



The City is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's 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. Minutes from June 1, 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 annsi@sumnerwa.gov no later than 5:00pm on the day prior to the meeting. Your comments will be read into the record and limited to 3 minutes.

UNFINISHED BUSINESS

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

NEW BUSINESS

1. Election of Vice Chair to replace V.C. Locke who is leaving the Commission

2. 2024 Comprehensive Plan – Discussion on Essential Public Facilities, Utilities & Historic/Cultural Elements, Climate Change background, EIS Alternatives overview

COMMISSION COMMENTS

STAFF COMMENTS

ADJOURNMENT



**SUMNER PLANNING COMMISSION
Regular Meeting**

**Thursday, June 1, 2023
6:00 p.m.
Sumner City Hall
1104 Maple Street**

CALL TO ORDER

The hybrid meeting was **called to order at 6:05 pm** by Vice-Chair Locke.

ROLL CALL

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

APPROVAL OF MINUTES

Minutes from 5/4/23: Motion by Isaacs, 2nd by Fochtman, approved.

PUBLIC COMMENT

None before the Commission.

UNFINISHED BUSINESS

1. 2024 Sumner Comprehensive Plan Update – Elements 1-7 Final Drafts

Senior Planner Ann Siegenthaler reviewed the changes made to the draft elements/chapters since the last Planning Commission meeting; there were very few changes and those were mostly minor. Staff asked for the Commissions recommendations on the 7 chapters plus shorelines chapter. Commissioners noted further edits and clarifications they would like to see in the documents prior to making a final recommendation.

Ms. Siegenthaler proposed to bring back the documents to the next meeting for a Commission vote, where there will also be new chapters presented. Commissioners agreed on this approach.

NEW BUSINESS

None before the Commission.

COMMISSION COMMENTS

None.

STAFF COMMENTS

Staff stated that there will be no July 2023 meeting. The next meeting will be August, where the consultant will be discussing the next Comprehensive Plan chapters.

ADJOURNMENT

Commissioner Locke motioned to adjourn the meeting, Stoneking seconded. With no further business in front of the Commission, Vice-Chair Locke ended the meeting. **Meeting adjourned at 7:05 pm.**

Minutes Submitted by: Ann Siegenthaler

DRAFT

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

CATEGORY: Motion

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Comprehensive Plan Elements 1-7 Final Edits

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 1-7 were reviewed at the April, May and June 2023 meetings. Commissioners had recommendations on tech edits and clarification of terms, and in some cases requested additional policies.

Staff has incorporated the Commission's comments in the attached chapters, showing the final changes made since June in green highlight.

Elements (chapters) to be voted on at the upcoming August 2023 meeting are:

- **Values Statement:** No changes
- **Vision Statement:** Minor changes from June meeting
- **Plan Monitoring and Amendment:** No change
- **Governance and Permit Process:** No change
- **Community Character:** Minor changes, updated map
- **Family and Human Services:** Minor changes
- **Economic Development and Employment:** Minor changes
- **Shorelines:** No changes except updated map.

COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

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

VALUES

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

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

People

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

Environment

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

Security

Our security not only comes from our continuing investment in the public safety services available through the City government, but it comes from ourselves. 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 gangs and alcohol~~, and are aware of the dangers of crime. 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

NOTES FOR REVIEWERS: NEW/SUBSTANTIVE WORDING CHANGES ARE IN A DIFFERENT COLOR & UNDERLINED/STRIKEOUT. Updates from the 6/1/23 Commission meeting are shown in green highlight.

~~"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 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

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.

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, such as disproportionate exposure of communities of color and the poor to pollution, noise and other environmental and health hazards.



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

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

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) Updates from the 6/1/23 Commission meeting are shown in green 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 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:

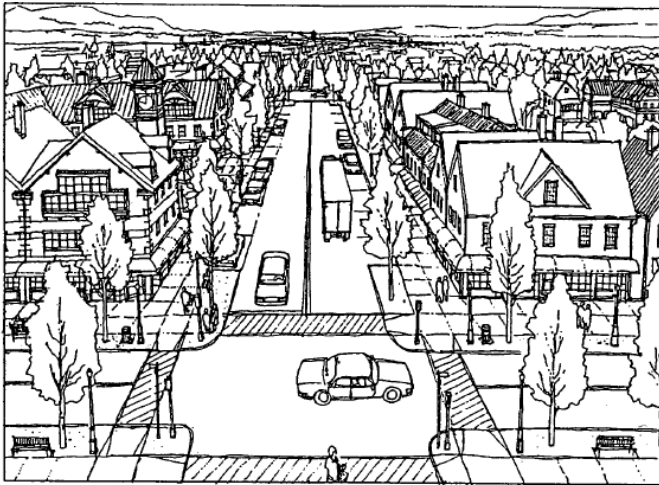
- a. Town Center
- b. East Sumner Neighborhood.

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:

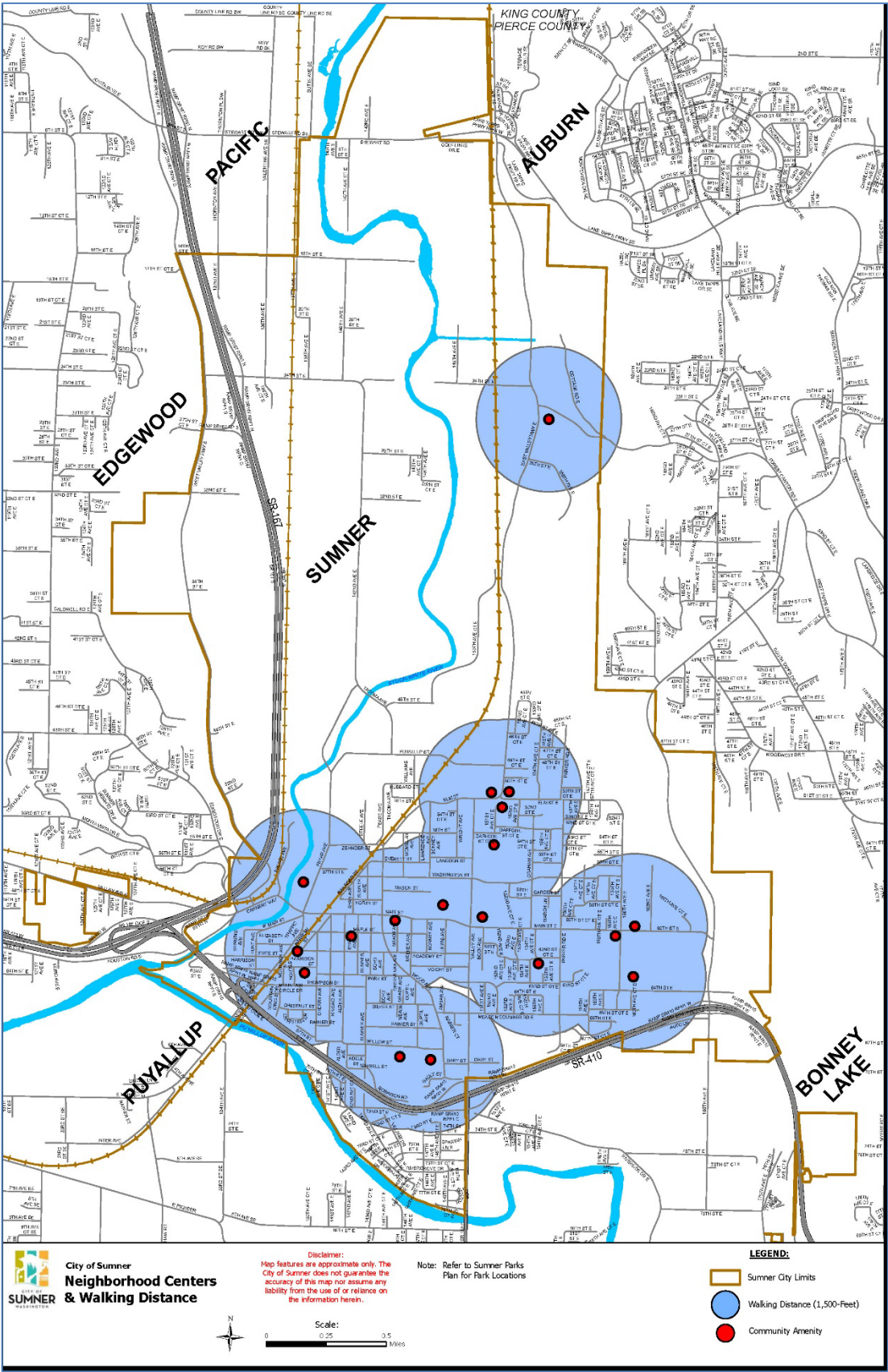
- Park or recreation facility, or community recreation center such as the YMCA;
- Library, City Hall, or other civic/cultural center;
- Schools;
- Commercial services (neighborhood commercial zones);
- Commuter transit station.

