



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:

<https://sumnerwa-gov.zoom.us/j/88655116217>

Or by phone: 253 215 8782 (Tacoma)

Webinar ID: 886 5511 6217

**---MEMBERS OF THE PUBLIC: PLEASE REMEMBER TO MUTE YOUR DEVICE---**

## **CALL TO ORDER**

Roll Call: Sharon Fochtman, Rob Healy, Mark Isaacs, Kelly Locke, Bill Moody

Pledge of Allegiance

## **APPROVAL OF MINUTES**

1. Minutes from April 18, 2024

## **PUBLIC COMMENT**

*The public may comment on topics that are not on the meeting agenda, virtually or in person. The public is strongly encouraged to submit comments via email to [anssi@sumnerwa.gov](mailto:anssi@sumnerwa.gov) no later than 5pm on the day prior to the meeting. Your comments will be read into the record and limited to 3-minutes.*

- 1.

**The public may comment on topics that are not on the meeting agenda. Written comments must be submitted via email to [anssi@sumnerwa.gov](mailto:anssi@sumnerwa.gov) no later than 5:00pm on the day prior to the meeting, or oral comments may be submitted at the meeting. Written comments will be read into the record; all comments are limited to 3 minutes, and the time limit will be strictly enforced.**

## **PUBLIC HEARING**

## **UNFINISHED BUSINESS**

1. 2024 Comprehensive Plan Update - Discussion, Recommendations
2. Additional public comments on 2024 Comp Plan & staff responses-See Exhibits in Memo

## **NEW BUSINESS**

**CORRESPONDENCE (NON-TESTIMONY)**

**COMMISSION COMMENTS**

**STAFF COMMENTS**

**ADJOURNMENT**



**SUMNER PLANNING COMMISSION  
MINUTES  
Thursday, April 18, 2024**

**CALL TO ORDER**

The hybrid meeting was called to order at 6:01 pm by Chair Moody.

**ROLL CALL**

Commissioners Present (in-person): Fochtman, Healy, Moody,  
Commissioners Present (virtually): Locke      Unexcused Absences: Isaacs

**APPROVAL OF MINUTES**      None.

**PUBLIC COMMENT**      None.

**PUBLIC HEARING**

1. 2024 Parks and Trails Plan

Prior to opening the public hearing, Chair Moody explained the process for the public hearing and taking testimony. The Chair opened the public hearing at 6:05pm. Community Services Manager, Derek Barry, presented an overview of the proposed Parks Plan and its various components. He also noted that the Parks Plan has been through public outreach events and the Forestry and Parks Commission, and noted the next steps in the approval process.

Chair Moody opened up the hearing to oral testimony and stated the rules for testifying. He then called upon members of the public to testify. Most of the comments focused on concerns about preserving the Ryan House and that the Parks Plan should not assume the house is demolished. Other comments from those attending virtually expressed concern about safety in parks and the need for more lighting, one virtual speaker used racial slurs while stating concerns about park safety. The Chair called for a 5 minute recess from 6:52 to 6:57. Back in session, Chair Moody called upon other speakers attending virtually. The Sumner City Administrator spoke briefly to state that testimony related to the Parks and Trails Plan is protected speech. The Chair called for any other testimony. With no one else indicating a wish to speak, the Chair closed the public hearing at 7:06.

**UNFINISHED BUSINESS**      None.

**NEW BUSINESS**      None.

**CORRESPONDENCE**      None (not hearing testimony).

**COMMISSION COMMENTS**      None.

**STAFF COMMENTS**      None.

**ADJOURNMENT**

Motion by Fochtman, Second by Healy, all in favor; meeting adjourned 7:08pm

*Minutes Submitted by: Ann Siegenthaler*

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**SUBJECT:** 2024 Comprehensive Plan Update - Discussion, Recommendations

**CATEGORY:** Motion

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**BUDGET IMPACT:**

Expenditure Required: None

Within Budget Allocation: N/A

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**ATTACHMENTS:**

1. Staff Memo 2024 CompPlan-Recommendations & Motions-053024
  2. Public Comments Received 03/27 to 04/30/24
  3. Staff Responses to Comments - Draft 053024
  4. Housing Options Recommendations 052924
  5. Land Use Element - Updates for MFH Parks 050924
  6. Historic/Cultural Element & Code -Updates 051524
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**STAFF CONTACT:** Ann Siegenthaler, Senior Planner

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**SUMMARY BACKGROUND:**

The Planning Commission has had a number of study sessions on the 2024 Comprehensive Plan and Draft EIS (Comp Plan and DEIS), and held a public hearing on April 4, 2024. Background materials and public comments have been provided in Commission meeting packets. The purpose of this meeting is for the Planning Commission to take action on the proposed Comp Plan amendments, including the Preferred Alternative in the Draft EIS, various Comp Plan Elements and Draft Regulations. The purpose of this meeting is for the Planning Commission to take action on the proposed Comp Plan amendments, including the Preferred Alternative in the Draft EIS, various Comp Plan Elements and Draft Regulations. Staff is providing recommendations on each of these elements and suggested wording for motions.

The packet also includes additional public comments received before the final comment deadline, and also a document containing staff responses to all of the comments received during the comment periods.

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| <p><b>COUNCIL COMMITTEE/STUDY SESSION:</b> n/a</p> <p><b>MEETING/STUDY SESSION DATE:</b></p> <p><b>COMMITTEE RECOMMENDATION:</b></p> |
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**STAFF RECOMMENDATIONS/MOTION:**

Provide final recommendations on the proposed Comp Plan elements.





## STAFF MEMO

DATE: May 28, 2024  
TO: PLANNING COMMISSION  
FROM: Ann Siegenthaler, Senior Planner  
RE: **2024 Comprehensive Plan Update & DEIS – Recommendations and Motions**

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### **I. BACKGROUND**

**The purpose of the June 6, 2024 meeting is for the Planning Commission to take action on the proposed amendments,** including the Preferred Alternative in the Draft EIS, various Comp Plan Elements, and Draft Regulations. The Planning Commission has had a number of study sessions on the 2024 Comprehensive Plan and Draft EIS (Comp Plan and DEIS), and held a public hearing on April 4, 2024. Background materials and public comments have been provided in Commission meeting packets. To assist the Commission in decision-making, this memo contains summaries of: 1) the DEIS Alternatives; 2) Comp Plan Elements and revisions; 3) proposed changes in regulations; and 3) Recommended Motions that the Commission can use or modify to take action. What is presented here has been covered in more detail in the actual documents and exhibits that have been provided to the Commission (see 2024 Draft Comprehensive Plan (Volume I) (**Exhibit A**) and Draft Environmental Impact Statement (DEIS) (Volume II), issued March 1, 2024, **Exhibit B**).

#### **Public Participation and Comment**

A Public Participation Plan (PPP) was developed for the 2024 Comprehensive Plan Update. The PPP was developed by staff, approved by the Planning Commission on March 2, 2023, and reviewed by the City Council in March 2023. A summary of public outreach efforts as of March 1, 2024 is included in the Draft EIS.

The public notice for 2024 EIS/Comp Plan package was published March 1, with a public comment period from March 1 to April 30, 2024. An additional 15-day notice of the Planning Commission public hearing was published on March 12 with a comment period ending March 27. The City received 44 comment letters, 8 of which were from agencies who review local comprehensive plans (some have the authority to approve plans). All comments received have been forwarded to the Commission, including those additional comments received between the March 27 and April 30 deadlines (**Exhibit C**).

Included in the materials for the June 6 meeting is a compilation of preliminary draft staff responses to the public comments (**Exhibit D**). The Final EIS is required to contain a list of responses to comments, which provides additional guidance/background to decision-makers and is adopted by Council.

