



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

Link to join Zoom Webinar: <https://sumnerwa-gov.zoom.us/j/85115707843>

Or by phone: 253 215 8782 (Tacoma)

Webinar ID: 851 1570 7843

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

APPROVAL OF MINUTES

1. Approval of minutes from May 4, 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

1. 2024 Comprehensive Plan Update – Recommendations on Elements 1-7

NEW BUSINESS

COMMISSION COMMENTS

STAFF COMMENTS

ADJOURNMENT



SUMNER PLANNING COMMISSION MINUTES

Thursday, May 4, 2023
6:00 p.m.
Sumner City Hall
1104 Maple Street

CALL TO ORDER

The hybrid meeting was called to order at **6:03** pm by Chair Elfers.

ROLL CALL

Commissioners Present (in-person): Chair Elfers, Vice-Chair Locke, Moody, Walden

Commissioners Present (virtually): Fochtman

Excused Absences: Stoneking

Unexcused Absences: Isaacs

APPROVAL OF MINUTES

Minutes 04/06/23: Motion by Locke, 2nd by Moody, approved.

PUBLIC COMMENT

None before the Commission

UNFINISHED BUSINESS

None before the Commission

NEW BUSINESS

1. 2024 Sumner Comprehensive Plan Update

A. Review of Element 6 – Family and Human Services

Director Ryan Windish gave an overview of the proposed updates to this chapter of the Comprehensive Plan. Extensive edits are proposed, primarily updating agency names and roles, deleting redundant policies, and clarifying the City's role in providing or supporting these services. The Commission asked for a number of clarifications and tech edits related to terms. The Commission also requested that staff add policies regarding a) status and support of the Senior Center; b) supporting funding for the Sumner-Bonney Lake Recreation Program; c) reducing barriers to affordable senior housing; and d) addressing Airbnb/Short Term Rental effects on affordable housing.

B. Review of Element 7 – Economic Development and Employment

Director Windish gave an overview of the proposed updates to this chapter of the Comprehensive Plan. Commissioners requested a number of updates to references to agencies/programs and clarifications on

terms used in the chapter. The Commission also requested a policy about promoting safety, such as discouraging drug use and camping downtown, and similar activity that negatively affects businesses.

C. Review of Shoreline Element

Ann Siegenthaler provided context and background regarding the Shoreline Management Act and Sumner's Shoreline Master Program. The updates are primarily to the Introduction section to clarify the role of the Master Program and the process. The Shoreline Environment map will be updated in a separate process to include the recently-annexed Houston Road area. Commissioners did not have suggestions for or revisions to the proposed changes.

Ms. Siegenthaler explained that staff will make the changes requested by the Commission at this meeting, and that all of the chapters will come back to the Commission in June for their final review and recommendations.

COMMISSION COMMENTS

Commissioners mentioned appreciation of the recent City Open House, and the Parks Plan survey.

STAFF COMMENTS

Staff noted that the Parks Plan will be coming to the Planning Commission likely later this year, in a separate adoption process. Director Windish gave an update on downtown construction projects and background on safe parking sites.

ADJOURNMENT

Chair Elfers motioned to adjourn the meeting; Walden seconded. All in favor. With no further business in front of the Commission, **MEETING ADJOURNED AT 7:53pm.**

Minutes Submitted by: Ann Siegenthaler

SUBJECT: 2024 Comprehensive Plan Update – Recommendations on Elements 1-7**CATEGORY:** Motion

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. 2024 Comprehensive Plan Elements 1-7 Final Drafts

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). Elements 1-5 were reviewed at the April 2023 meeting, and Elements 6-7 and Shorelines were reviewed at the May meeting. Commissioners had recommendations on tech edits and clarification of terms, and in some cases requested additional policies.

Staff has incorporated the Commission’s recommendations in the attached chapters, showing the changes in yellow highlight. In addition, staff has proposed additional edits to better align with State requirements, consultant recommendations, and to clarify terms. Staff updates are shown in blue highlight.

Below is a summary of the changes made to each chapter, based on these reviews:

Values:

- Remove reference to “internet crime” and keep as “...our children are aware of the dangers of crime.”
- Tech edits related to retention of existing businesses.
- Added text about diversity in education.

Vision:

- Regarding expanding UGA, clarified that Sumner may need to expand city limits into our Urban Growth Area to accommodate growth.
- Added statement about considering environmental justice implications of actions in addition to consideration of property rights.

Plan Monitoring and Amendment: No changes since the last meeting.

