



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

<https://sumnerwa-gov.zoom.us/j/84690189935>

Or One tap mobile: +12532158782,,84690189935#

Or Telephone: +1 253 215 8782 / +1 253 205 0468 US

Webinar ID: 846 9018 9935

CALL TO ORDER

Roll Call: Bitetto, Brown, Cole, Hochstatter, Neuman, Reed and Stuard

REGULAR BUSINESS

1. Library Capital Facility Area Update
2. 2023 Housing Legislation Update

CITY ADMINISTRATOR REPORT

AGENDA SETTING

1. Council Meeting Agenda Calendar
2. Council Committee Meeting Calendar

EXECUTIVE SESSION

ADJOURNMENT

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact the City Clerk at (253) 299-5590, 24 hours in advance.

SUBJECT: Library Capital Facility Area Update

CATEGORY: Presentation

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Library Capital Facility Area Update Presentation

STAFF CONTACT: Jason Wilson, City Administrator

SUMMARY BACKGROUND:

Earlier this month, Sumner voters approved Proposition No. 1 authorizing the creation of a Library Capital Facility Area to fund a new library on Main Street. Tonight, Pierce County Library District Executive Director Gretchen Caserotti will be presenting an overview of the district's proposed timeline for finalizing the LCFA, new building design and construction.

COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Presentation Only

Building the New Sumner Pierce County Library

City of Sumner City Council Meeting
Monday August 28, 2023
Gretchen Caserotti, Executive Director



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Election Results

Sumner Library Capital Facility Area Proposition No. 1

Measure	Vote	Vote %
Yes	1,383	68.57%
No	634	31.43%
Total Votes	2,017	



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New Library!

- Up to 20,000-square foot building.
- Larger indoor spaces for all ages and for multigenerations to learn, enjoy and connect.



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Next Steps 2023:

1. County Council forms the LCFA, sets board and bylaws
2. Formalize all required or requested agreements, establish roles and responsibilities for vested parties
3. Confirm distributions of other revenue—Washington State Capital Budget allocation, Library System funding needed for project start up
4. Contract architect and establish scope of work and project timeline, hire underwriters and finance team



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2024

Building Design Phase

- *Estimate about 9 months*
- Gather public input
- Develop design
- Create construction documents
- Conduct Request for Bids on construction

Building Construction Phase Starts

- *Estimate about 18-24 months*

LCFA Activities

- Prepare package and sell bonds
- Certify excess levy certificate November 2024



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2025 - 2026

Building Construction Phase Continues

- *Estimate about 18-24 months*

Building Move-In

- Move in books, movies and other materials
- Install furniture, fixtures and equipment
- Move-out of old building

2026 – 2027?

Building Opens to the Public

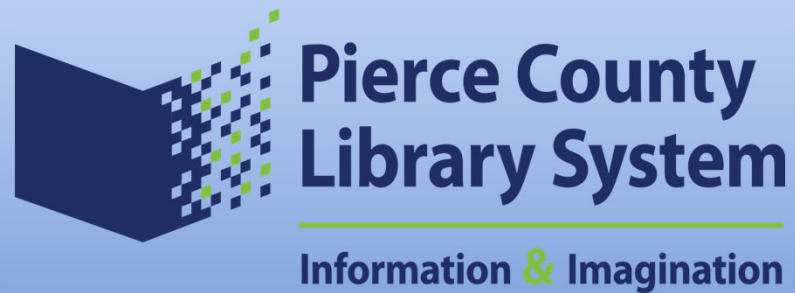


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Your Questions?

Thank you!



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SUBJECT: 2023 Housing Legislation Update

CATEGORY: Information Only

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. 2023 Housing Legislation Update

STAFF CONTACT: Ryan Windish, Community Development Director

SUMMARY BACKGROUND:

During the 2023 session, the State Legislature passed a number of bills to address the housing affordability crisis in Washington. These new regulations will impact growth and development in the City of Sumner by increasing the availability of accessory dwelling units, increasing the allowed number of dwelling units in single-family neighborhoods, as a few examples. Most of these new requirements and updates to the City development regulations will occur prior to December 31, 2024. Staff will provide an overview of each of these bills and a work plan for accomplishing these changes by the mandatory deadlines.

