for industrial buildings and associated parking and land clearing provided there are sufficient building, grading, and critical area protections in place.

7.2 Partner with the Department of Commerce on the Regulatory Roadmap Project, an online site selection tool that distills all local, regional, and state requirements into easy-to-understand checklists for gauging feasibility of sites for manufacturing facilities.

8. The SPMIC includes a diverse range of small and large industrial businesses.

8.1 Promote small business growth through incentives, business recruitment, and other forms of support.

8.2 Encourage small businesses development and entrepreneurialism in the SPMIC by partnering with the Ports of Seattle and Tacoma to develop a local incubator for a range of industrial production uses, including food processing.

8.3 Encourage the creation of a "specialty manufacturing and artisan district" in the Pacific portion of the SPMIC, and where appropriate in Sumner, that promotes the development, production, sale, and distribution of products and services in a street environment with coordinated pedestrian amenities, signage, and landscaping, with increased attention to building and site design.

8.4 Encourage a modest-level of small-footprint businesses in the SPMIC that provide close-by services for workers, such as food establishments, medical services and daycare.

SHORELINE MASTER PROGRAM ELEMENT

NOTE FOR REVIEWERS:

- 1) NEW/SUBSTANTIVE WORDING CHANGES ARE IN A DIFFERENT COLOR & UNDERLINED/STRIKEOUT.
- 2) THE POLICIES AND OBJECTIVES LISTED BELOW ARE DIRECTLY FROM **ADOPTED SHORELINE MASTER PROGRAM** DOCUMENT, SO THERE ARE LIMITS ON HOW MUCH WE CAN CHANGE WITHOUT GOING THROUGH THE SEPARATE SHORELINE PROGRAM UPDATE WITH THE STATE. PROPOSED CHANGES PRIMARILY CONSIST OF TECH-EDITS, CORRECTING TYPOS AND NAMES OF DOCUMENTS.
- 3) THE ADOPTED SHORELINE MAP, INCLUDED BELOW IN THIS SHORELINE CHAPTER OF THE COMPREHENSIVE PLAN, WILL BE UPDATED IN A SEPARATE PROCESS IN ORDER TO ADD THE RECENTLY ANNEXED HOUSTON ROAD AREA. THAT SMALL AREA ALONG THE RIVER HAS BEEN PREDESIGNATED WITH A 50-FOOT URBAN ENVIRONMENT.

INTRODUCTION

~~The Growth Management Act requires that the Shoreline Master Program goals and policies be a separate element of the Comprehensive Plan. The City of Sumner Shoreline Master Program was adopted per RCW 90.58. The major goals and policies are contained in this element for topic areas in the Shoreline Master Program that are overarching and comprehensive in nature. For specific policies refer to Chapters 5 of the Shoreline Master Program.~~

~~As required by the Shoreline Management Act in RCW 90.58.100, the following elements have been considered in the preparation of the Master Program for the City of Sumner: Economic Development, Public Access, Circulation, Recreation, Shoreline Use, Conservation, and Historical/Cultural Resources. The goals and objectives established for these elements are the basis for policies and regulations included under the general and specific use requirements of the Master Program.~~

The State Shoreline Management Act requires that jurisdictions with rivers and lakes that are considered "shorelines of statewide significance" prepare a Shoreline Master Program to protect shoreline areas and guide development located in the 200-foot-wide State "shoreline jurisdiction" area that surrounds a water body. Shorelines within Sumner consist of the White River, Puyallup River, and a portion of Lake Tapps within the Sumner Urban Growth Area.

The City of Sumner Shoreline Master Program was adopted in accordance with State law under RCW 90.58. As required by the Shoreline Management Act, the following elements (topic areas) have been considered in the preparation of Sumner's Master Program: Economic Development, Public Access, Circulation, Recreation, Shoreline Use, Conservation, and Historical/Cultural Resources. The major goals and policies in the Master Program are organized under these 7 elements. These form the basis for more specific policies and regulations in the Master Program that are applicable to shoreline uses.

The Growth Management Act requires that the Shoreline Master Program goals and policies be included as a separate element (chapter) of the Comprehensive Plan. These goals and policies are organized under the 7 elements contained in the Master Program and are shown below. Note that these are overarching and comprehensive in nature. For specific policies and requirements for all development within the Shoreline Jurisdiction, refer to the Shoreline Master Program.

GOALS, POLICIES, AND OBJECTIVES

ECONOMIC DEVELOPMENT ELEMENT

1. Provide for economic activity that is water-dependent, water-related, or that provides an opportunity for a substantial number of people to enjoy the shoreline (water-enjoyment).
 - 1.1. **Objective:** To plan for uses that benefit from a shoreline location.

PUBLIC ACCESS ELEMENT

2. Increase public access to the shoreline and preserve and enhance views of the shoreline.

- 2.1 **Objective:** To provide for public access to publicly owned shoreline areas, except where deemed inappropriate due to safety hazards, inherent security problems, environmental impacts, or conflicts with adjacent uses. Require dedication of property or easements to provide for public access across private property as a condition of non-water dependent development.

CIRCULATION ELEMENT

3. Provide safe and adequate ~~vehicular circulation transportation~~ systems to shorelines where routes will have the least possible adverse effect on unique or fragile shoreline features and existing ecological systems, while contributing to the functional and visual enhancement of the system.
- 3.1 **Objective:** To allow vehicular circulation systems within shoreline jurisdiction that benefit permitted uses without degrading the environment or aesthetic values of the area.

RECREATIONAL ELEMENT

4. Provide public access and opportunities for recreation along the shoreline wherever appropriate.
- 4.1 **Objective:** To develop public access and recreation opportunities that are compatible with adjacent uses and that protect the shoreline environment.

SHORELINE USE ELEMENT

5. Ensure that the overall design of land use patterns will locate activity and development in areas of the shoreline that will be compatible with adjacent uses and will be sensitive to existing shoreline environments, habitat, and ecological systems.
- 5.1 **Objective:** To promote the best possible pattern of land and water uses consistent with the Shoreline Management Act of 1971, the City of Sumner Comprehensive Plan, the City of Sumner Parks and Trails Plan, and the Sumner Zoning Code.

CONSERVATION ELEMENT

6. Preserve, protect, and restore to the greatest extent feasible the physical, biological, and visual attributes of the shoreline environment.
- 6.1 **Objective:** Through the use of best available science, develop and implement siting criteria, design standards, and best management practices that will ensure the long-term ~~enhancement-protection~~ of unique shoreline features, natural resources, and fish and wildlife habitat.
- 6.2 **Objective:** To designate and develop areas where there is an opportunity to restore, enhance, and conserve the natural shoreline for the benefit of fish and wildlife habitat.

HISTORICAL/CULTURAL ELEMENT

7. Identify, preserve, protect, and restore shoreline areas having historical, cultural, educational, or scientific values.
- 7.1 **Objective:** To ensure the recognition, protection, and restoration of shoreline areas that have historical and or cultural value to ~~the City of Sumner, the tribes, and the broader community~~, and that contribute to a unique "sense of place" for ~~public facilities, recreation areas-uses and activities~~ in the shoreline jurisdiction.

FLOOD HAZARD MANAGEMENT

8. Protect the ~~City of Sumner~~ community from losses and damage created by flooding.

- 8.1 **Objective:** To seek regional solutions to flooding problems through coordinated planning with state and federal agencies, [tribes](#), other appropriate interests, and the public.
- [8.2](#) **Objective:** To ensure that flood hazard protection projects have a positive environmental benefit and that [projects](#) emphasize long-term solutions over short term solutions.