- 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: Neighborhood Centers and Walking Distance

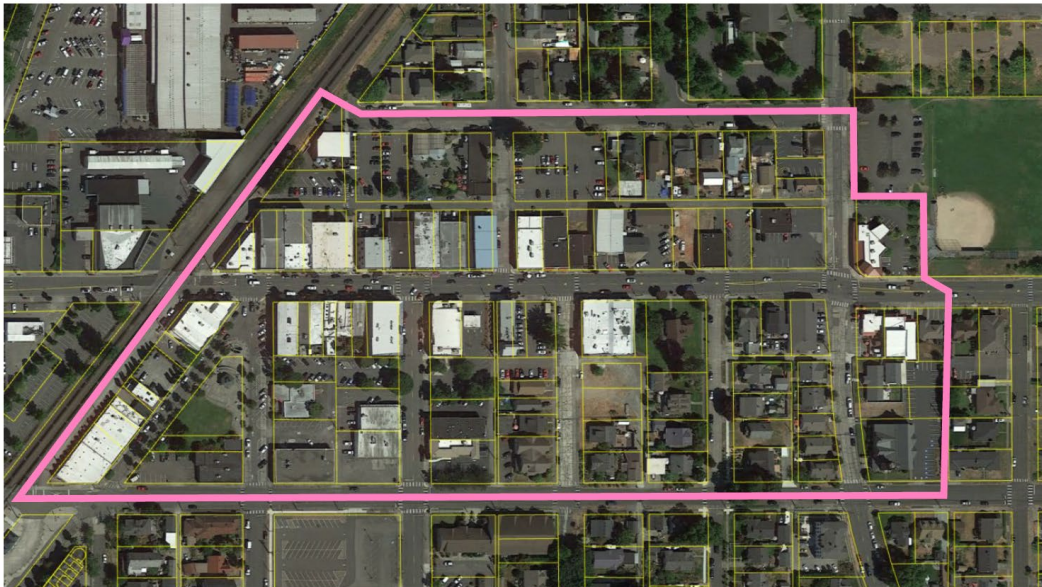


3. Reinforce the Town Center Plan area as the downtown as the town center and commercial and cultural center of Sumner.

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), ~~Chamber of Commerce,~~ 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) ~~Chamber of Commerce~~ 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) and Chamber of Commerce, 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.*

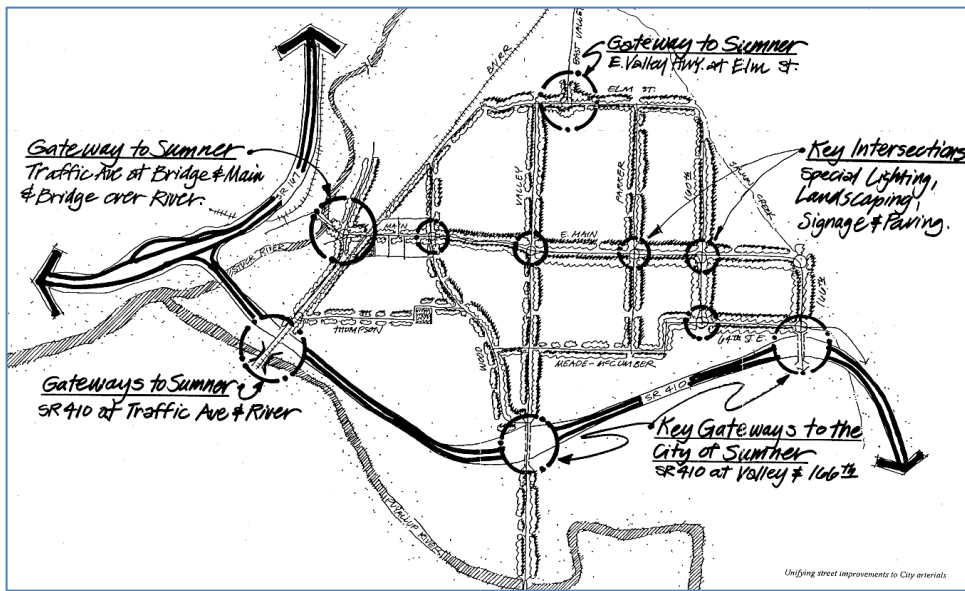
4. Establish a community entry statement into and out of Sumner.

- 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
- Traffic Avenue at Old Cannery Bridge
- Valley Avenue at SR410/Old Highway
- 166th Avenue East at SR410
- East Valley Highway at Elm Street

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) Updates from the 6/1/23 Commission meeting are shown in green 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~~. affordable, physically accessible, and 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 REPLACED BY 1.3.4, 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 ~~day~~care 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~~solder 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) Updates from the 6/1/23 Commission meeting are shown in green 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 responsible and do not degrade the natural and built environment in the and that contribute to the local 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~~ City policies and direction are consistent with the needs of the local populations, with an emphasis on 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 downtown business association(s), and other agencies~~ 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.

- 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~~ **downtown business association(s)** 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.

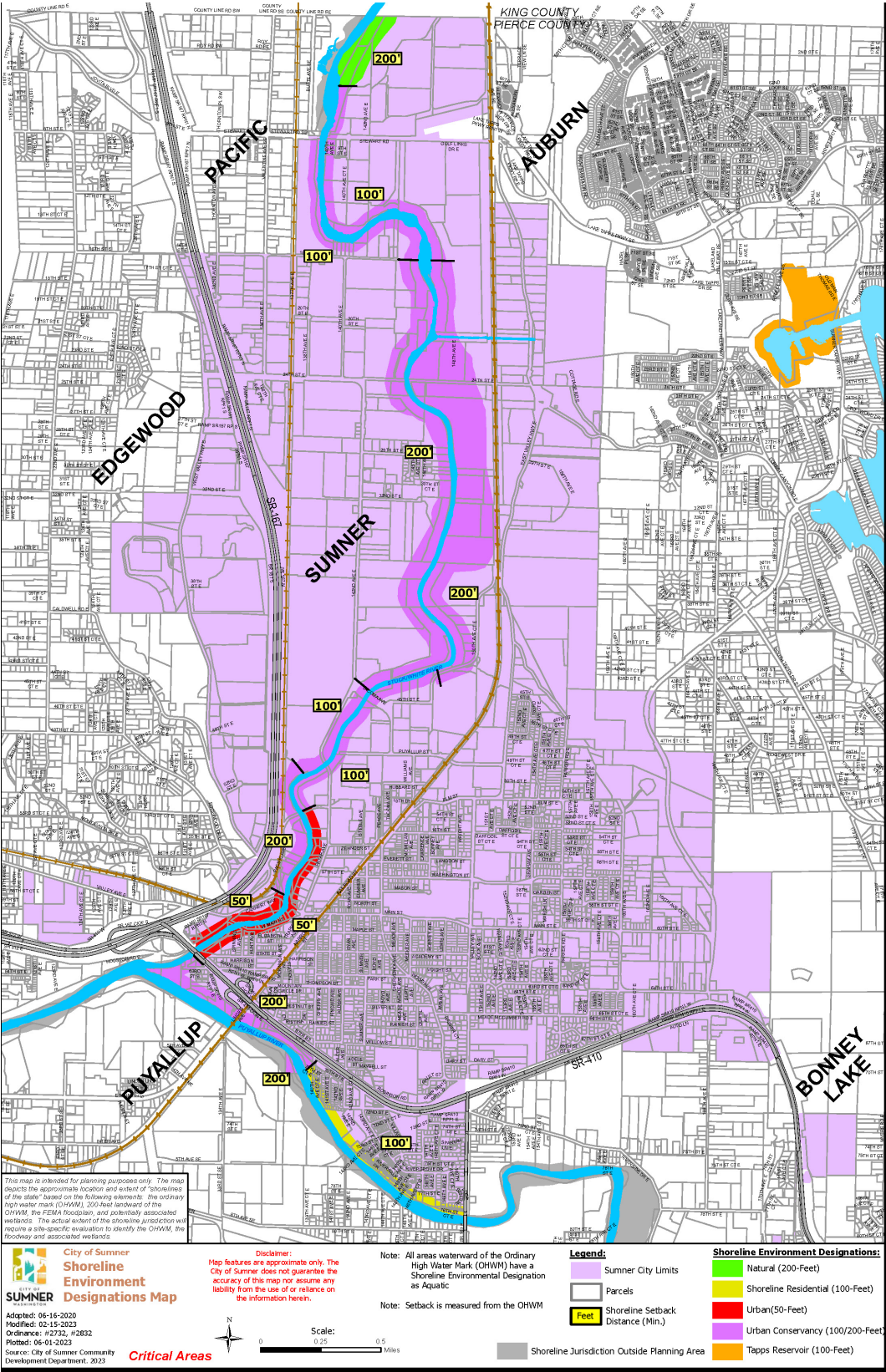
HISTORICAL/CULTURAL ELEMENT

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.