COUNCIL COMMITTEE/STUDY SESSION: NA MEETING/STUDY SESSION DATE: COMMITTEE RECOMMENDATION: NA
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STAFF RECOMMENDATIONS/MOTION:

Information Only



CITY OF
SUMNER
WASHINGTON

2023 Housing Legislation Update

City Council Study Session

August 28, 2023

Ryan Windish

**Community & Economic Development
Director**

2023 Legislative Session-Housing



- The Legislature was determined to pass bills to address the housing affordability crisis in Washington state.
- Numerous housing related bills were introduced and this presentation will provide a summary of 11 bills that were passed.
- The trend is for “top down” planning in order to ensure that action is taken at the local level
- More housing legislation is anticipated in 2024 session

Legislative Objectives

DEVELOPMENT SERVICES



- Increased housing capacity
- Increased incentives for affordable housing, emergency shelters, and other supportive housing options
- Improving permit process and reduce delays for affordable housing
- Address and plan for climate change and resiliency
- Take pressure off of local governments-"blame the state"



Building Code –Temporary Emergency Shelters

BILL NUMBER 5553



Summary

Requires the State Building Code Council, by July 1, 2026, to adopt rules setting standards for temporary emergency shelters and make such standards available for local government adoption.

Effects/Response

- Facilitates construction of temporary emergency shelters
- **Action:** Amend City Building Code

Start Date: After State Action

Due Date: July 1, 2026

Department: Development Services

Climate Change and Resiliency

BILL NUMBER 1181



Summary

Requires a Climate Change and Resiliency Element and a subelement for reducing Greenhouse Gas emissions (GHG).

Start Date: July 1, 2023

Due Date: December 31, 2024

Effects/Response

- Transportation Plan will include policies for reduction of GHG and vehicle miles traveled
- Mapping forests and green spaces
- Achieve environmental justice
- Policies to mitigate wildland fires, increase tree canopy, etc.
- **Action:** Approve 2024 Comprehensive Plan Update

Department: Community Development-Consultant

Waiving Connection Fees

BILL NUMBER 1326



Summary

City may waive fees according to a “program established by ordinance” for low-income persons, or non-profit organization, etc. that provides emergency shelter, transitional housing, permanent supportive housing, or affordable housing as defined in RCW.

Start Date: July 23, 2023

Due Date: December 31, 2024

Effects/Response

- Option to waive connection fees and system development charges for:
 - Emergency shelters
 - Transitional housing
 - Permanent supportive housing
 - Affordable housing
- **Action:** Possible Amendment to Sumner Municipal Code

Department: Community Development-Consultant

Design Review Standards

BILL NUMBER 1293



Summary

Amend design review process to allow only one public meeting. Require a review of Design Guidelines and Form based code to ensure that it meets the standard for being “clear and objective”. Requires design review to be “concurrent” or “logically integrated” with a consolidated review process.

Start Date: October 1, 2023

Due Date: December 31, 2024

Effects/Response

- Review and amend Design Guidelines as needed to be “clear and objective”
- Require only one public meeting
- Require concurrent design review with building permit review
- **Action:** Amend Sumner Municipal Code and Design Guidelines

Department: Development Services--Staff

Accessory Dwelling Units

BILL NUMBER 1293



Summary

Requires the City to allow for ADUs and prohibits certain regulations and restrictions on the construction including maximum floor area restrictions, roof heights, and prohibits restrictive covenants in deeds and HOAs. Requires at least 2 ADUs per single-family lot.

Start Date: September 1, 2023

Due Date: December 31, 2024

Effects/Response

- Allow at least 2 ADUs per single-family lot in LDR zones.
- Increase height from 18 ft to 24 ft.
- Remove window and door location restrictions
- No parking within ½ mi of Sumner Station
- No street improvements required
- **Action:** Amend Zoning Code

Department: Community Development - Consultant

Permit Review Process

BILL NUMBER 5290



Summary

Requires a local government to exempt project permits for interior alterations from site plan review under certain conditions. Establishes a consolidated permit review grant program for local governments to issue final decisions for residential permit applications within specified time frames.

Start Date: October 1, 2023

Due Date: December 31, 2024

Effects/Response

- Review and amend permit review process to meet state law;
- Update review timeline requirements for land use permits:
- Set up fee refunds if timelines not met
- **Action:** Amend Zoning Code

Department: Development Services - Consultant

More Housing in Existing Buildings

BILL NUMBER 1042



Summary

Prohibits cities from imposing certain restrictions or requirements on existing buildings zoned for commercial or mixed use through ordinances, development and zoning regulations, or other official controls.

Start Date: October 1, 2023

Due Date: December 31, 2024

Effects/Response

- Review and amend Nonconforming Code to allow higher density housing;
- Increases potential housing units in SFR in MF zones
- May slow re-development in Town Center
- Less impact on visual character of community
- **Action:** Amend Zoning Code

Department: Development Services - Consultant

Middle Housing

BILL NUMBER 1110



Summary

Requires the City to allow for up to 2 dwelling units per lot in the Low Density Residential Zones. This will create added capacity for housing and population growth. Parking standards will need to be adjusted as well to meet State Law. Current code allows for administrative review for 9 or fewer units including multiplexes, townhouses, and Zero lot line single-family developments.