## II. SELECTION OF PREFERRED ALTERNATIVE

The 2024 Draft Environmental Impact Statement (DEIS) evaluates three Alternatives. These focus primarily on alternative approaches to accommodating State and regional requirements for housing capacity and housing affordability. The Planning Commission will be asked to make a recommendation on a “preferred alternative,” which will guide the Comp Plan’s policies and new regulations. The Alternatives are described in detail in the Draft EIS for the 2024 Comprehensive Plan (**Exhibit B**) (summarized in Chapter 2). In summary, the options before the Commission are:

**Alternative 1 (No Action):** The State Environmental Policy Act (SEPA) requires a No Action alternative to be included. This alternative carries forward the existing Comprehensive Plan and regulations and distributes growth according to current plans and capacity. It does not provide enough capacity to meet the housing targets for each income band, as required by State law; it is also inconsistent with other State and regional plans.

**Alternative 2:** Updates the Comprehensive Plan and development regulations to address changes in state law and align with regional plans and policies. Job growth is primarily in the Sumner-Pacific Manufacturing Industrial Center (MIC). Housing growth is focused mostly in Town Center (TCP) and East Sumner, though it is also distributed throughout the city as middle housing, and on the Cava Mine site when mining activities are complete. Housing policies emphasize incentives for affordability, support for religious organizations building affordable housing, greater diversity of allowed housing types, and expanded opportunities for middle housing citywide. Key housing policies/code changes:

- Cava Mine Site: Redesignate to higher density housing, from LDR to MDR.
- Allow 2 units per residential lot (as required by the State).
- Allow multiplexes in LDR-8.5 and LDR-12 where 1 unit is dedicated affordable.
- Allow small apartments (up to 3 stories) in MDR and HDR zones, in addition to existing apartment allowance in East Sumner.
- Increase density in MDR zones from 15 to 22 du/ac (does not reduce the 26 du/ac density allowed in East Sumner MDR).

**Alternative 3:** Similar to Alternative 2 in that it addresses changes in state law and regional plans and policies, and focuses housing growth mostly in Town Center and East Sumner. Unlike Alternative 2, Alternative 3 would:

- Not include re-designation of the Cava Gravel Mine Site.
- Emphasize mandatory affordability in Town Center and East Sumner.
- Allow multiplexes in LDR-8.5 and LDR-12 (with no requirement to be affordable).
- Increase density in MDR zones from 15 to 17 du/ac (instead of 22 du/ac) (does not reduce density allowed in East Sumner).

### **Preferred Alternative:**

Staff proposes a Preferred Alternative that is a modification of Alternative 2. The Preferred Alternative includes similar policies and meets State requirements. It provides incentives for affordable housing like Alternative 2 but has some differences in that it would:

- Plan for housing growth target of 1,985 units to meet the State- and County-assigned targets
- Not redesignate/increase density on the Cava Mine Site at this time.
- Not require multiplexes in LDR to be affordable.
- Change the MFTE in Town Center (TCP) to allow MFTE only for affordable housing (incentive).
- Expand the MFTE in East Sumner to offer the affordable housing incentive to all properties within the East Sumner Neighborhood Plan boundary.
- Propose the same density increase in MDR zones from 15 to 22 du/ac, in order to balance out potential loss of affordable housing units if other affordability options are not pursued.

### **Staff Recommendation:**

Staff recommends the above Preferred Alternative. This Alternative addresses the new requirements in state and regional plans and addresses the housing capacity and affordability targets that have been assigned to Sumner. A re-designation of the Cava Mine Site is not essential at this time to meet Sumner's targets. There is a proposed policy 2.7 that will support reclamation of mine sites for housing once mining operations end, and a redesignation can occur in the future. Allowing multiplexes will help meet "middle housing" affordability targets, but a requirement for affordability is not recommended as it creates a tracking/reporting burden that may deter small local projects. Also, this strategy is likely to produce minimal additional units affordable in Sumner.

Regarding mandatory or incentivized affordability, there is a risk in making affordability mandatory as it could slow all new multifamily and mixed-use development. However, mandatory affordability is one of the few ways for cities to meet their affordability targets. Without it, Sumner would need to rely more heavily on religious organizations and non-profits to build affordable housing, and/or increase allowed density elsewhere. Staff recommends an approach that does not make affordability mandatory, but strengthens incentives. In the TCP area, the existing MFTE would be changed so that only affordable housing projects (20% of the units) would receive MFTE credits. In East Sumner, the current MFTE (given only to affordable housing) would be expanded to the entire East Sumner Neighborhood boundary (see the discussion under Housing Element for maps).

An increase in density in multifamily zones will be necessary if the City chooses not to make affordability mandatory. An increase in the MDR zone from the current 15 dwelling units/acre to 22 du/ac will help support small apartments and middle housing. Such a density increase is expected to be necessary for Sumner to comply with its affordable housing targets. **See discussion under Housing Element** below for additional information.

**Recommended motion:** Move to recommend approval of the proposed Preferred Alternative as described here and in the alternatives discussions in the Draft EIS for 2024 Comprehensive Plan (**Exhibit B**).

## **III. DRAFT 2024 COMPREHENSIVE PLAN**

The proposed 2024 Comprehensive Plan (Comp Plan) consists of amendments to each element (chapter) of the Comp Plan, a Transportation Management Plan, Capital Facilities Plan, and proposed updates to development regulations that implement these policies. Detailed policy updates for each element are contained in the 2024 Draft Comp Plan published March 1, 2024 (**Exhibit A**). Code updates are shown in detail in the "Draft Proposed Code Changes" document in the back of the Draft Comp Plan and are described in the Staff Reports for each set of regulations (historic/cultural preservation, housing/land use, and critical areas regulations), dated March 27, 2024.

A summary of the key Comp Plan amendments and development regulations is provided below. The **Planning Commission will be asked to make a recommendation on each of these sections, and staff has suggested wording below for each "motion"** that the Commission can use. Motions may reference a specific "Exhibit X" which is in the list of exhibits on the last page of this document.

### **1. Housing Element**

- Extensive updates to outdated language
- Removal of policies that contradict new State requirements for housing
- New policy to support the preservation of manufactured home parks as affordable housing
- Updated policies to plan for adequate housing supply for all income bands and to allow for various housing types

- New policy to allow 2 dwelling units per lot
- New policy to allow triplexes and fourplexes, with optional language
- Added policies to allow ADUs and streamline process
- New policy to maintain multifamily zones for multifamily units (not single family)
- Various policies related to supporting affordable housing
- New policy to re-establish SEPA review thresholds to streamline housing developments
- Added policies related to encouraging energy efficiency and reducing greenhouse gases
- Updated policies to maintain MFTE credit in Town Center and East Sumner, with optional language to require affordable units
- Cava Mine Site alternative: A housing policy option is to consider a re-designation of the gravel mine (located on northeast hillside) from Low Density Residential to Medium Density Residential. A map change would not be essential, but it could provide additional housing capacity in the future.
- New policies to support protections for tenants vulnerable to displacement.

**Staff Recommendations:** A number of options for policies and code have been presented to the Commission that will guide housing decisions. These are discussed in more detail in **Exhibit E**, Housing Element and Housing Code – Staff Recommendations on Options, May 28, 2024, attached in this packet. Staff recommends approval of the Housing Element and Draft Housing Code, as proposed in the 2024 Comp Plan, **with the options recommended in Exhibit E.**

**Recommended Motion for Housing Element:** Move to recommend approval of the Housing Element and Housing Code as shown in **Exhibit A** the 2024 Draft Comprehensive Plan, with the policy and code options recommended in **Exhibit E.**

## 2. **Land Use Element**

- Language updated to list the growth targets that Sumner has been assigned
- New policy about considering impacts to tribal treaty rights in land use decisions
- Clarifying policies to implement the Town Center Plan and the MIC goals (policies that were already adopted by the City in other plans)
- New policy to encourage “healthy communities” in land use, design and programs
- New policy to plan for standards/programs to reduce wildfire risk
- New policy to support small-scale agriculture and non-profit community gardens
- Updates to descriptions of land use designations to reflect proposed density increases (the density increases discussed in the Housing Element to accommodate ADUs, multiplexes and middle housing)
- Updates to descriptions to allow more housing types (the types discussed in the Housing Element)
- Cleanup of obsolete language
- No proposed changes to the Comprehensive Plan Map.
- New policy proposal: Update Land Use Descriptions to ensure that Manufactured Home Parks are allowed in all Residential Districts, and that there is protective designation in place.