Governance and Permit Process:

- Updated terms related to older adults, residents and customers.
- Clarified that protection of property rights means consistent with statutory requirements.
- Added policy to improve communications with historically underserved communities.

Community Character:

- Clarified that the term “town center” refers to the countywide designation, not just a downtown area.
- Policy about land conservation clarified to refer instead to natural resource conservation and attractive streetscapes.

Family and Human Services:

- Under criteria for funding and evaluating services, clarified what is meant by “historically underserved communities.”
- Replaced policy about a human services advisory committee with language about staff providing updates to City Council.

- Added the recommended policy: Support funding for the SBL recreation program.
- Updated terms for childcare and adult care; also older adults.
- Clarified that the City supports programs that *increase access to* housing, not just programs that provide housing.
- Added the requested policy to provide incentives for affordable senior housing.
- Added a policy to promote opportunities for older adults to volunteer.
- Clarified the term “career exploration activities.”

Economic Development and Employment

- Updated the policy regarding companies that are sustainable and environmentally responsible.
- Reworded Policy 1.15 about performance standards to be clearer.
- Clarified the term “career exploration programs.”
- Clarified what is meant by “historically underserved communities.”
- Updated terms for Chamber of Commerce and downtown business association.
- Added the requested policy regarding public safety downtown.

Shorelines:

Staff recommends revising only the introduction, not any tech-edits to policies, until the City updates the Sumner Shoreline Master Program (sometime in the future). This chapter will be the last chapter/element in the Comp Plan.

COUNCIL COMMITTEE/STUDY SESSION: n/a MEETING/STUDY SESSION DATE: COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Review the proposed updated Elements and provide recommendations to City Council.

VALUES

NOTES FOR REVIEWERS: NEW/SUBSTANTIVE WORDING CHANGES ARE IN A DIFFERENT COLOR & UNDERLINED/STRIKEOUT. SUBSTANTIVE CHANGES BETWEEN THE 5/4/23 AND 6/1/23 PLANNING COMMISSION MEETINGS ARE SHOWN HIGHLIGHTED:

- Proposed changes by staff shown in blue highlight.
- Changes requested by Planning Commission shown in yellow highlight.

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. 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. Through education, our children know the importance of avoiding drugs and alcohol, and are aware of the dangers of internet crime gangs. Our schools, parks, families and community offer constructive alternatives for young and old alike. 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, the retention of existing businesses 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.~~ We strive to provide an inclusive educational system that meets the needs of diverse cultural groups. Our residents have access to a range of family and human services, particularly those services that support vulnerable youth and seniors.

VISION

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

SUMNER: THE 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

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.

more traditional neighborhood pattern is concentrated in the downtown area, where it reflects the 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, as 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, and 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 that the long-term needs of the City may necessitate further growth to the south into our Urban Growth Area. 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. Consideration is also given to environmental justice implications of proposed projects and policies. 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, promotes 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 that 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 that 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, 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

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INTRODUCTION

The Sumner Vision Statement mentions a number of measures that 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, and older adults ~~senior citizens~~, as stakeholders in the future of the City.
 - 1.2 Strengthen communication between government, residents and customers ~~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 that 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, consistent with statutory requirements.

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 Support and create communication avenues that reach historically underserved communities, such as providing City information in multiple languages and partnering with community organizations that serve these communities.
- ~~6.4. 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.

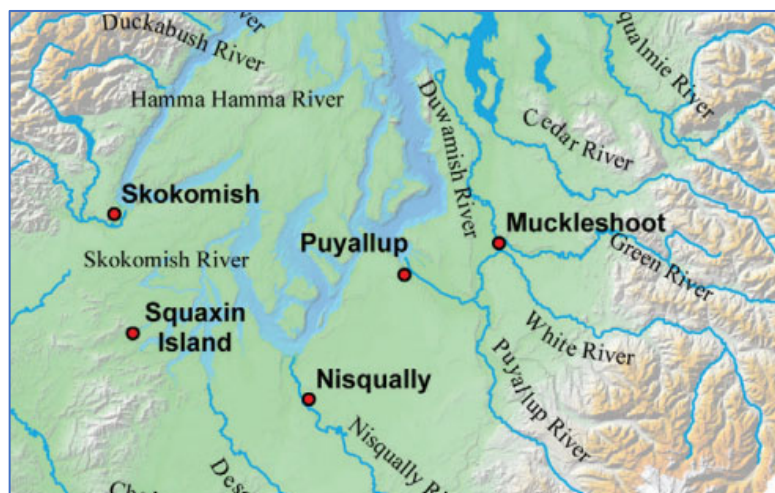
Tribal Participation

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.