Figure X: Sumner Shoreline Environment Designations Map – March 2023



SUBJECT: 2024 Comprehensive Plan – Discussion on Essential Public Facilities, Utilities & Historic/Cultural Elements, Climate Change background, EIS Alternatives overview

CATEGORY: Information Only

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Essential Public Facilities, Utilities, Historic-Cultural Elements-07-27-23

STAFF CONTACT: Ann Siegenthaler, Senior Planner

SUMMARY BACKGROUND: The Planning Commission has reviewed the first elements (chapters) of the 2024 Comprehensive Plan (Comp Plan). Elements 1-7 were reviewed at the April, May and June 2023 meetings. Over the next several months, the Commission will be reviewing the remaining elements.

The City has engaged BERK Consulting to complete the 2024 Comprehensive Plan, which will include updates to remaining elements, policies and related development regulations. At the August 2023 meeting, the following topics will be presented by BERK:

- Essential Public Facilities Element
 - Utilities Element
 - Historic and Cultural Resources Element
 - Background on new Climate Change requirements for Comprehensive Plans
 - Overview of Environmental Impact Statement (EIS) Alternatives.
-

COUNCIL COMMITTEE/STUDY SESSION:
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MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Provide comments on the proposed Comprehensive Plan materials to staff and the consultant.

ESSENTIAL PUBLIC FACILITIES

INTRODUCTION

The State Growth Management Act requires that local government comprehensive plans include a process for identifying and siting of essential public facilities. Essential public facilities are typically difficult to site and include facilities such as airports, state educational facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, ~~and in-patient facilities such as behavioral health facilities, which may include opioid treatment programs (including both mobile and fixed-site medication units), harm reduction programs excluding safe injection sites, substance abuse disorder treatment facilities, and mental health facilities, and group homes, recovery residences, community facilities, and secure community transition facilities.~~ No local comprehensive plan or development regulation may preclude the siting of essential public facilities per State law. In addition, the State encourages local jurisdictions to provide criteria for the siting of other behavioral health facilities.

NOTE TO COMMISSIONERS: Definitions and siting criteria for essential public facilities have been updated for consistency with new State legislation. Essential Public Facilities are defined by the State as different than Behavioral Health Facilities. For example, an opioid treatment clinic is a type of behavioral health facility, but the State now also defines those as an Essential Public Facility, which allows less local control.

GOALS, POLICIES, AND OBJECTIVES

1. ~~Allow~~ **Establish a process and criteria for the appropriate siting of essential public facilities of a State-wide or Countywide nature.**

1.1 Identify essential public facilities based upon the Growth Management Act, State Office of Financial Management list of essential public facilities required or likely to be built, Countywide Planning Policies for Pierce County, and any City lists which may be developed.

1.2 Through the Land Use Plan identify publicly owned lands and quasi-public uses on lands useful for public purposes, and incorporate such designations into the Land Use Plan.

1.3 ~~MOVED FROM 1.5.2 The criteria shall allow for Work with the County and other cities to establish~~ a cooperative inter-jurisdictional approach to the siting of essential public facilities in accordance with the process established in the Countywide Planning Policies for Pierce County. Joint planning agreements shall be sought where appropriate. Through joint planning or interlocal agreements, the City shall seek to mitigate disproportionate financial and environmental burdens due to the siting of essential public facilities, particularly in communities that face disproportionate shares of noise, light, and air quality pollution impacts.

1.4. Public review shall be carried out in accordance with the public process established by the state, regional, or local agency proposing the facility. When possible, public review materials should be made available in the most commonly spoken languages in Sumner.

NOTE TO COMMISSIONERS: THIS COMES FROM COUNTYWIDE PLANNING POLICIES, WHICH REQUIRE A PUBLIC REVIEW PROCESS.

1.5 Facilities shall provide mitigative measures and amenities, including fiscal mitigation, as appropriate, for neighborhoods in which the facilities are located. Compensation for adverse impacts shall be a consideration in the siting criteria.

1.6 Siting proposals of facilities in the City of Sumner and Sumner Urban Growth Area Planning Area shall be made in accordance with the following principles:

- The State, regional, or local agency and applicant proposing the facility shall ~~provide-demonstrate~~ a justifiable need for the public facility and for its location in the Sumner Planning Area or adjacent areas based upon forecasted needs and a logical service area;

- In consultation with the City of Sumner, the State, regional, or local agency and applicant shall establish a public process by which the residents of the County and the City "host" municipalities have a reasonable opportunity to participate in the site selection process and review of the impacts and benefits of the proposed facility; and
- Facilities shall be sited consistent with the siting criteria below and Sumner Municipal Code.

1.7 **Siting criteria for essential public facilities.** To promote consistency in essential public facility siting across Pierce County, adhere to the essential public facilities siting criteria laid out in the Pierce County Countywide Planning Policies for new or expanded essential public facilities in the Sumner Planning Area, including the following identified criteria:

- Specific facility requirements
- Impacts of the facility
- Impacts of the facility siting on urban growth area designations and policies.

NOTE TO COMMISSIONERS: THESE GENERAL CRITERIA COME FROM THE COUNTYWIDE PLANNING POLICIES. THE SPECIFIC CRITERIA ARE IN THE PROPOSED REGULATIONS.

1.8 In addition to the siting criteria in the Pierce County Countywide Planning Policies, agencies shall consider the following when siting essential public facilities in the Sumner Planning Area:

- Consistency with the Sumner Comprehensive Plan policies, capital facility plans, environmental regulations, and other implementing ordinances.
- Impacts and benefits associated with the facility to ensure these impacts and burdens are equitably distributed.
- Reduction and/or mitigation of risk of displacement of overburdened residents, affordable commercial space, small businesses and housing.

~~1.4 COMBINED INTO POLICY 1.5 Promote facility siting consistent with the Sumner Comprehensive Plan policies, capital facility plans, environmental regulations and other implementing ordinances.~~

~~1.5 POLICY & SUB-POLICIES DELETED. EXISTING COUNTYWIDE POLICIES ARE TO BE USED INSTEAD (WHICH ARE MORE COMPREHENSIVE AND ADOPTED BY ALL THE NEIGHBORING JURISDICTIONS). Through the zoning ordinance or other implementing ordinances, prepare siting criteria for essential public facilities which are difficult to site.~~

~~1.5.1 The criteria shall address:~~

- ~~• Specific facility requirements~~
- ~~• Impacts of the facility~~
- ~~• Effects on urban growth area designations~~
- ~~• Other standards and criteria as outlined State law, in the Countywide Planning Policies and other locally defined plans and ordinances.~~

~~1.5.2 MOVED TO POLICY 1.3 ABOVE The criteria shall allow for a cooperative inter-jurisdictional approach to the siting of essential public facilities in accordance with the Countywide Planning Policies for Pierce County. Joint planning agreements shall be sought where appropriate. Through joint planning or interlocal agreements, the City shall seek to mitigate disproportionate financial and environmental burdens due to the siting of essential public facilities.~~

~~1.5.3 MOVED ABOVE TO POLICY 1.4 ABOVE A public review process shall be established for essential public facilities which are difficult to site.~~

~~1.5.4 MOVED ABOVE TO POLICY 1.5 ABOVE Facilities shall provide mitigative measures and amenities, as appropriate, for neighborhoods in which the facilities are located. Compensation for adverse impacts shall be a consideration in the siting criteria.~~

~~1.7 DELETED, SINCE REDUNDANT WITH POLICY 1.3 WHICH ALLOWS FOR INTERLOCAL~~

~~AGREEMENTS. Work with Pierce County and other municipalities to standardize review procedures and criteria for the siting of state-wide and county-wide essential public facilities and incorporate these procedures within inter-local agreements.~~

2. Establish a process and criteria for the appropriate siting of local behavioral health facilities:

2.1 Siting criteria for ~~essential public facilities~~ behavioral health facilities ~~which are not difficult to site~~ shall provide for site design and buffering techniques to ensure compatibility with surrounding uses, and enable the facility to be permitted outright in appropriate zoning classifications wherever feasible.