**Staff Recommendation:** The Land Use Element is being updated to be consistent with the policy direction described in more detail in the Housing Element. The Housing Element and Housing Code update is where the Commission and Council will need to decide on key provisions such as what housing types to be allowed and where, and what densities are acceptable in which zones. The Land Use Element wording can be updated depending on decisions in the Housing Element. If the decision in the Housing Element discussion is to allow Manufactured Home Park (MFHP) protective zoning, the Land Use Descriptions in the Land Use Element would need to be updated. Staff is also proposing a new Overlay District for MFHPs where the use could not be converted to something else (such as market rate apartments). The proposed updates for consideration are shown in **Exhibit F**, Land Use Element - Land Use Designations & Overlay Districts, Additional Staff Recommendations dated May 28, 2024. Staff recommends that the Land Use Element be approved with the **updates shown in Exhibit F.**

**Recommended motion:** Move to recommend approval of the Land Use Element, as shown in **Exhibit A**, with the updates shown in **Exhibit F**.

**3. Historic & Cultural Resources Element**

- Updates to support preventing or mitigating impacts to historic/cultural resources
- Updated policy to require documentation of how impacts were avoided
- New policy requires consultation with DAHP on sites in Town Center with structures over 45 years old
- New policies related to inadvertent discoveries of artifacts
- New policy to encourage measures to protect culturally significant plants and foods
- Updates to reflect agency roles and references to the Sumner Historical Society to have more generic references to organizations
- Removing reference to improving the Ryan House while keeping policy for adaptive reuse of buildings in general, and modifying “mandate” language to provide more flexibility
- New policy addressing adaptation of historic sites vulnerable to climate change
- New policy to encourage cultural arts that reflect various ethnic groups’ history.

**4. Historic & Cultural Resources Code Changes**

- Adds a requirement for consultation with DAHP on sites located in Town Center with structures more than 45 years old
- Allows 30 days for DAHP to make recommendations
- City has the authority to require appropriate mitigation measures.

**Staff Recommendation:** The Planning Commission is being asked to review a new document for this element with updated policies and code (**Exhibit G**, attached). Numerous changes have been proposed since the early study sessions with the Planning Commission. In response to the Superior Court’s March 2024 ruling that the Ryan House demolition would not be consistent with policies in the Comp Plan, staff proposed new policies that were shown in the Draft Comprehensive Plan issued March 1, 2024. In response to public comments, staff is now proposing to modify that March 1st language. New language acknowledges other potential options for the Ryan House and modifies references to the Sumner Historical Society. Minor updates to the draft code are also proposed to better reflect DAHP consultation procedures and a 30-day DAHP response time.

Although the public comment period has ended, revisions to proposals afterwards is a common step in the legislative process. There will be another opportunity to comment on these changes during the City Council process. Staff recommends approval of the Historic/Cultural Element as updated in the “Updated Historical and Cultural Resources Element and Draft Proposed Code Changes” document, dated May 15, 2024, shown in **Exhibit G**. This Exhibit is attached in the meeting packet.

**Recommended motion for Historic/Cultural Element:** Move to recommend approval of the Historic and Cultural Resources Element, **with the updated language shown in Exhibit G**.

**Recommended motion for Draft Code:** Move to recommend approval of the Historic and Cultural Resources Draft Code, **with the updated language shown in Exhibit G**.

**5. Community Vision (not policies)**

- Updates to reflect more current city characteristics, demographics, etc., since 2015
- Emphasis on walkable neighborhoods
- Removed protection of views, which Sumner does not regulate
- De-emphasized focus on single-family only, include residents not just owners

- Added allowing other housing types
- Higher density in Town Center and East Sumner anticipated
- Includes protection of natural resources
- New text includes consideration of environmental justice in projects
- Includes support for visual/cultural arts & awareness of history
- Added encouragement for innovative incubator business.

**6. Community Values (not policies)**

- Updates to reflect more current city characteristics, demographics, etc.
- More inclusive statements related to diversity
- Added text about treating each other with respect and helping with community safety
- Added text about maintaining and recruiting businesses
- Added text about having a fair and fiscally responsible government
- Added text about providing an inclusive educational system.

**7. Plan Monitoring and Amendment Element**

- New policy adding State-required wording for emergency amendments
- New policy to avoid reducing the UGA unless the areas cannot be served.

**8. Governance and Permit Process Element**

- Consideration of decision impacts on historically underserved populations
- Raising awareness related to diversity, equity and inclusion
- Updating how City business is communicated to the public, improving accessibility
- Streamlining permit processes
- New policy providing for tribal government participation in land use decisions (Countywide policies).

**Staff Recommendation:** Staff recommends approval of the above Plan Elements as proposed.

**Recommended motion:** Move to recommend approval of the Community Vision, Community Values, Plan Monitoring & Amendment, and the Governance & Permit Process Elements, as shown in **Exhibit A**, 2024 Draft Comprehensive Plan.

**9. Community Character Element**

- Clarify wording in Design Guidelines policy to respect historic context and use high quality materials
- Change emphasis on single family dwellings to emphasis on small-scale residential character
- New policy about Sign Code to allow reasonable advertising while protecting the community
- New policy to support a graffiti removal program
- New policy to clarify that East Sumner allows ground floor multifamily, but not on East Main or 160<sup>th</sup> Avenue (in current code)
- New policy that supports alternative approaches to parking in East Sumner (in current code)
- New policy supporting neighborhood centers (focal point) and encouraging services within walking distance of these
- New policy to distribute streetscape amenities equitably across neighborhoods
- New policy supporting transit linkages from neighborhoods to the transit station
- Replaced specific Sumner Historical Society reference with generic historic preservation organizations
- New policy to clarify what is actual area of “historic downtown” term used elsewhere
- Replaced specific downtown & chamber group names with generic names
- Added policy to implement the 2021 Main Street Visioning Plan
- New policy that supports alternative approaches to parking in Town Center (in current code)

- Clarified policy about creating gateways by adding the adopted concept plan sketch
- New policy to implement the adopted East Main Street Design Strategy
- New policy to maintain Tree City USA designation
- New policies about providing pedestrian connections and working on reducing through-traffic
- New policy requires Manufacturing Industrial Center developments to provide adequate screening.

**Staff Recommendation:** During the public comment periods, there were a few public comments on the historic preservation language in this Element and the name of Heritage Park. The text in this chapter is generic in that it does not change Sumner's approach to community history or historic buildings, and includes policies that support historic preservation downtown and in the community. Staff recommends approval of this Element as proposed.

**Recommended motion:** Move to recommend approval of the Community Character Element, as shown in shown in **Exhibit A**.

#### **10. Family and Human Services Element**

- Extensive updates to clarify City's role in the various community programs (provided mostly by other agencies and school district); examples: promoting healthy behaviors
- Wording changed throughout the chapter to put City in a supporting role working with other agencies, not as provider
- Removed policy about human services committee since City does not have such a committee
- New policy asserting City role to "support funding" for the school district recreation programs
- New policy to support food programs through information and supportive regulations
- New policy to prohibit marijuana/cannabis businesses
- New policy to support housing programs and regulations for historically underserved populations
- New policy to provide incentives for affordable senior housing.
- New policy to develop emergency response procedures for senior center patrons
- New policy to promote programs for older adults to work and volunteer
- New policy to distribute parks facilities equitably throughout the community
- New policy to maintain sidewalk system that connects services
- New policies to further climate resiliency and emergency preparedness.