Start Date: July 1, 2023

Due Date: December 31, 2024

Effects/Response

- Requires the city allow at least 2 units per lot in LDR zones
- Increases housing capacity and supply
- Limited parking requirements
- Less impact on visual character of community
- **Action:** Amend Zoning Code

Department: Community Development- Consultant

Affordable Housing Definition

BILL NUMBER 1695



Summary

Amends definition to include more specifics related to income, etc.

Effects/Response

- Update definition in MFTE code to include a broader range of income levels
- Will be amended as part of 2024 Comprehensive Plan Update
- **Action:** Amend Zoning Code

Start Date: July 1, 2023

Due Date: December 31, 2024

Department: Community Development- Consultant

Blake Fix-Essential Public Facilities

BILL NUMBER 1695



Summary

Amends GMA (RCW 36.70A.200) as it relates to what are considered “essential public facilities” that are typically difficult to site and therefore pre-empt local authority in that a city can condition them but not deny them. Expanded list that already includes such things as airports, state education facilities, correctional facilities, etc.

Start Date: July 1, 2023

Due Date: August 15, 2023

Effects/Response

- The following are now “essential public facilities”:
 - Opioid treatment programs
 - Recovery residences
 - Harm reduction programs
- Will be amended as part of 2024 Comprehensive Plan Update
- **Action:** Adopt Essential Public Facilities process

Department: Community Development- Consultant

Questions?



CITY COUNCIL AGENDA CALENDAR**Updated August 21, 2023**

CA – CONSENT AGENDA	ES – EXECUTIVE SESSION	NB – NEW BUSINESS
UB – UNFINISHED BUSINESS	P – PRESENTATION	PH – PUBLIC HEARING
		PR – PROCLAMATION

AUGUST 28 SS

- Library Capitol Facilities Area Update
- 2023 Housing Legislation (*Ryan W.*)

SEPTEMBER 5 RCM (CANCELLED)**SEPTEMBER 11 SS**

- Ryan House
- Operations Facility Update

SEPTEMBER 18 RCM

CA Construction Contract Award Rainier View Covered Court
 CA Purchase and Sale Agreement DMI/Morin
 CA ROW Use Agreement – Billboard
 CA Rainier View Playground Replacement Contract
 CA Construction Contract Award Operations Facility Phase 1 (Demo & Preload)
 NB Ordinance No. XXXX – City Limits Update

SEPTEMBER 25 SS

- Operations Facility Funding
- Council Rule Amendment – Land Acknowledgement

OCTOBER 2 RCM**OCTOBER 9 SS**

- Parks and Trail Plan

OCTOBER 16 RCM**OCTOBER 23 SS****OCTOBER 30***Pending*

MISC.	MISC.	WHITE RIVER RESTORATION PROJECT
Utility Rate Study	Ordinance – Refuse Collection (Code Enforcement)	BNSF Agreement
CA State Homeland Security Program Grant Acceptance for Small Unmanned Aerial System	Bond Issuance for Operations Facility	Ordinance No. XXXX - Surplus of Real Property South of 24th Street (Andrea M.)
Ordinance Insurance Requirements	Temporary Use Permit – Food Trucks	
Sign Code Update (off premise)		
CTR Ordinance Update	Ordinance No. 2839: Pretreatment Code Update	
Utility Base Fee Code Update	Emergency Management Presentation	

SEPTEMBER 2023

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2
4	5	6	7	8	9
CITY HALL CLOSED HOLIDAY	4:00PM Public Works Committee (Hybrid) 6:00PM - **CANCELLED** Regular Council Meeting	5:30PM - **CANCELLED** Finance Committee	6:00PM Planning Commission (Hybrid)		
11	12	13	14	15	16
6:00PM Study Session (Hybrid)		6:30PM Design Commission (Hybrid)	4:30PM Forestry/Parks Commission (Hybrid)		
18	19	20	21	22	23
6:00PM Regular Council Meeting (Hybrid)		5:30PM Public Safety (Hybrid)	6:00PM Planning Commission Study Session (Hybrid)		
25	26	27	28	29	30
6:00PM Study Session (Hybrid)		5:00PM CD Committee (Hybrid)	5:30PM Cultural Arts Commission (Hybrid)		

*Meeting dates and times may change. Please contact City Hall to confirm this information prior to any meeting you plan to attend. **These meetings are accessible to persons with disabilities.** For individuals who require special accommodations, please contact City Hall at (253) 299-5500, 24 hours in advance.*

Name: Michelle Converse, CMC

Title: City Clerk

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