2.2 The following criteria will be considered when siting behavioral health facilities:

- Adequate access to public transportation
- Proximity to social services and other services to meet the needs of residents and support facility operations.

NOTE TO COMMISSIONERS: THESE CRITERIA COME FROM DEPARTMENT OF COMMERCE MODEL ORDINANCE FOR BEHAVIORAL HEALTH FACILITIES.

Related Code Changes

New Definitions (Title 18):

NOTE TO COMMISSIONERS: NEW STATE LEGISLATION (ESSB5536) REQUIRES CITIES TO INCLUDE OPIOID TREATMENT FACILITIES, BOTH MOBILE AND FIXED, AS ESSENTIAL PUBLIC FACILITIES. THE DEFINITIONS BELOW COME FROM THE STATE LEGISLATION AND DEPT. OF COMMERCE BEHAVIORAL HEALTH MODEL ORDINANCE.

- **Essential Public Facilities** – Essential public facilities are typically difficult to site and include facilities such as airports, state educational facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, behavioral health facilities, which include opioid treatment programs (including both mobile and fixed-site medication units), harm reduction programs excluding safe injection sites, substance use disorder treatment facilities, and mental health facilities, group homes, recovery residences, community facilities, and secure community transition facilities.
- **Opioid Treatment Program**– A program that (a) engages in the treatment of opioid use disorder with medications approved by the United States food and drug administration for the treatment of opioid use disorder and reversal of opioid overdose, including methadone; and (b) provides a comprehensive range of medical and rehabilitative services.
- **Opioid Treatment Program, Mobile Unit** – A mobile medication unit established as an extension of an existing licensed opioid treatment program. The mobile unit must be a vehicle, lawfully used on public streets, roads, or highways with more than three wheels in contact with the ground, from which behavioral health services are provided at a nonpermanent location(s).
- **Recovery Residence** – A home-like environment that promotes healthy recovery from a substance use disorder and supports persons recovering from a substance use disorder through the use of peer-recovery support. A recovery residence is not a group home or group residence.
- **Harm Reduction Programs** – Programs that emphasize working directly with people who use drugs to prevent overdose and infectious disease transmission, improve the physical, mental, and social well-being of those served, and offer low threshold options for accessing substance use disorder treatment and other services.
- **Behavioral Health Facilities, Residential** – Residential facility licensed and regulated by the State of Washington, staffed to provide on-site care and that is not a hospital or group home. Such facilities may include fixed-site opioid treatment programs, harm reduction programs, substance use disorder treatment, and mental health treatment.
- **Behavioral Health Facilities, Nonresidential** – Nonresidential facility licensed and regulated by the State of Washington, staffed to provide on-site care and that is not a hospital or medical office. Such facilities may include fixed-site opioid treatment programs, harm reduction programs, substance use disorder treatment, and mental health treatment.
- **Community Facilities** – A group care facility operated for the care of juveniles committed to the department under RCW 13.40.185. A county detention facility that houses juveniles committed to the department under RCW 13.40.185 pursuant to a contract with the department is not a community facility.
- **Substance Use Disorder Treatment Facilities** – Facility that provides care to individuals, typically on a voluntary basis, with a diagnosis of a substance use disorder.
- **Secure Community Transition Facilities** – A residential facility for persons civilly committed and conditionally released to a less restrictive alternative under this chapter. A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services. Secure community transition facilities include but are not limited to the facility established pursuant to RCW 71.09.250(1)(a)(i) and any community-based facilities

established under this chapter and operated by the secretary or under contract with the secretary.

- Less Restrictive Alternative – Court-ordered treatment in a setting less restrictive than total confinement which satisfies the conditions set forth in RCW 71.09.092. A less restrictive alternative may not include placement in the community protection program as pursuant to RCW 71A.12.230.
- Mental Health Facility – Facility that provides mental health treatment services to individuals with a diagnosis of mental health disorders. This does not include medical offices with short-term, appointment-basis outpatient treatment by mental health practitioners such as psychologists, therapists, or psychiatrists.

Amended Definitions:

- SMC 18.04.0455 Group Residence – Add "Group residences, group homes, institutions, and large group homes are not recovery residences."

New Land Uses

NOTE TO COMMISSIONERS: SOME OF THE NEW FACILITIES LISTED BELOW WOULD NEED TO GET A CONDITIONAL USE PERMIT (CUP) WHICH PROVIDES FOR A MORE COMPREHENSIVE REVIEW, PUBLIC NOTICE, AND A PUBLIC HEARING. THE CUP PROCESS SHOULD BE USED FOR THOSE FACILITIES THAT MIGHT HAVE SITE-SPECIFIC CONSIDERATIONS THAT CAN'T BE CONTROLLED THROUGH THE NEW "SITING CRITERIA." OTHER FACILITIES WOULD BE PERMITTED OUTRIGHT (P) WHERE A FULL CUP MAY NOT BE NECESSARY/APPROPRIATE BUT A PUBLIC NOTICE SHOULD BE ISSUED.

- Add 'Behavioral Health Facilities, Residential', 'Behavioral Health Facilities, Nonresidential', and 'Opioid Treatment Program, Mobile Unit' as permitted land uses in the various zoning tables.

	Resource Protection District	Residential-Protection District	Low-Density Residential District	Medium and High Density Residential Districts	Commercial Districts	Manufacturing Districts
Behavioral health facility, residential	X	X	CUP	P*	NC – P* GC – P* IC – CUP	M-1 – X M-2 – X MICO – X
Behavioral health facility, nonresidential	X	X	CUP	P*	NC – P* GC – P* IC – CUP	M-1 – X M-2 – X MICO – X
Opioid treatment program, mobile unit	P*	P*	P*	P*	NC – P* GC – P* IC – P*	M-1 – P* M-2 – P* MICO – P*

* Type III.d decision subject to public notice requirements and appeal provisions.

- Add 'Recovery Residence' as a permitted land use
 - Provisions for Recovery Residence identical to group residence/home
 - Zoning

	Resource Protection District	Residential-Protection District	Low-Density Residential District	Medium and High Density Residential Districts	Commercial Districts	Manufacturing Districts
Recovery residence	X	P	P	P	NC – CUP GC – CUP IC – X	M-1 – X M-2 – X MICO – X

- Add 'Secure Community Transition Facility' as a permitted land use

- Additional siting provisions in essential public facilities section (below)
- Zoning

	Resource Protection District	Residential-Protection District	Low-Density Residential District	Medium and High Density Residential Districts	Commercial Districts	Manufacturing Districts
Secure community transition facility	X	X	X	X	NC – X GC – CUP IC – CUP	M-1 – X M-2 – X MICO – X

- **Add new use in Chapter 18.56 Procedures, under 18.56.030 (Land use permits required), section G:**

G. The following decisions are Type III.d decisions which shall require public notice and be reviewed administratively and are appealable to the hearing examiner:

1. Administrative use permit;
2. Administrative variance;
3. Application of IDEA district overlay;
4. Short subdivisions of five or more lots.

5. Residential behavioral health facilities, nonresidential behavioral health facilities, and mobile opioid treatment programs.

- **Add to Table of Contents 18.33 – Essential Public Facilities and Behavioral Health Facilities**
- **Add new code section 18.33.010 – Siting Criteria for Behavioral Health Facilities:**

NOTE TO COMMISSIONERS: THESE CRITERIA ARE BASED ON DEPARTMENT OF COMMERCE MODEL ORDINANCE FOR BEHAVIORAL HEALTH FACILITIES. ALSO, WHERE A CONDITIONAL USE PERMIT (CUP) IS REQUIRED, A FACILITY MUST ALSO MEET CUP CRITERIA IN EXISTING SUMNER CODE.