#### **11. Essential Public Facilities Element**

- Extensive policy updates and new policies to establish guidelines for siting facilities and complying with new State guidelines.

**Staff Recommendation:** Staff recommends approval of the above Elements as proposed.

**Recommended motion:** Move to recommend approval of the Family & Human Services Element, and Essential Public Facilities Element, as shown in **Exhibit A**.

### **IV. ELEMENTS FOR NEXT COMMISSION DISCUSSION**

The remaining elements of the Comprehensive are to be reviewed at the next Planning Commission meeting, tentatively in July-August 2024. The Commission will be asked to take action on these items at that time. Staff will again provide recommendations and suggested motions in the packet that is published before the meeting.

- 12. Economic Development and Employment Element**
- 13. Environment Element**
- 14. Climate Change and Resiliency Element**



13. **Environment (Critical Areas) Code Changes**
15. **Parks and Open Space Element**
16. **Transportation Element**
17. **Draft Transportation Management Plan**
18. **Capital Facilities Element**
19. **Draft Capital Facilities Plan**
20. **Utilities Element**
21. **Shoreline Master Program Element**
22. **Consistency between Comprehensive Plan and Neighborhood/Subarea Plans**

## **V. DRAFT ENVIRONMENTAL IMPACT STATEMENT**

The Draft Environmental Impact Statement (DEIS) is a background document that allows the decision makers to be fully informed on the environmental impacts associated with three alternatives presented for consideration (**see Exhibit B**). The DEIS contains a detailed analysis of three alternative approaches to accommodating State requirements for housing capacity and housing affordability. A final EIS (FEIS) is then prepared to consider the potential impacts of the Preferred Alternative and adopted with the Comprehensive Plan. The Planning Commission action is mostly to affirm that they've had the background (DEIS) provided to them.

**Recommended Motion:** Move to accept the 2024 Comprehensive Plan Draft Environmental Impact Statement as supporting background, as shown in **Exhibit B**.

## **VI. NEXT STEPS**

Once the Planning Commission has given staff its recommendations on the policies and codes, staff will bring back to the Commission ordinances that are used to officially adopt the recommended policies and codes. There will be an Ordinance for each: Comp Plan/EIS adoption, historic code, critical areas code, and housing code. The Commission will be asked to make a motion on each ordinance.

## **VII. EXHIBITS & REFERENCES**

- A.** 2024 Draft Comprehensive Plan (Volume I) issued March 1, 2024, also containing Draft Code Updates, available for review on the City's website at: <https://connects.sumnerwa.gov/planning-sumners-future>
- B.** Draft Environmental Impact Statement (DEIS) for the 2024 Comprehensive Plan (Volume II), issued March 1, 2024, available for review on the City's website at: <https://connects.sumnerwa.gov/planning-sumners-future>
- C.** Additional comments received between the March 27 and April 30 deadlines
- D.** Comment Responses Draft dated May 28, 2024
- E.** Housing Element and Housing Code – Staff Recommendations on Options May 28, 2024
- F.** Land Use Element - Land Use Designations & Overlay Districts, Additional Staff Recommendations May 28, 2024
- G.** Historic and Cultural Resources Element March 1, 2024 with text edits proposed May 15, 2024



## **EXHIBIT C**

### **Additional Public Comments**

## Ann Siegenthaler

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**From:** Randall Adams <radams15013@yahoo.com>  
**Sent:** Thursday, April 18, 2024 4:49 PM  
**To:** Derek Barry; Ann Siegenthaler  
**Subject:** Parks Plan & Comp Plan information  
**Attachments:** 2024 04 08 Findings and Conclusions Signed (1).pdf; Income & Expenses Ryan House.pdf; WA Trust Letter.pdf; 4-18-24 Parks comments.docx

**\*\*EXTERNAL EMAIL\*\***

Derek & Ann,

Please make available to the committee the following documents that should help them understand why citizens sued the city, the judge's approval of the agreement between the city and Nancy Ryan Dressel, clarity on funds raised and estimates of expenses per city dispersed information and why projects like this are often done in more than one Phase....like it being done with our new Utility Department complex on 29th St E north of downtown, Also, my own comments are added if I can not be there tonight to read them onto the record.

Thank you kindly,

Randall Adams

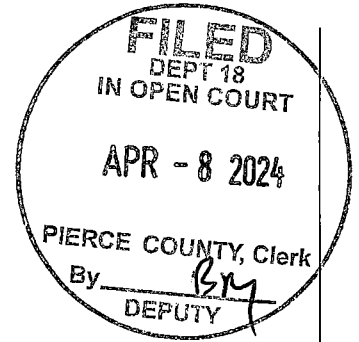
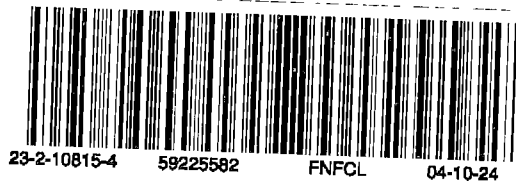
Let me start by again thanking the Committee Members for your efforts and time spent representing the interests of the citizens of Sumner. It is very much appreciated as only your time is on a volunteer basis. I hope to help add some clarity to you why we have been opposing removing of the Ryan House. I attached a few pdf's in an email earlier today for you to read, including the court Findings of Fact and Conclusions, my compilation of the city published income and costs related to the Ryan House, and the letter from the Washington Trust For Historic Preservation to help you have a more rounded view of what is now required for the Ryan House, what actual cost estimates and income levels looked like and the Letter from Chris Moore from the Washington Trust for Historic Preservation in going over how projects such as the Ryan House are often done. I am sure some of the current projects you are currently overseeing will be using the more than 1 Phase, which is what he highlights in his letter to the city is often done.

The agreed to Findings of Fact and Conclusions that are a result of the Superior Court case that states the city did not follow their own Comp Plan in moving so quickly to demolish the Ryan House. Even more important, is that there wasn't proper notice given for the actions taken and that a new Comp Plan would be needed that would include mandatory public engagement. The Judge is saying in the compilation of the plan is when public engagement should be allowed, not after preliminary decisions have already been made.

In the pdf going over the financial disclosures made by the city, it shows the stated income obtained by the city, the bump by WJE from 936k up to 1,459M as they allowed 523k for contingency funds because they were not allowed to finish their estimates and complete floor plan documents. Then, on page 6 the estimates of costs show more than enough funds to complete phase 1 of the project, though 336k is added for WJE design expense. On page 7, an additional 290k design costs are deducted from funds available. Which if these 2 figures are correct? This suggests 626k for design expenses on what is suggested to be a 2.2M project! On page 8, it shows AKANA for interior upgrades range from 274k up to 714k. This all shows with is the 523k contingency funds for WJE plus the 440k range for AKANA adds up to 963K of added costs on unknown expenses....not including the double dip in design costs, which could be an accounting error and would reduce the cost/income difference by 300k more. Then, add the additional 400k that the Heritage Capital Projects have available that Nick Bierman found and add the 310K you show to demo +, there was more than 2.2M available.

If costs go higher, that is where the Phase Approach works as it allows for more funds to be found as we move forward. This is exactly what the attached letter from the Washington Trust for Historic Preservation states, that if costs are higher, then we go to new sources of funds the next year to finish the project. It is also what is happening right now with the new Utility Department complex north of downtown and can be used with the Ryan House.

One additional thing to remember. This project is to make the Ryan House more than it has ever been, adding a large kitchen for hosting events with and even ADA restrooms, which could be outside and save more money. Please take the first step in starting a city & community effort together to Save the Ryan House and give the city true bookends for historic downtown to market itself with in our efforts to bring even more folks here to shop/eat.