FIGURE XX: Sumner/Tacoma area member tribes of Northwest Indian Fisheries Commission



from NW Indian Fisheries Commission

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.
- 3) SUBSTANTIVE CHANGES BETWEEN THE 5/4/23 AND 6/1/23 PLANNING COMMISSION MEETINGS ARE SHOWN HIGHLIGHTED:
 - Proposed changes by staff shown in blue highlight.
 - Changes requested by Planning Commission shown in yellow highlight.

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 having both a regionally designated 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 that 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 and natural resource conservation and stewardship, wise management of attractive 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:

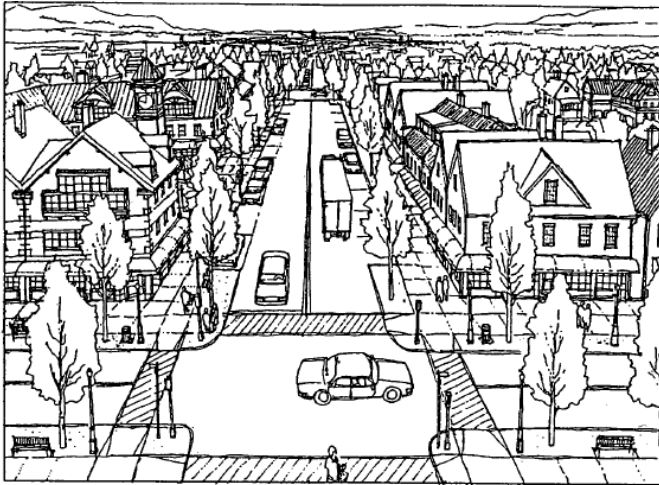
- a. Town Center
- b. East Sumner Neighborhood.

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 XX: Urban Village concept



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.

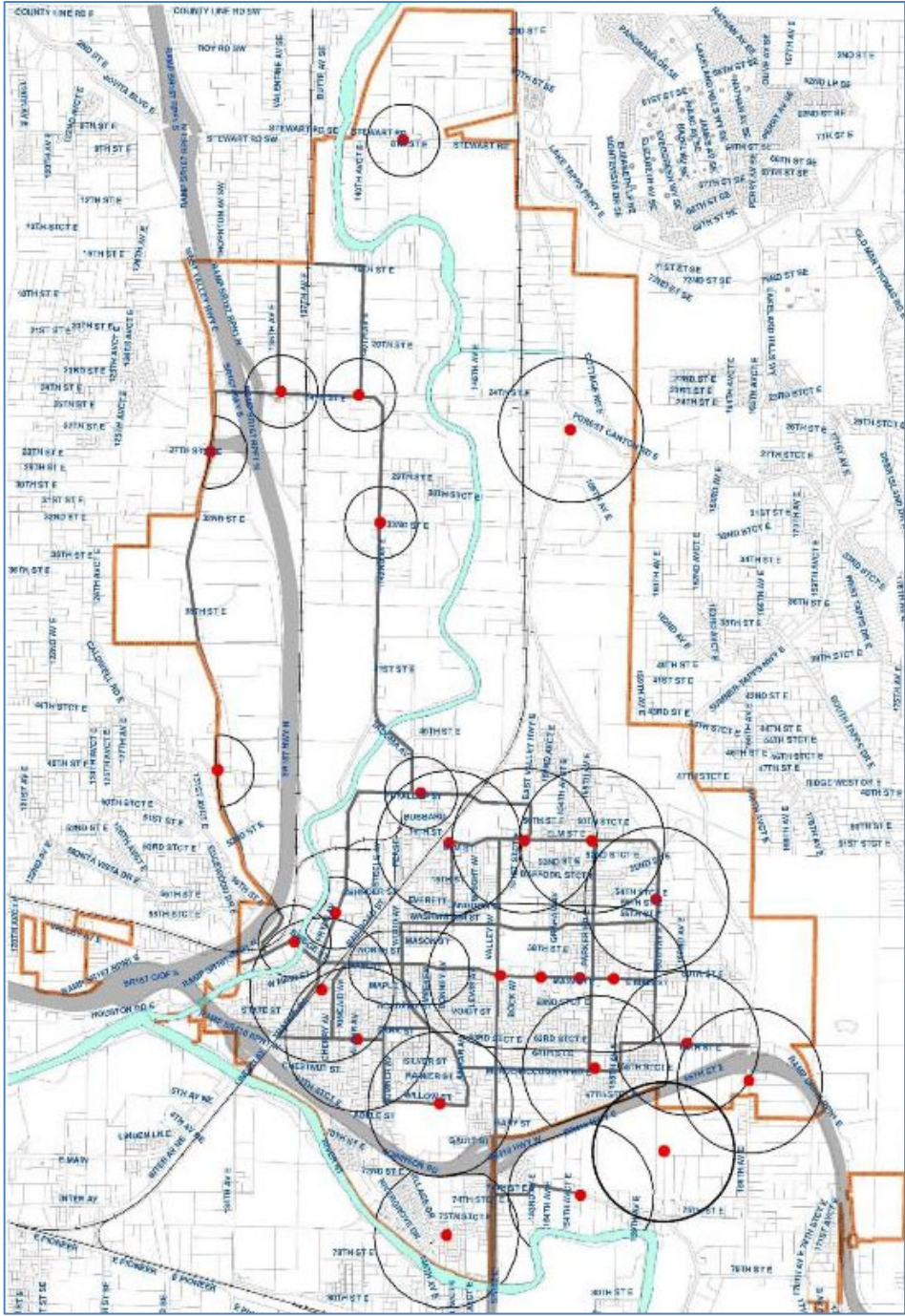
2.6 Create unique and safe ~~walking and~~ pedestrian crossings at major intersections through street and crosswalk design and incorporation of art.