The following criteria will be considered when siting behavioral health facilities, including residential and non-residential facilities and opioid treatment mobile units:

1. Adequate access to public transportation
2. Proximity to social services and other services to meet the needs of residents and support facility operations
3. Prior to application, applicant should submit an Operations Plan that addresses the following:
 - Facility point of contact (email, phone)
 - Process for communicating with neighboring residents and businesses
 - Policies and procedures to address neighborhood concerns
 - Number of residents and expected length of stay
 - Facility rules and regulations
 - Staffing plans (number and shifts)
 - Onsite parking plan and anticipated response calls
 - Safety and discharge plan
4. Proposed development shall be licensed by the appropriate state authority and subject to their building requirements.
5. The proposed development shall:
 - a. Be consistent with the purpose of the zoning district in which it is located;
 - b. Provide a landscaping plan which shall provide an aesthetic buffer adjacent to residential

- uses;
- c. Make adequate provisions for drainage, vehicular, and pedestrian access (including emergency vehicle access), water, sewer, recreational areas, and any other relevant features necessary to serve the public interest; and
- d. If sited in a residential area, the facility should be compatible with any bulk, scale, or design standards in the established zone.
- 6. Opioid Treatment Program Use Specific Provisions
 - a. City of Sumner may require conditional use permits with reasonable conditions for siting of opioid treatment programs only to the extent that such reasonable conditional use requirements applied to opioid treatment programs are similarly applied to other essential public facilities and health care settings.
 - b. The City of Sumner may not impose a maximum capacity for an opioid treatment program.
- 7. Opioid Treatment Program (OTP) Mobile Units Specific Provisions
 - a. Before operating a mobile unit, an established OTP must complete the following steps (in the order they appear below):
 - Obtain a Drug Other Controlled Substance Registration from the Pharmacy Quality Assurance Commission
 - Obtain approval from the Drug Enforcement Agency (DEA) by contacting the local DEA office
 - Submit a BHA Mobile Unit Notification form and a copy of the DEA approval for the mobile unit to Department of Health
 - Obtain approval from the State Opioid Treatment Authority (SOTA)
 - Obtain approval from the Substance Abuse and Mental Health Services Administration
 - b. The mobile unit may only provide services for which the OTP is currently certified to provide. If the mobile unit will be providing additional services, those must be added to the BHA license before the mobile unit will be approved.

Add new code section 18.33.020 – Siting Criteria for Essential Public Facilities:

NOTE TO COMMISSIONERS: THESE CRITERIA ARE CONSISTENT WITH THE ADOPTED COUNTYWIDE PLANNING POLICIES AND ARE MODELED AFTER CITY OF LAKEWOOD'S CODE. ALSO, WHERE A CONDITIONAL USE PERMIT (CUP) IS REQUIRED, A FACILITY MUST ALSO MEET CUP CRITERIA IN EXISTING SUMNER CODE.

The following Development and Operating Conditions shall be established for Essential Public Facilities, including airports, state educational facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, behavioral health facilities, which include opioid treatment programs (including both mobile and fixed-site medication units), harm reduction programs excluding safe injection sites, substance use disorder treatment facilities, and mental health facilities, group homes, recovery residences, community facilities, and secure community transition facilities:

1. Documentation of Need – The project sponsor must demonstrate the need for the proposed EPFs. Included in the analysis of need should be the projected service population, an inventory of existing and planned comparable facilities and projected demand for this type of essential public facility.
2. Consistency with Applicant's Plans - The proposed project should be consistent with the applicant's own long-range plans for facilities and operations.
3. Consistency with Other Plans - The proposal must demonstrate the relationship of the project to local, regional and state plans. The proposal should be consistent with the comprehensive plan and other adopted City plans. In evaluating this consistency, consideration shall be given to urban growth area designations and critical area designations, population and employment holding capacities and targets, and the land use, capital facilities and utilities elements of these adopted plans.
4. Relationship of Service Area to Population – With the exception of linear transmission facilities, the facility's service area population should include a significant share of Sumner's population, and the proposed site should be able to reasonably serve its overall service area population.
5. Minimum Site Requirements – Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility. Site requirements shall be determined by the following factors: minimum size of the facility, access and transportation needs, support facilities, topography, geology, and mitigation needs. The sponsor shall also identify future expansion needs

of the facility.

6. Alternative Site Selection – The project sponsor shall search for and investigate two (2) alternative sites before submitting a proposal for siting review. The proposal shall indicate whether any alternative sites have been identified that meet the minimum site requirements of the facility. The sponsor's site selection methodology will also be reviewed. Where a proposal involves expansion of an existing facility, the documentation shall indicate why relocation of the facility to another site would be infeasible.
7. Distribution of Essential Public Facilities – In considering a proposal, the City shall examine the overall distribution of essential public facilities within greater Pierce County to avoid placing an undue burden on any one community.
8. Public Participation – Sponsors shall provide for local public participation in the development of the proposal, including mitigation measures. Sponsors shall conduct local outreach efforts with early notification to prospective neighbors to inform them about the project and to engage local residents in site planning and mitigation design prior to the initiation of formal hearings. The sponsor's efforts in this regard shall be evaluated.
9. Consistency with Local Land Use Regulations – The proposed facility shall conform to the City's land use and zoning regulations that are consistent with the applicable county-wide planning policies. Compliance with other applicable local regulations shall also be required.
10. Compatibility with Surrounding Land Uses – The sponsor's documentation shall demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.
11. Proposed Impact Mitigation – The proposal shall include adequate and appropriate mitigation measures for the impacted area(s) and community(ies). Mitigation measures may include, but are not limited to, natural features that will be preserved or created to serve as buffers, other site design elements used in the development plan, and/or operational or other programmatic measures contained in the proposal. The proposed measures shall be adequate to substantially reduce or compensate for anticipated adverse impacts on the local environment.
12. Additional Siting Criteria for SCTFs
 - a. In no case shall a secure community transition facility (SCTF) be sited adjacent to, immediately across a street or parking lot from, or within the line-of-sight of risk potential activities or facilities in existence at the time a site is listed for consideration. Line-of-sight has been estimated to be six hundred (600) feet from a risk potential activity or facility, which distance has been determined to be the maximum distance at which it is possible to reasonably visually distinguish and recognize individuals. Through the conditional use process, line-of-sight may be considered to be less than six hundred (600) feet if the applicant can demonstrate that visual barriers exist or can be created which would reduce the line-of-sight to less than six hundred (600) feet.
 - b. The site or building shall meet all of the security requirements of RCW 71.09.285.
 - c. No SCTF may be located within six hundred (600) feet of any residentially zoned property.

UTILITIES

INTRODUCTION

The Growth Management Act (GMA) requires that a utility element address "the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to electrical lines, telecommunication lines, and natural gas lines." City-provided utilities, like water and sewer, are addressed in the Capital Facilities chapter. Private entities provide utilities such as natural gas, electric, standard telephone, and cellular telephone services and these are addressed in this Element. ~~Issues identified through the course of environmental review include coordinated land use and facility planning, coordination of utility construction, conservation of resources, and potential health effects. A discussion of these issues is found in the Draft and Final Environmental Impact Statement. The Utilities Element establishes policies for providing, supporting, and partnering with providers to ensure that Sumner will be adequately served and will have access to new technology and more efficient services over time. In addition to ensuring adequate utility services, State legislation requires jurisdictions to address climate change and greenhouse gas reduction in their policies and regulations. Policies related to utilities and climate change are included in this element and elsewhere in the Comprehensive Plan. Goals, policies, and objectives regarding utilities are provided below as well as existing and proposed facility maps where available.~~

NOTE TO COMMISSIONERS: BERK AND PARAMETRIX CONSULTANTS ARE WORKING ON INTEGRATING CLIMATE CHANGE/RESILIENCY POLICIES INTO THE COMPREHENSIVE PLAN. THERE WILL LIKELY BE A STAND-ALONE CLIMATE RESILIENCY SECTION, BUT OTHER CLIMATE POLICIES MAY BE INTEGRATED THROUGHOUT THE PLAN. THOSE POLICIES WILL BE BROUGHT TO THE COMMISSION IN UPCOMING MONTHS.

GOALS, POLICIES AND OBJECTIVES

1. *Facilitate the development of natural gas and alternative energy utilities at the appropriate levels of service to accommodate the growth that is anticipated to occur in Sumner.*

~~1.1 — CO-LOCATION AND COORDINATION OF UTILITY COVERED IN NEW 5.0 BELOW~~ Promote when reasonably feasible, co-location of new public and private utility distribution facilities in shared trenches and coordination of construction timing to minimize construction-related disruptions to the public and reduce the cost to the public of utility delivery. The City shall provide timely effective notice to utilities to encourage coordination of public and private utility trenching activities for new construction and maintenance and repair of existing roads.

1.21 Assist service providers to ensure land will be made available for the location of natural gas lines, including location within transportation corridors.

1.3.2 ~~Promote~~ Accommodate the extension of natural gas distribution lines to and within the Urban Growth Area. ~~The City shall coordinate~~ Coordinate land use and facility planning with service providers to allow eventual siting and construction of natural gas distribution lines within rights-of-way which are being dedicated or within roads which are being constructed or reconstructed.