4/10/2024 11:05 0126

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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR PIERCE COUNTY

SAVE OUR SUMNER COMMITTEE;  
and NANCY RYAN DRESSEL,

Petitioners,

v.

CITY OF SUMNER and DREW  
McCARTY,

Respondents.

NO. 23-2-10815-4

STIPULATED PROPOSED  
FINDINGS OF FACT AND  
CONCLUSIONS OF LAW

**FINDINGS OF FACT**

1. This case involves the City of Sumner's approval of a demolition permit issued for the demolition of the historic Ryan House (permit number BLDR-2023-0400.) The permit was issued by Allison Judge, Development Services Specialist for the City of Sumner.

2. In 1926, heirs of Lucy V. Ryan donated 1228 Main Street to the City of Sumner, the location of the historic Ryan House.

3. The Ryan House is on the National Register of Historic Places. The Ryan House was built as a one-room cedar pioneer cabin in the 1860s. It is believed to be one of the oldest structures in Sumner. The house was an early location for a small post office with Lucy Ryan as the postmaster. George Ryan was the first mayor of Sumner.

PARTIES' STIPULATED FINDINGS OF FACT  
AND CONCLUSIONS OF LAW - I

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Attorneys at Law  
123 NW 36th Street, Suite 205  
Seattle WA 98107  
Tel. (206) 264-8600

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1 4. The city's Comprehensive Plan and the Town Center Subarea Plan include numerous  
2 provisions to preserve and enhance the Ryan House and public access to it:

- 3 • "[P]reserve . . . the historic . . . cultural resources of Sumner."<sup>1</sup>
- 4 • "[C]ontinue to support the Sumner Historical Society by providing the use of the Ryan  
5 House."<sup>2</sup>
- 6 • "[I]mprove the Ryan House and public access to the museum and consider other public  
7 uses such as converting to a visitor's center."<sup>3</sup>
- 8 • "Recognize the heart and historic meaning of Downtown."<sup>4</sup>
- 9 • "Improve the Ryan House."<sup>5</sup>
- 10 • "Make improvements to Ryan House."<sup>6</sup>

11 5. The Ryan House was enlarged and eventually deeded to the city in 1926. It has been  
12 owned by the city ever since and used as the town's library and museum.  
13  
14

15 6. The conveyance deed (Deed) outlines the grantors' wishes for the Ryan House to  
16 include ensuring the City uses it "for the use of the public forever as and for a public park and site  
17 for a public library."  
18

19 7. Petitioner Nancy Ryan Dressel is a direct descendent of the original owners of the  
20 Ryan House and of the Ryans who deeded the property to the city in 1926. She seeks to assure that  
21  
22

23  
24 <sup>1</sup> Comprehensive Plan, The Historic and Cultural Resources Sub-Element, Goals,  
Policies, and Objectives (GPO) 1.

25 <sup>2</sup> *Id.*, GPO 1.3.1.

26 <sup>3</sup> *Id.*, GPO 3.3.

<sup>4</sup> Town Center Plan, Goal TC 3.

<sup>5</sup> Town Center Plan, Policy TC 3.3.

<sup>6</sup> *Id.*, Parks and Recreation Element, Implementation Project I-9.

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1 her family's historic property is preserved and enhanced by the city as called for in the city's  
2 Comprehensive Plan.

3 8. Petitioner Save Our Sumner Committee seeks to assure that the city abides by the  
4 goals, policies, and objectives in its Comprehensive Plan and its Downtown Sumner subarea plan to  
5 "preserve" the Ryan House for use by the public.  
6

7 9. For years, Sumner acted consistently with its Comprehensive Plan and took steps to  
8 use, protect and restore the Ryan House. The city's efforts were summarized in a staff presentation  
9 to the Council on January 31, 2022. Highlights from the presentation include:

- 10 • The city's receipt of a \$100,000 grant in 2018 for restoration feasibility and design  
11 studies.
- 12 • Ryan House renovation incorporated into the city's "Main Street Vision," part of  
13 the Comprehensive Planning process.
- 14 • Architectural Resource Group (commissioned by the city) completes studies in 2019  
15 and finds Ryan House in "good, strong shape;" "design study outlines ways to  
16 improve accessibility;" "quite unique, especially original cedar cabin;" "huge  
17 opportunity."  
18
- 19 • City Council accepts \$25,000 grant for design and cost estimates studies in 2020.
- 20 • Planning efforts include the city's Parks Department, the city's Forestry and Parks  
21 Commission, the Sumner Historical Society, and the public.
- 22 • Ryan House lauded as "authentic and unique" (like Pike Place Market); "economic  
23 benefits;" "community connections;" and "common ground."  
24  
25  
26

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- 1       •     City Council adopts new Comprehensive Plan: “Improve the Ryan House and public
- 2             access to the museum [in the Ryan House] and consider other public uses such as
- 3             converting to a visitor center.”
- 4       •     A million-dollar cost estimate for preservation/restoration.
- 5
- 6       10.    In 2022, the City hired an architecture/engineering firm, Wiss, Janney, Elstner
- 7             Association Inc. (“WJE”), specializing in historic structures to perform a conditional assessment
- 8             and prepare construction documents.
- 9       11.    WJE’s initial assessments that the house required additional work prompted the
- 10            City in Spring 2023 to seek an additional \$750,000 in grant funding to cover the gap, which was
- 11            recommended for funding in 2024.
- 12       12.    WJE’s June, 2023 assessment found structural failures making the load carrying
- 13            capacity of the attic floor and the roof and ceiling completely compromised.
- 14       13.    WJE’s estimated restoration and repair costs exceeded the City’s available grant
- 15            funding.
- 16
- 17       14.    City staff presented Council with four options to consider in the City of Sumner
- 18            Finance and Personnel Committee meeting on August 15, 2023, the City Council Study Session
- 19            on September 11, 2023, and then again at the Regular City Council meeting on September 18,
- 20            2023.
- 21       15.    Option 1 was the complete rehabilitation of the Ryan House at a minimum cost of
- 22            \$2.2 million, \$1.1 million of which was secured through grant funding and \$1.1 million was
- 23            unfunded.
- 24       16.    Option 2 was the rehabilitation of a portion of the building and demolishing the
- 25            structurally compromised portions at a cost of \$1.26 million, which was unfunded.
- 26

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1 17. Option 3 was to demolish the entire house and develop the space as an active  
2 public park at an estimated cost of \$600,000, which was unfunded because the grant funds could  
3 not be used for demolition or park construction.

4 18. Option 4 was to demolish the entire house and to restore the site to an open grassy  
5 area at a cost of \$100,000, which was unfunded.

6 19. On September 11, 2023, the Council held a Study Session on the Ryan House. In a  
7 shift that was unexpected by most of the public, City Staff recommended Option number 4.

8 20. During that Study Session, staff and city council members acknowledged that the  
9 public would be surprised by this shift. Staff acknowledged that “the last they [the public] heard  
10 was this vision of rehabilitation.” Sept. 11 TR at 36:09. *See also id.* at 19:30 (staff describing the  
11 “beautiful vision to do a full rehabilitation”). Councilmember Reed noted that “this will be a big  
12 surprise for a lot of people.” *Id.* at 39:11.

13 21. Seven days later, following some public comment during the intervening week on  
14 the proposed resolution, the Council adopted Resolution 1663 that directed City Staff to apply for  
15 and process a demolition permit to demolish the Ryan House. AR 526.

16 22. City engineer Drew McCarty filed an application for the demolition permit the very  
17 next day. AR 935–936. She also prepared an environmental checklist. AR 559–574. On October 9,  
18 2023, a city planner, Ryan Windish, filed a “SEPA Notice of Consistency,” asserting that the  
19 demolition met all the criteria for a planned action. AR 931–932. On October 16, 2023, Allison  
20 Judge issued the demolition permit. AR 937–938.