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: Example of a Community Amenity



FIGURE XX: DRAFT--Neighborhood Centers and Walking Distance

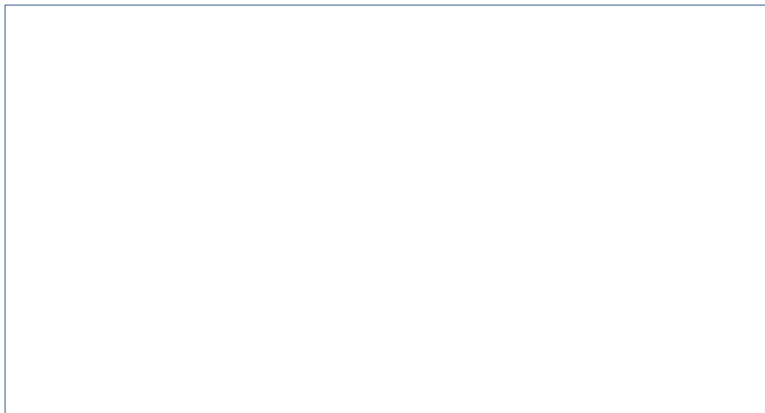


3. Reinforce the Town Center Plan area as the downtown as the town center and commercial and cultural center of Sumner.

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 ~~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~~ 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 where 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 buffers 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 provide 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.*

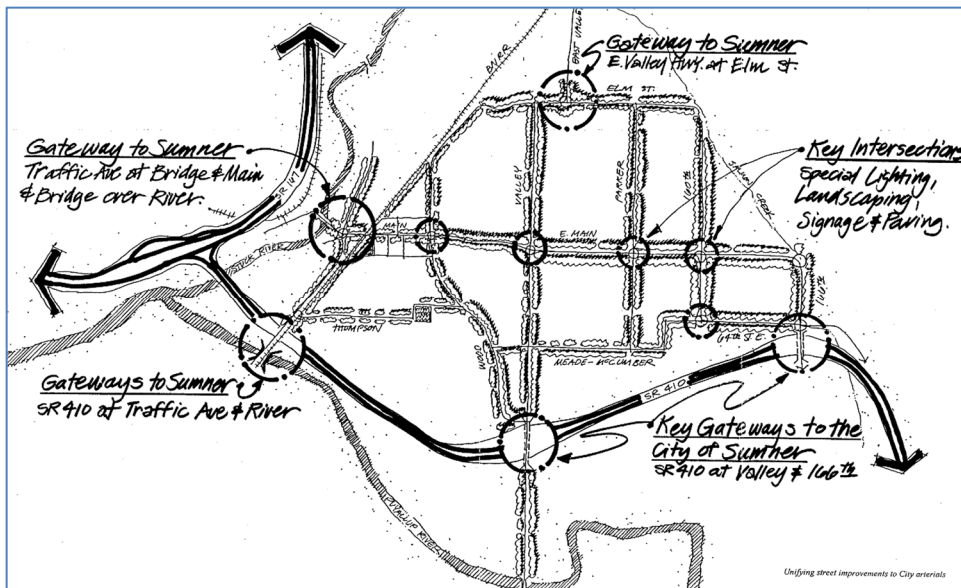
4. Establish a community entry statement into and out of Sumner.