NOTE TO COMMISSIONERS: MANY PEOPLE IN THE CITY ARE STILL USING NATURAL GAS, SO THE RECOMMENDATION IS TO KEEP THESE POLICIES.

1.32.1 Periodically review and amend existing regulations, including sensitive area regulations, as necessary to allow maintenance, repair, installation, and replacement of gas lines.

1.32.2 When requested provide the natural gas utility with updates of population, employment, and development projections. The City will seek to jointly evaluate

actual patterns and rates of growth and compare such patterns and rates to demand forecasts.

~~1.4 — REGIONAL PLANNING COVERED IN NEW POLICY 6.0 BELOW — Encourage communication among the City, Washington Utilities and Transportation Commission (WUTC), and utilities regulated by the WUTC, regarding service provision concurrently or in advance of demand.~~

1.53 Encourage system design practices intended to minimize the number and duration of interruptions to customer service.

~~1.6 — Coordinate with the utility provider to determine if a Memoranda of Understanding outlining expectations of the provider as well as the City would be beneficial.
NOTE TO COMMISSIONERS: THIS POLICY NOT NEEDED, SINCE THAT INFORMATION IS ALWAYS COVERED IN A FRANCHISE AGREEMENT.~~

1.4 Facilitate conversion from natural gas to cost-effective and environmentally sensitive alternative technologies and energy sources.

1.4.1 Review design and development standards to determine improvements to encourage alternative energy sources.

1.4.2 Develop strategies to enhance existing public education and outreach campaigns to promote sustainable practices and alternative energy.

1.4.3 Promote existing state-level policies and initiatives, funding programs, and incentive programs for renewable energy technologies.

NOTE TO COMMISSIONERS: CONSULTANT PARAMETRIX RECOMMENDS THESE NEW POLICIES BASED ON BEST PRACTICES. THESE POLICIES DON'T MANDATE ANY CHANGE, BUT CALL FOR FACILITATING THE TRANSITION TO ALTERNATIVE ENERGY SOURCES.

2. Plan and allow for regional and local improvements to electric facilities sufficient to support projected growth and desired land use patterns in Sumner and coordinate service plans for facility development.

2.1 Make decisions with respect to electric utility facilities so that safe, adequate, and efficient availability of electrical service in other jurisdictions is not negatively affected.

2.2 Accommodate facilities needed to support residential areas and sufficient to support economic development in Sumner.

~~2.2 — COVERED ABOVE IN POLICY 2.1 — Accommodate additions and improvements to electric utilities in a manner consistent with the needs and resources of Sumner as well as other jurisdictions. In addition, the City recognizes that decisions regarding utility corridors and facilities cannot be made solely on the basis of local considerations if multi-jurisdictional or regional interests would be affected.~~

~~2.3 — PLANNING WITH PRIVATE UTILITIES COVERED IN NEW POLICY 6.0 BELOW — Encourage Puget Sound Energy to make additions to and improvements of electric utility facilities that provide adequate capacity for future planned growth.~~

~~2.3.1 — When requested, provide the electric utility with annual updates of population, employment and development projections. The City of Sumner and the electric utility will seek to jointly evaluate actual patterns and rates of growth, and compare such patterns and rates to electrical demand forecasts.~~

~~2.3.2 — Provide early notification of any annexation requests or proposals to coordinate improvements and service.~~

- 2.4 — ~~COVERED ABOVE IN POLICY 2.2~~ Recognize the need for electric utility facilities that are sufficient to support economic development.
- 2.5 — ~~COORDINATION ADDRESSED IN NEW POLICY 6.0~~ Coordinate the formulation and periodic update of the utility element (and relevant implementing development regulations) with adjacent jurisdictions.
- 2.6 — ~~COORDINATION ADDRESSED IN NEW POLICY 6.0~~ Coordinate and seek to cooperate, with other jurisdictions in the implementation of multi-jurisdictional electric facility additions and improvements. Such coordination and cooperation should include efforts to coordinate the procedures for making specific land use decisions to achieve consistency in timing and substantive requirements.
- 2.7 — ~~CO-LOCATION & JOINT USE COVERED IN NEW POLICY 5.0 BELOW~~ Encourage the joint use of utility corridors, provided that such joint use is consistent with limitations as may be prescribed by applicable law and prudent utility practice.
- 2.8 — ~~COVERED IN NEW POLICY 5.2 BELOW~~ Provide timely and effective notice to utilities of the construction, maintenance or repair of streets, roads, highways or other facilities, and coordinate such work with the serving utilities to ensure that utility needs are appropriately considered.
- 2.9 — ~~COORDINATION ADDRESSED IN NEW POLICY 5.1~~ Work with the utility to appropriately place electric utility facilities on public rights-of-way.
- 2.10 — ~~REWORDED BELOW IN POLICY 2.3~~ Encourage underground utility networks in new developments in the City. In addition, where significant work in existing rights-of-way will occur, the City could investigate with service providers the possibility of buried lines where existing overhead lines are presently located.
- 2.3 Encourage underground utility networks in new developments in the City, and in locations where significant work in the right-of-way has the potential to accommodate undergrounding. Where appropriate, require undergrounding of utilities in targeted areas such as Town Center and in other areas as appropriate for the type, size and location of the development.
- 2.4 Undergrounding of distribution lines would-should be in accordance with approved franchise agreements and Puget Sound Energy applicable tariffs on file with the WUTC.
- 2.11 — ~~REDUNDANT WITH PREVIOUS POLICY~~ Coordinate with the utility provider to determine if a Memoranda of Understanding outlining expectations of the provider as well as the City would be beneficial.

3. ~~Coordinate with communication utilities to ensure adequate telephone services and high-speed technology services in the community. Coordinate with telecommunication services to provide new and cost-effective emerging information and technologies and provide the community equitable access to options and reliable service.~~

NOTE TO COMMISSIONERS: UPDATED POLICY INTENT IS TO HIGHLIGHT THE CITY'S ROLE IN ADVANCING TELECOMM IN THE COMMUNITY.

- 3.1 — ~~REDUNDANT~~ Allow for improvements and additions to communication facilities needed to accommodate growth.

~~3.2 — COVERED IN NEW POLICY 5.2— Strive to notify telephone service providers and residents of construction work in the public rights of way which may affect telephone system equipment.~~

~~3.3 — COVERED IN POLICY 2.3 AND NEW POLICY 5.1 Encourage underground utility networks in new developments in the City. In addition, where significant work in existing rights-of-way will occur, the City could investigate with service providers the possibility of buried lines where existing overhead lines are presently located.~~

3.1 Maintain appropriate, [tele](#)communication facility regulations in the Zoning Code and ensure that proposal review considers setbacks, land use compatibility, [aesthetics](#), fencing and vegetative buffering, and other concerns, [consistent with State laws](#).

~~3.5 — REDUNDANT WITH PREVIOUS POLICY Coordinate with the utility provider to determine if a Memoranda of Understanding outlining expectations of the provider as well as the City would be beneficial.~~

3.2 Allow telecommunication utilities only where impacts of their infrastructure size and appearance can be mitigated or relocated to nonresidential areas while prohibiting new cellular towers in residential areas.

3.3 Encourage utility partnerships to take advantage of the City's fiber optic network to facilitate service delivery and encourage other broadband services throughout the City.

NOTE TO COMMISSIONERS: THE CITY IS IN THE PROCESS OF DEVELOPING A FIBER OPTIC NETWORK THAT WILL PROVIDE A TRUNK LINE CONNECTION THROUGH THE MIC AND TO OTHER ADJACENT NETWORKS.

~~4. — Ensure environmentally sensitive, safe and reliable service, and conservation of energy.~~

NOTE TO COMMISSIONERS: THESE POLICIES DELETED, SINCE THEY WILL BE COVERED UNDER OTHER COMP PLAN ELEMENTS, SUCH AS CAPITAL FACILITIES ELEMENT AND CLIMATE CHANGE ELEMENT.

~~4.1 — Facilitate and encourage conservation of resources to delay the need for additional facilities.~~

~~4.2 — Facilitate the conversion to cost-effective and environmentally sensitive alternative technologies and energy sources.~~

~~4.3 — Support development of a widespread gaseous fuel infrastructure to provide more options to reduce vehicular pollution. One example is conversion of the City's fleet to cleaner fuels.~~

~~5. — Facilitate the provision of reliable utility service in a way that balances potential safety and health impacts and allows for a fair and reasonable price for the utility's product.~~

NOTE TO COMMISSIONERS: POLICIES HERE DELETED, AS CITY HAS MINIMAL ROLE IN EMF, AND SAFETY ISSUES AND COST-EFFECTIVENESS ARE ADDRESSED MORE BROADLY FOR ALL UTILITIES IN NEW POLICY 7.0 BELOW.