21 23. As a result, years of planning for preservation of the Ryan House were displaced  
22 with a permit for its demolition.

23 24. As part of its required periodic update pursuant to the Growth Management Act, in  
24 February 2024 the city commenced its process for reviewing and amending its Comprehensive  
25  
26

PARTIES’ STIPULATED FINDINGS OF FACT  
AND CONCLUSIONS OF LAW - 5

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1 Plan. Among the proposed amendments are certain amendments to the Historic and Cultural  
2 Resources Element which would eliminate specific mandates about the preservation of and  
3 improvements to the Ryan House.

#### 4 CONCLUSIONS OF LAW

5  
6 1. The land use decision challenged here is the issuance of a demolition permit. A  
7 demolition permit is a type of "land use decision," as that term is defined in the Land Use Petition  
8 Act. RCW 36.70C.020(2). Judicial review of land use decisions is exclusively pursuant to LUPA.  
9 RCW 36.70C.030(1). This Court has jurisdiction over challenges to this land use permit under both  
10 the State Environmental Policy Act and the Growth Management Act.

11 2. LUPA sets the standards of review this Court must apply to the challenged permit.  
12 See RCW 36.70C.130. Review is appellate review on the city's administrative record. RCW  
13 36.70C.120. The Court may rescind the permit if any of the following is true:  
14

- 15 ...  
16 (b) The land use decision is an erroneous interpretation of the law, after allowing  
17 for such deference as is due the construction of a law by a local jurisdiction  
18 with expertise;  
19 (c) The land use decision is not supported by evidence that is substantial when  
20 viewed in light of the whole record before the court;  
21 (d) The land use decision is a clearly erroneous application of the law to the  
22 facts;  
23 ...

24 RCW 36.70C.130(1).

25 3. Under the first standard, questions of law are interpreted *de novo*. RCW  
26 36.70C.130(1)(b); *Families of Manito v. City of Spokane*, 172 Wn. App 727, 736 (2013); *Cingular*  
*Wireless, LLC v. Thurston County*, 131 Wn. App. 756, 768 (2006).

1 4. Factual determinations are reviewed for “substantial evidence,” requiring a  
2 sufficient quantum to persuade a fair-minded person of the truth or correctness of the finding. RCW  
3 36.70C.130(1)(c); *Thornton Creek Legal Def. Fund v. City of Seattle*, 113 Wn. App. 34, 61 (2002).

4 5. The application of fact to law is reviewed under the “clearly erroneous” standard.  
5 RCW 36.70C.130(1)(c). A decision is clearly erroneous when the Court is left with a definite and  
6 firm conviction that a mistake was committed even if some evidence supports the decision. *Norway*  
7 *Hill*, 87 Wn.2d 267, 274 (1976).  
8

9 6. The Court finds that it has jurisdiction under the Growth Management Act and  
10 whether the issuance of a demolition permit was consistent with provisions in the City’s  
11 Comprehensive Plan.  
12

13 7. The Comprehensive Plan amendment process requires “early and continuous”  
14 public involvement, not just during preparation of the original comprehensive plan, but also  
15 whenever amendments are being considered. Public participation is one of the GMA’s mandatory  
16 planning goals. RCW 36.70A.020(11). Proposed amendments are to be “broad[ly] disseminated,  
17 notice must be “effective,” and the process must allow for “open discussion.” The agency must not  
18 just give “consideration” to public comment; it must also provide a “response” to public comment.  
19 RCW 36.70A.140 (emphasis supplied).  
20

21 8. Sumner has a detailed public participation plan for proposed comprehensive plan  
22 amendments. The process includes ample public notice and public participation. It mandates notice  
23 to the Department of Commerce and precludes final action until after that agency’s comments are  
24 considered. The notice requirements assure the public receives ample notice early in the process  
25 and throughout the process. The required notice includes publication once a week for two  
26 consecutive weeks, on the same day of the week, using two electronic methods, established by the

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1 director, and posting at public information centers and on the city's official website. SMC  
2 18.56.070.

3 9. The City's comprehensive plan contains specific provisions about preservation and  
4 restoration of the Ryan House. The GMA precludes the city from pursuing activities that do not  
5 conform with its Comprehensive Plan. The permit authorizing demolition of the Ryan House is  
6 revoked.  
7

8 10. Sumner has already begun the process of its periodic Comprehensive Plan update.  
9 That process, as explained above, requires mandatory public engagement. The City must first  
10 provide the public with notice and an opportunity for public comment and update its Comprehensive  
11 Plan before processing SEPA and a demolition permit.  
12

13 11. The Court finds that it has jurisdiction over SEPA and whether the City's Planned  
14 Action Ordinance was followed or appropriate.

15 12. A shortened alternative to the standard SEPA process exists. If certain conditions are  
16 met, an agency may evaluate environmental impacts when adopting a comprehensive plan or subarea  
17 and then skip environmental review for individual projects (so-called "planned actions"). Among other  
18 conditions, to qualify as a "planned action," the project must be identified as a planned action in the  
19 city's planned action ordinance; it must have had its environmental impacts analyzed in an earlier EIS;  
20 and the project must be consistent with the comprehensive plan. RCW 43.21C.440(1); WAC 197-11-  
21 164(1)(f).  
22

23 13. The statute defines a planned action by reference to seven conjunctive requirements.  
24 RCW 43.21C.440(1)(a)–(g). Three are relevant here. Subparagraph (1)(a) requires that the project  
25 is described as a "planned action" in the city's planned action ordinance. Subparagraph (1)(c)  
26 requires that the project's impacts were adequately addressed in an EIS for the comprehensive plan

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1 or subarea plan. Subparagraph (1)(g) requires that the project is consistent with the comprehensive  
2 plan or subarea plan. RCW 43.21C.440(1).

3 14. To implement the planned action process, a county or city must adopt a planned  
4 action ordinance that “define[s] the types of development included in the planned action.” RCW  
5 43.21C.440(2). The planned action ordinance may include geographic and temporal limits. *Id.*  
6 Thereafter, the county or city implements the planned action ordinance during the review of  
7 individual projects by making a determination that the project is consistent with the planned action  
8 ordinance. RCW 43.21C.440(3).

9 15. Sumner adopted its planned action ordinance in 2018. AR 575. It mirrors SEPA’s  
10 requirements. Among other things, to qualify as a planned action, a project must be consistent with  
11 the SEIS for the applicable subarea plan (the Town Center Plan); its environmental impacts must  
12 have been adequately addressed in that SEIS; and the project must comply with all local  
13 regulations. AR 579 (Sumner Ord. 2668, §III.E (1)(b), (e), & (g)).

14 16. The City’s Comprehensive Plan contains both specific provisions about restoration  
15 and preservation of the Ryan House, and general provisions encouraging new parks and the  
16 provision of green space. The plan mentions nothing about demolition of the Ryan House. The  
17 Court finds that the specific provisions govern over the general.

18 17. SEPA’s “planned action” process cannot be used for projects that are not consistent  
19 with the City’s comprehensive plan. Because of the inconsistency between the City’s current  
20 Comprehensive Plan and the demolition permit, the City’s use of the planned action process as part  
21 of its demolition permit process violated SEPA.

22 18. Because the city failed to comply with SEPA before approving the demolition permit,  
23 the demolition permit is rescinded for this reason, too, and the matter is remanded to the City to follow  
24

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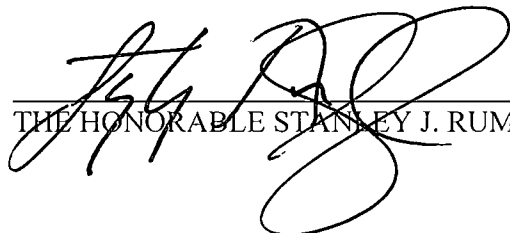
1 proper SEPA process and the Comprehensive Plan amendment process before making any decision  
2 about the demolition of the Ryan House.