- 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 that 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~~ from 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 and pedestrian amenities, and to employ good design principles to ensure an attractive, functional employment center.

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.
- 3) SUBSTANTIVE CHANGES BETWEEN THE 5/4/23 AND 6/1/23 PLANNING COMMISSION MEETINGS ARE SHOWN HIGHLIGHTED:
 - Proposed changes by staff shown in blue highlight.
 - Changes requested by Planning Commission shown in yellow highlight.

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.
 - 1.1.3 Accountability. Support activities that meet applicable performance standards, are monitored and evaluated and provide a measurable unit of service outcomes.
 - 1.1.4 Families. Emphasize programs which support strong, healthy and nurturing families.
 - 1.1.5 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~~.
 - 1.1.6 Accessibility. Support local programs that are affordable, physically accessible, and culturally sensitive meet the needs of historically marginalized and disadvantaged populations that help meet the needs of communities affected by poverty, exclusion and discrimination, and other historically underserved communities.
 - 1.1.7 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.~~

- 1.1.8 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.
- 1.1.9 Consistency with existing services and plans. Support proposals that are consistent with the goals of the Sumner Comprehensive Plan.
- 1.1.10 Community Partnerships/Involvement. Encourage programs that promote the active participation of Sumner community in their development and implementation.
- 1.1.11 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 emerging issues.
- 1.3.3 Support educational initiatives in the Sumner-Bonney Lake and Dieringer Schools that focus on violence prevention and reduction.
- 1.3.4 Coordinate with human service providers to advise and recommend to the City Council ideas or suggestions to address needs and concerns identified by providers.

~~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.~~

1.3.5 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.

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

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

1.3.8 Advocate to maintain or develop after school activities for youth.

1.3.9 Support funding for the Sumner-Bonney Lake recreation program or pursue other options for providing these services.

1.3.10 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 community health and safety.***

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, and fire prevention, ~~tobacco-prevention~~.
- 2.1.9 Maintain a Comprehensive Emergency Management Plan.
- 2.1.10 Support school-based education programs that prevent alcohol and tobacco ~~use-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 Childcare Availability and Affordability:

- 2.1.12 Support efforts for adequate and affordable child-childcare 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 childcare.

~~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 increase access to 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.

2.2.3 Through the Housing Element, provide incentives for the development of affordable senior housing and other options to allow ageing in place.

Sumner Senior Center



- 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~~ older adults.
 - 2.4.3 Assist in activities that educate the community on aging concerns.
 - 2.4.4 Promote programs within City government, local businesses and schools that provide opportunities for older adults to work and volunteer in the community.
- 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 to further career exploration activities for youth 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

NOTES FOR REVIEWERS:

- 1) NEW/SUBSTANTIVE WORDING CHANGES ARE IN A DIFFERENT COLOR & UNDERLINED/STRIKEOUT.
- 2) SUBSTANTIVE CHANGES BETWEEN THE 5/4/23 AND 6/1/23 PLANNING COMMISSION MEETINGS ARE SHOWN HIGHLIGHTED:
 - Proposed changes by staff shown in blue highlight.
 - Changes requested by Planning Commission shown in yellow highlight.

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 a 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 expands options for local farms and open other markets for locally grown agricultural products such as farm-to-table programs and tourist activities related activities which support continued to support~~ farming around the City.
 - 1.7 Encourage industries, that are "clean"sustainable and environmentally and socially responsible and that 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 successful programs and projects, institute public and private performance standards that are flexible, dynamic, and enforceable, but which also provide incentives. Monitor the success of programs and projects by instituting public and private key performance indicators.~~

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 career exploration 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 ~~childcare~~ 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 been historically underserved and marginalized communities affected by poverty, exclusion and discrimination, and other historically underserved communities.

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 that 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.

5.1.3 Invest in resources and programs that enhance public safety downtown by deterring undesirable activity, such as illegal drug use, camping and graffiti.

- 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~~the downtown business 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

NOTES 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. THEREFORE, NO CHANGES TO THE POLICY TEXT ARE PROPOSED AT THIS TIME; TECH EDITS AND OTHER MINOR UPDATES WILL BE COMPLETED DURING A FUTURE SHORELINE MASTER PROGRAM UPDATE PROCESS WITH THE STATE.
- 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 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 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 and that contribute to a unique "sense of place" for public facilities, recreation areas in the shoreline jurisdiction.

FLOOD HAZARD MANAGEMENT

8. Protect the City of Sumner 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, other appropriate interests, and the public. To ensure that flood hazard protection projects have a positive environmental benefit and that emphasize long-term solutions over short term solutions.