~~5.1 — Encourage active City and utility participation in the development of regional and statewide policies regarding exposure to EMF (electromagnetic fields).~~

~~5.2 — Review periodically, the state of scientific research on EMF, and make changes to policies if the situation warrants.~~

~~5.3 — Review potential power density, height and setback standards and consider an ordinance which regulates communication towers to address potential health effects.~~

4. Adopt incentives, strategies, actions, and regulations that encourage equitable

development and access to utilities.

NOTE TO COMMISSIONERS: POLICIES BELOW ADD A CONSIDERATION OF VULNERABLE POPULATIONS, AS REQUIRED BY THE STATE.

- 4.1 Promote equitable access of utility services to all residents, prioritizing services and access to historically underserved communities.
 - 4.1.1 Connect residents to State and local resources such as utility bill or deposit assistance programs and subsidies to supplement tenant-based rental assistance, in order to increase protection for vulnerable households.
 - 4.1.2 Support programs that assist low-income households with utility- related home repairs, weatherization, and other energy-efficient improvements to owner-occupied and rental housing.
- 4.2 Prioritize design, siting, construction, operation, and relocation or closure of utility systems in a manner that is cost effective, environmentally sensitive, and minimizes and mitigates impacts to vulnerable populations and communities that have been disproportionately affected by noise, air pollution, or other health impacts.

5. Promote, when reasonably feasible, co-location or joint use of public and private utility in shared trenches, conduits, or poles so that utilities may encourage expansion, maintenance, and upgrading to minimize disruptions to the public, reduce cost to the public of utility delivery, and consistency with limitations as may be prescribed by applicable law and prudent utility practice.

NOTE TO COMMISSIONERS: ABOVE POLICY CARRIES FORWARD THE "CO-LOCATION" THEME IN EXISTING POLICIES.

- 5.1 Work with the utility to appropriately place utility facilities on public rights-of-way when reasonably feasible.
- 5.2 Provide timely effective notice to utilities to encourage coordination of construction, maintenance, or repairs to roadways or other facilities.

6. Seek cooperative planning approaches among jurisdictions, agencies, federally recognized tribes, adjacent regions, and private utility providers to address regional issues of utility needs and resources and emergency response.

- 6.1 Coordinate land use decision-making with utility providers to ensure consistency in timing and standards.
- 6.2 Prioritize utilities-related actions to ensure adequate service and minimal service disruptions for historically underserved populations.
- 6.3 Assist local utilities in their planning and emergency responses by providing updates on population, demographics, and employment, if needed.

NOTE TO COMMISSIONERS: ABOVE POLICY CARRIES FORWARD THE "COORDINATION" THEME IN EXISTING POLICIES AND GUIDANCE FROM PUGET SOUND REGIONAL COUNCIL, AND ADDS AN EQUITY CONSIDERATION AS REQUIRED BY THE STATE.

- 6.4 Ensure that the City's Emergency Response Plan is coordinated with regional jurisdictions and utility providers to include local measures for communicating and addressing utility outages and emergencies.
- 6.5 Coordinate and prioritize messaging that is in plain language, short, culturally

appropriate, in languages prevalent in the area, and in multiple formats, such as audio, large print, and captioning.

7. *Implement new technologies that balance costs and benefits for the City, health and safety, aesthetics, protection of the environment and economy, and promote affordability and equitable access of utilities to all communities.*

7.1 Prioritize the provision of cost effective, energy-efficient new technologies to underserved populations.

7.2 Prioritize the use of new technologies, programs, and applications that increase the reliability, affordability, and accessibility of utility services and pay options.

HISTORIC AND CULTURAL RESOURCES

INTRODUCTION

Sumner's beginnings and cultural features provide a source of pride for the community and a context for understanding Sumner today. The City of Sumner is located within the traditional homelands of the Coast Salish Tribes, including the Puyallup Tribe and the Muckleshoot Tribe. Sumner continues to be a place of cultural importance for local tribes. Although local Native American tribes were prevalent prior to American settlers, However, despite the tribal history of the area, few tribal archaeological resources have been found due to the lack of surveys.

While there are a number of locally significant buildings within city limits, as of 2022, only three historic buildings have been surveyed and placed on the National Register of Historic Buildings. Without adequate planning and controls, development has the potential to disturb historic and cultural resources. In 2008, the City adopted the historic preservation ordinance that provides the ability for property owners to voluntarily place their properties on the Sumner Historic Register.

GOALS, POLICIES, AND OBJECTIVES

1. Identify, preserve, protect, and enhance restore areas of Sumner with historical, cultural, educational, or scientific values. the historic and prehistoric cultural resources of Sumner.

~~1.1 — Coordinate with local tribes and the State Department of Archaeology and Historic Preservation to conduct a general survey of the City limits and Planning Area to identify potential archaeological sites.~~

~~NOTE TO COMMISSIONERS: POLICY TO BE DELETED; A GENERAL SURVEY IS NOT THE TYPICAL PROCESS. INSTEAD, SURVEYS ARE CONDUCTED AS DEVELOPMENT IS PROPOSED.~~

1.1 Preserve and maintain the historic, cultural, scientific, or educational integrity of known resources, including properties listed on the National or State Register of Historic Places. Plan and design development on sites having historic, cultural, or archeological resources in a manner that prevents impacts to the resource and provides educational benefits to the public, where appropriate.

1.1.1 Through the permitting and environmental review process, consider and avoid impacts to archaeological, historic, and cultural sites and resources.

1.1.2 Consider the potential impacts of development on culturally significant tribal sites and collaborate with the Puyallup Tribe and Muckleshoot Tribe to ensure the protection of tribal cultural resources.

1.1.3 Require developers of projects on sites with structures older than 45 years old, with exceptions for single-family dwellings and minor construction, to request project review with the State Department of Archeology and Historic Preservation (DAHP).

~~NOTE TO COMMISSIONERS: PROPOSED NEW CODE BELOW HAS MORE SPECIFIC REQUIREMENTS.~~

1.1.4 Require developers to immediately stop work and notify the City, DAHP, the Puyallup Tribe, and the Muckleshoot Tribe if any artifacts of possible historic, cultural, or archeological value are uncovered during excavation.

1.1.5. Require Inadvertent Human Remains Discovery Language recommended by DAHP as a condition of project approval.

- 1.32 Work with the Sumner Historical Society and other community groups to promote historic and cultural education and recognition.
- 1.2.1 Continue to support the Sumner Historical Society.
 - 1.2.2 Encourage local activities which promote the community and region's history, such as presentations to citizens, articles in the city newsletter, school presentations, and booths at city events and festivals.
 - 1.2.3 *MOVED FROM 3.5* Partner with the Sumner Historical Society and others to provide access to historic documents, such as maps, photos, and newspapers, to landowners, citizens, and others.
 - 1.2.4 Promote public awareness and understanding of prehistory and the history of tribes in the Sumner area.

- 1.43 Coordinate with community organizations, property owners, and local ~~citizens~~ residents to protect, acquire, and/or restore key historic properties.

- 1.3.1 Promote the preservation and revitalization of significant lands, historic sites and structures, and historic trees through a combination of techniques such as landmark programs, incentives, and local government historic preservation programs.
- 1.3.2 Implement design guidelines that protect and promote the historic and community character of Sumner.
- 1.3.3 Maintain a historic preservation program, the local historic preservation commission, and maintain Sumner's designation as a Certified Local Government.
- 1.3.4 Maintain a local register of historic places and, with permission from the tribes, a list of traditional cultural properties.

NOTE TO COMMISSIONERS: COUNTYWIDE POLICIES AND STATE LAW REQUIRE JURISDICTIONS TO ADDRESS PROTECTION OF TRADITIONAL CULTURAL PROPERTIES. PER STATUTES, THESE ARE SITES THAT HAVE "TRADITIONAL CULTURAL SIGNIFICANCE, ARE ASSOCIATED WITH THE CULTURAL PRACTICES OR BELIEFS OF A LIVING COMMUNITY THAT ARE ROOTED IN THAT COMMUNITY'S HISTORY, AND ARE IMPORTANT IN MAINTAINING THE CONTINUING CULTURAL IDENTITY OF THE COMMUNITY." THESE AREAS MAY INCLUDE STRUCTURES, LANDSCAPES, PLANT GATHERING AREAS, ETC.