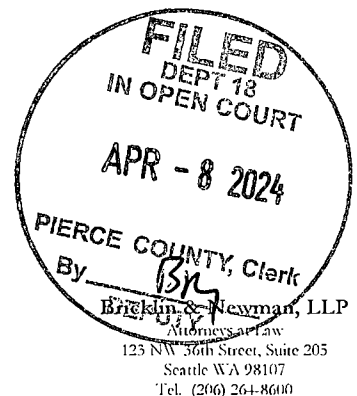
3 19. The GMA requires the City to “[1] perform its activities and [2] make capital budget  
4 decisions in conformity with its comprehensive plan.” RCW 36.70A.120. The specific provisions in  
5 the City’s current Comprehensive Plan related to the restoration of the Ryan House are not consistent  
6 with issuance of a demolition permit. The demolition permit (BLDR 2023-0400) is revoked for this  
7 reason, too, and the matter is remanded to the City.  
8

9 20. The Court finds that the city’s public safety concerns are adequately addressed in  
10 the interim by the fencing the city has installed around the Ryan House.

11 21. Until and unless the comprehensive plan is amended to eliminate the specific  
12 provisions about preservation and restoration of the Ryan House, following compliance with the  
13 public notice and engagement provisions outlined in the GMA, SEPA, and city regulations, the City  
14 may not issue a permit for demolition of the Ryan House and may not use SEPA’s planned action  
15 process for the demolition.  
16

17 Dated this 8th day of April, 2024.  
18

19  
20   
21 THE HONORABLE STANLEY J. RUMBAUGH  
22



PARTIES’ STIPULATED FINDINGS OF FACT  
AND CONCLUSIONS OF LAW - 10

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Presented by:

BRICKLIN & NEWMAN, LLP

By: s/David A. Bricklin  
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Attorneys for Petitioner  
Save Our Sumner and Nancy Ryan Dressel

AGREED BY:

CITY OF SUMNER

By: 

Andrea Marquez, WSBA No. 45670  
City Attorney  
City of Sumner  
1104 Maple St.  
Sumner, WA 98390  
(253) 299-5612

PARTIES' STIPULATED FINDINGS OF FACT  
AND CONCLUSIONS OF LAW - 11

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Tel. (206) 264-8600

February 2, 2024

City of Sumner Washington  
ATTN: Carmen Palmer, Communications Director  
1104 Maple Street, Sumner WA 98390  
[carmenp@sumnerwa.gov](mailto:carmenp@sumnerwa.gov)

Dear Ms. Palmer,

I'm writing to let you know that the Washington Trust for Historic Preservation is including the Ryan House in our listing of the state's Most Endangered Historic Places. Inclusion in our Most Endangered List is not intended to lay blame or point fingers. We recognize the city's efforts to date toward rehabilitation and were happy to work with city staff last year to help secure state grant funds. Rather, our hope in highlighting the Ryan House as an Endangered Property is to encourage the City of Sumner to reconsider the current course of action and engage in exploration of alternatives to demolition. To that end, we are happy to work with city officials, convene stakeholder meetings, gather community input, and work through city concerns.

We were encouraged by the City of Sumner's initial commitment to rehabilitating this historic property and continuing its role as a meaningful resource for use and enjoyment by future generations of Sumner Residents. We were impressed by the thought, effort, and fundraising that were undertaken. It came as a surprise when the City changed course and began pursuing demolition.

Changing costs and scopes of work are standard for most rehabilitation projects. Even with the increased cost from the latest estimates presented by Wiss, Janney, Elstner Associates, Inc., the city nonetheless had secured a majority of the estimated needed funding. Preservation projects like this are often separated into phases, value engineered, and used as a vehicle for future fundraising. As such, the quick pivot in changing course from dedicated rehabilitation to demolition felt rushed. We do appreciate the safety concerns the property poses. But again, with significant funding having been secured for the project, stabilizing the structure from a safety standpoint could have been implemented as an initial course of action, with planning and consideration made for future rehabilitation phases.

The Ryan House is a rare remaining example of nineteenth century residential architecture. Along with many in the community, we believe a full vetting of other options should be pursued before moving forward with demolition. Once the house is gone, it is gone forever, taking with it a tangible piece of Sumner's heritage. We

February 2, 2024  
City of Sumner  
Page 2

appreciate the city's past stewardship of the Ryan House and look forward to a dialogue focused on future preservation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Moore". The signature is fluid and cursive, with the first name "Chris" being more prominent than the last name "Moore".

Chris Moore  
Executive Director  
Washington Trust for Historic Preservation



①

**Carmen Palmer**

Communications Director

**Phone** 253-299-5503**Email** [carmenp@sumnerwa.gov](mailto:carmenp@sumnerwa.gov)**Funding****Pierce County Lodging Tax**

- 2019 - \$100,000 used for Feasibility & Design Studies
- 2020 - \$25,000 used for cost estimate & exterior design
- 2023 - \$400,000 for construction (not used, to be returned)
- 2024 - recommended \$750,000 for construction (not used, to be returned)

Port of Tacoma Community Fund - \$7,500 for construction (not used, to be returned)

City of Sumner Lodging Tax - \$125,000 used for structural assessment, final design

State of Washington Heritage Capital Projects - 2023-2025 \$304,000 for construction (not used, to be returned)

The house did not qualify for national heritage grants because it's listing is on the National Register for Local Significance. Only properties listed at National Significance qualified for Federal funding.

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TOTAL \$ 1,711,500  
 + 2018 PCLT GRANT 100,000  
 + 2023 SUMNER LTAC 40,000  
 \$1,851,500 TOTAL AVAILABLE FUNDING  
 WJE ESTIMATE 1,459,228  
 \$392,272 TO PAY COSTS INCURRED TO DATE (ABATEMENT DESIGN)



DETAILED PROJECT SUMMARY

| ELEMENT                 | TOTAL COST | GFA   | \$/SF AREA |
|-------------------------|------------|-------|------------|
| 01. HOME REHABILITATION | \$935,711  | 4,200 | \$222.79   |

|                       |           |
|-----------------------|-----------|
| TOTAL NET DIRECT COST | \$935,711 |
|-----------------------|-----------|

GENERAL MARKUPS

|                                 |        |           |
|---------------------------------|--------|-----------|
| DESIGN CONTINGENCY              | 15.00% | \$140,357 |
| ESCALATION TO MIDPOINT 11/2023  | 2.08%  | \$22,418  |
| GENERAL CONDITIONS/REQUIREMENTS | 20.00% | \$219,697 |
| CONTRACTOR OVERHEAD AND PROFIT  | 8.00%  | \$105,455 |
| INSURANCE                       | 2.50%  | \$35,591  |

|                         |             |
|-------------------------|-------------|
| TOTAL CONSTRUCTION COST | \$1,459,228 |
|-------------------------|-------------|