THERE IS NOT CURRENTLY A LIST OF TRADITIONAL CULTURAL PROPERTIES WITHIN SUMNER. HOWEVER, THERE ARE TRADITIONAL AND CUSTOMARY HUNTING AND FISHING AREAS WITHIN CITY LIMITS. THE TRIBES ARE GIVEN THE OPPORTUNITY TO COMMENT ON ENVIRONMENTAL REVIEWS OF DEVELOPMENT PROJECTS AND POTENTIAL IMPACTS TO THE RIVERS.

- 1.3.5 Nominate properties for listing in the Washington State and National Register of Historic Places.
- 1.3.6 Develop a local historic preservation plan, conduct surveys of cultural resources, and prepare nomination documents for Washington State and National Historic Places Registers.

1.4 Encourage private and public owners of historic sites to provide public access and educational opportunities in a manner consistent with long term protection of the resource.

- 1.5 Actively seek state and federal grants and other funding sources to implement the historic preservation program.

- 1.6 Maintain a voluntary nomination program for single-family residential properties.

2. Enhance and improve the cultural arts environment.

- 2.1 Work with other organizations to promote visual, literary, and cultural arts and events in the community.
- 2.2 Maintain a cultural arts strategy reflective of Sumner's history and diverse communities to implement the goals of this Plan.
- 2.3 Maintain a Cultural Arts Commission for the promotion of cultural arts through partnering with other organizations, businesses, and supporters.

2.4 Encourage a diverse range of cultural arts and events that recognize the experiences of, and contributions of various ethnic groups throughout Sumner's history.

3. **Recognize Downtown's historic meaning and the role of the historic downtown as the historic center of Sumner and ~~role as the~~ heart of the community.**

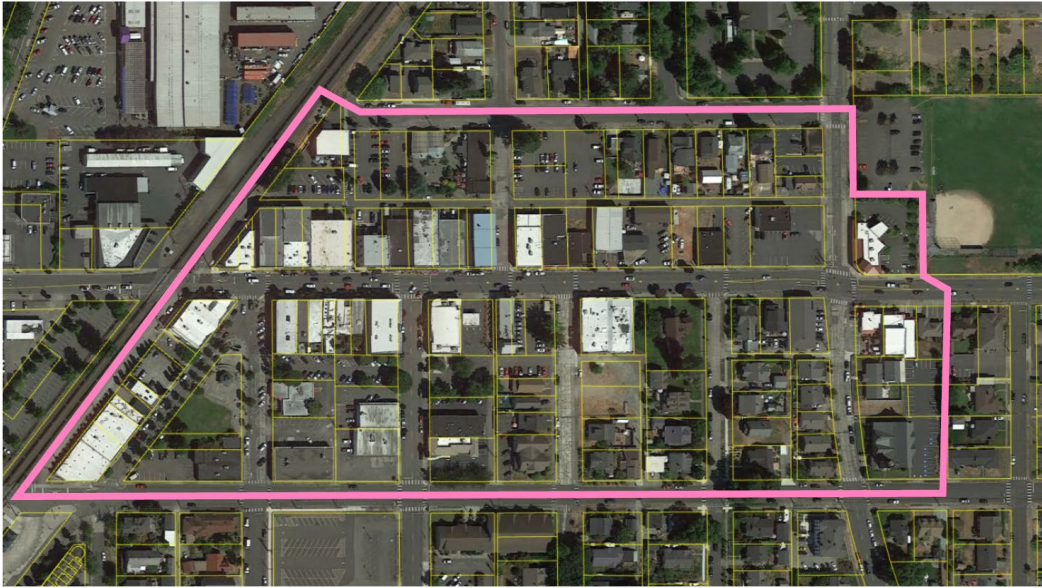


Figure 2: Historic Downtown of Sumner

- 3.1 Ensure Downtown's the historic character of the historic downtown is retained as new businesses and buildings are established, such as through design standards, historic preservation ordinances, or other means.

~~3.2 POLICY TO BE REMOVED; PRESERVATION OF HISTORIC CHARACTER IS COVERED IN POLICY 3.1. Establish a historic overlay zone in the Downtown area as a tool for preserving the character of Main Street.~~

3.2 Ensure that the streets in the historic downtown utilize street furniture and features, such as streetlights and benches, that are compatible with the historic character of the area.

- 3.3 Enliven and refresh Downtown historic downtown by allowing adaptive reuse of buildings and new construction that respects acknowledges the historic character of the area.

- 3.4 Improve the Ryan House and public access to the Ryan House Museum and consider other compatible public uses such as converting it to a visitor center.

~~3.5 MOVED TO GENERAL POLICIES Partner with the Sumner Historical Society and others to provide access to historic documents, such as maps, photos, and newspapers, to landowners, citizens, and others.~~

- 3.65 Provide ongoing support and expansion of walking tours that highlight public art, architecture, history, trees, and other icons of the historic downtown.

NOTE TO COMMISSIONERS: SUMNER HAS POLICIES IN THE COMMUNITY CHARACTER CHAPTER IN THE COMP PLAN THAT PROMOTE BEAUTIFICATION, EVENTS, AND ECONOMIC SUPPORT OF THE DOWNTOWN CORE.

Related Code Changes

Chapter 18.39: Historic Preservation

1. Update outdated references to Sumner becoming a "Certified local government" in the future to reflect Sumner's current status as a Certified local government (CLG)
 - o Includes 18.39.030 F and 18.39.130 A
 - o ~~"...until city of Sumner becomes a certified local government (CLG). Once a CLG, The class of property eligible to apply for special valuation in Sumner means..."~~

Add a new section to Title 18 - 18.60 Cultural and Historic Resources Review Requirement

NOTE TO COMMISSIONERS: THE CODE SUGGESTED BELOW IS AN INITIAL APPROACH FOR PLANNING COMMISSION CONSIDERATION; STAFF AND THE CONSULTANT WILL FURTHER REVIEW AND UPDATE THIS SECTION.

1. Developers of projects on sites with structures more than 45 years old shall request a project review with State Department of Archaeology and Historic Preservation (DAHP) to determine whether the property is considered a historic resource. If it is found to be a historic resource, consultation and appropriate mitigation shall be required. The Director may approve an alternative process for establishing historic significance based on recommendations from a qualified historic preservationist.
 - a. As used in this section, a "project" includes an activity involving the demolition of, or exterior renovations, repairs and additions to a commercial, multifamily, light and heavy manufacturing, or mixed-use structure that requires a permit per the International Building Code [A] 105.2 Work Exempt from Permit.
 - b. This provision shall not apply to single-family dwellings and their accessory structures nor to minor site work that does not impact the structure.

NOTE TO COMMISSIONERS: 45 YEARS IS A STATE GUIDELINE FOR STARTING CONSULTATION WITH DAHP. POLICY QUESTIONS TO CONSIDER:

- *HAVE EXCEPTIONS? SUMNER HAS MANY MID-CENTURY BUILDINGS WHERE THIS WOULD APPLY. STAFF SUGGESTS AN EXCEPTION FOR SINGLE-FAMILY HOMES; HOWEVER, FOR MANY OLDER HOMES (MOST ARE NOT LISTED ON A HISTORIC REGISTER), NO CONSULTATION WOULD BE REQUIRED.*
 - *SHOULD DAHP CONSULTATION BE ADVISORY ONLY? SHOULD MITIGATION BE REQUIRED?*
 - *REQUIRE ONLY IN AREAS LIKE DOWNTOWN?*
 - *IS THE EXTRA EFFORT WORTH IT TO PROTECT STRUCTURES? WHILE THIS ADDS ANOTHER STEP IN THE CITY PERMIT PROCESS, THIS TYPE OF DAHP REVIEW TYPICALLY TAKES ONLY 2-3 WEEKS AND CAN HELP INFORM THE DESIGN PROCESS AND PROTECT HISTORIC RESOURCES IN SUMNER.*
2. The City shall require Inadvertent Human Remains Discovery Language recommended by DAHP as a condition of project approval consistent with RCWs 68.50.645, 27.44.055, and 68.60.055 and substantially conforming to the following language:

"If ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the State provides notice to proceed. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find."

3. All permits and statements of exemption shall contain provisions that require developers to immediately stop work and notify the City of Sumner, the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Tribe if any artifacts of possible historic, cultural, or archaeological value are uncovered during site work. In such cases, the developer shall be required to provide for a site inspection and evaluation by a professional archaeologist or historic preservation professional, as applicable, in coordination with the state and/or affected tribes to ensure that all possible valuable historic, cultural, or archaeological artifacts are properly protected or salvaged.