\$1,459,228

935,711

\$ 523,517

TOTAL COST

HOME REHABILITATION

CONTINGENCY FUNDS



BUILDING SUMMARY

| ELEMENT                                |        | TOTAL COST  | \$/SF AREA |
|----------------------------------------|--------|-------------|------------|
| A. SUBSTRUCTURE                        |        | \$146,628   | \$34.91    |
| B. SHELL                               |        | \$487,033   | \$115.96   |
| C. INTERIORS                           |        | \$5,566     | \$1.33     |
| D. SERVICES                            |        |             |            |
| E. EQUIPMENT AND FURNISHINGS           |        |             |            |
| F. SPECIAL CONSTRUCTION AND DEMOLITION |        | \$254,818   | \$60.67    |
| G. BUILDING SITEWORK                   |        | \$41,666    | \$9.92     |
| NET DIRECT BUILDING COST               |        | \$935,711   | \$222.79   |
| DESIGN CONTINGENCY                     | 15.00% | \$140,357   | \$33.42    |
| SUBTOTAL                               |        | \$1,076,068 | \$256.21   |
| ESCALATION TO MIDPOINT 11/2023         | 2.08%  | \$22,418    | \$5.34     |
| SUBTOTAL                               |        | \$1,098,486 | \$261.54   |
| GENERAL CONDITIONS/REQUIREMENTS        | 20.00% | \$219,697   | \$52.31    |
| SUBTOTAL                               |        | \$1,318,183 | \$313.85   |
| CONTRACTOR OVERHEAD AND PROFIT         | 8.00%  | \$105,455   | \$25.11    |
| SUBTOTAL                               |        | \$1,423,638 | \$338.96   |
| INSURANCE                              | 2.50%  | \$35,591    | \$8.47     |
| TOTAL BUILDING COST                    |        | \$1,459,228 | \$347.44   |

GROSS FLOOR AREA: 4,200 SF

$\$1,459,228 / 935,711 \text{ EST.} = 55.95\% \text{ CONTINGENCY}$   
 $\text{TOTAL COST } (\$523,517) \text{ FUNDS ABOVE ESTIMATE}$



PROJECT SUMMARY

| ELEMENT                 | TOTAL COST  | GFA   | \$/SF AREA |
|-------------------------|-------------|-------|------------|
| 01. HOME REHABILITATION | \$1,459,228 | 4,200 | \$347.44   |

|                         |             |
|-------------------------|-------------|
| TOTAL CONSTRUCTION COST | \$1,459,228 |
|-------------------------|-------------|

| ALTERNATES                          | TOTAL COST | GFA   | \$/SF AREA |
|-------------------------------------|------------|-------|------------|
| 01. ALT. ADD - KITCHEN RESTORATION  | \$304,791  | 504   | \$604.74   |
| 02. ALT 1A: WOOD SHINGLES           | \$42,379   | 3,300 | \$12.84    |
| 03. ALT 1B: SYNTHETIC WOOD SHINGLES | \$37,426   | 3,300 | \$11.34    |
| 04. ALT 1C: STANDING SEAM ROOFING   | \$15,537   | 440   | \$35.31    |



5

## COST ESTIMATE

### INTRODUCTORY NOTES

This estimate is based on verbal direction from the client and the following items, received May 3 through June 19, 2023:

|                                   |                                                                                                 |
|-----------------------------------|-------------------------------------------------------------------------------------------------|
| <b>General</b>                    | G001 through G003 (3 sheets)                                                                    |
| <b>Architectural</b>              | A101D through A602 (16 sheets)                                                                  |
| <b>Structural</b>                 | S101 through S702 (15 sheets)                                                                   |
| <b>Specifications and Reports</b> | The Ryan House - Condition Assessment and Structural Review, prepared by WJE, dated May 1, 2023 |
|                                   | Ryan House Feasibility - Kitchen As-Built and New Layout (2 sheets)                             |

The following items are excluded from this estimate:

- Professional fees.
- Building permits and fees.
- Inspections and tests.
- Furniture, fixtures & equipment, except as noted.
- Installation of owner furnished equipment.
- Construction change order contingency.
- Overtime.
- Hazardous material abatement/removal.
- Items referenced as NOT INCLUDED or NIC in estimate.

The midpoint of construction of November 2023 is based on:

- Construction start date of September 2023
- Estimated construction duration of 04 months
- This estimate is based on a Design-Bid-Build delivery method.
- This estimate is based on prevailing wage labor rates.
- This estimate is based on a detailed measurement of quantities. We have made allowances for items that were not clearly defined in the drawings. The client should verify these allowances.
- This estimate is based on a minimum of four competitive bids and a stable bidding market.
- This estimate should be updated if more definitive information becomes available, or if there is any change in scope.
- We strongly advise the client to review this estimate in detail. If any interpretations in this estimate appear to differ from those intended by the design documents, they should be addressed immediately.



OPTION I - FULL HOUSE REHABILITATION

| RYAN HOUSE COST OVERVIEW |                                             |                 | NOTES                       |                                                                                 |
|--------------------------|---------------------------------------------|-----------------|-----------------------------|---------------------------------------------------------------------------------|
| PHASE                    | ITEM                                        | COST            |                             |                                                                                 |
| Design                   | WJE - Phase 1 - Exterior                    | \$ 99,900.00    | Contracted                  | Contracted February 2023                                                        |
| Design                   | WJE - Phase 1 (additional structural scope) | \$ 48,053.00    | Estimated                   | 2023                                                                            |
| Construction             | Phase 1 Kitchen                             | \$ 823,196.00   | Estimated                   | Estimated June 2023                                                             |
| Construction             | WJE - Phase 2 - Interior                    | \$ 304,791.00   | Estimated                   | Estimated May 2023                                                              |
| Design                   |                                             | \$ 158,000.00   | Estimated                   | Estimated January 2023                                                          |
| Construction             | Phase 2 - Interior                          | \$ 507,650.00   | Estimated                   | From AKANA Estimate 2021. Took out \$100k for the kitchen, added 10% escalation |
| Construction             | WJE - Phase 3 - Landscape                   | \$ 30,000.00    | Estimated                   | Estimated January 2023                                                          |
| Construction             | Phase 3 - Landscaping                       | \$ 100,000.00   | Estimated                   | MIG Estimate from 2021, added 10% escalation (\$536,800)                        |
| Construction             | Construction Contingency                    | \$ 147,179.40   | Estimated                   | 15% contingency of Phase 1 + Phase 2 construction                               |
| Design                   |                                             | \$ 335,953.00   | WJE                         |                                                                                 |
| Construction             |                                             | \$ 1,882,816.40 | Phase 1 + Phase 2 + Phase 3 |                                                                                 |
| Project Total            |                                             | \$ 2,218,769.40 | Project \$ needed to date   |                                                                                 |

Change to an allowance of \$30,000 (WAS 44,900)  
Change to an allowance of \$100,000 (WAS 536,800)

| GRANT FUNDING |                      | NOTES         |                |
|---------------|----------------------|---------------|----------------|
| USE BY        | GRANT                | AMOUNT        | AWARDED        |
| 2023          | Summer Lodging Tax   | \$ 125,000.00 | Yes            |
| 2023          | LTAC                 | \$ 400,000.00 | Not Calculated |
| 2023          | Port of Tacoma       | \$ 7,500.00   | Yes            |
| 2024          | State Heritage Grant | \$ 304,000.00 | Yes            |
| 2024          | LTAC                 | \$ 750,000.00 | Yes            |

WJE Phase 1 + Abatement  
Unsure if we will get money back - Structural + Exterior  
Upgrades  
ADA upgrades  
Interior Upgrades



|                               |                 |         |      |
|-------------------------------|-----------------|---------|------|
| Additional Summer Lodging Tax | \$ 40,000.00    | Pending |      |
| Planning & Design             | \$ 290,000.00   | ?       | WJE? |
| Construction                  | \$ 1,061,500.00 |         |      |
| Total Project Grant Funds     | \$ 1,351,500.00 |         |      |
| Total Available Grant Funds   | \$ 1,117,485.00 |         |      |
| City Funding Needed           | \$ 1,101,284.40 |         |      |

125,000 - WJE & ABNT Grant - 5% cut  
400,000 Funded  
7,500  
304,000  
250,000  
40,000  
1,626,500 ~~1,626,500~~  
PCLT Grant  
100,000 PCLT Grant  
125,000  
1,851,500 TOTAL AVAILABLE BEFORE COSTS  
DEDUCTED IE ABNT Grant + PCLT + WJE +



ADA \$ 5,000.00 \$ 8,000.00 \$ 10,000.00 Use  
Add ramps, cost of material is unknown. Depends on material chosen and final requirements from building permit. Variable would be requirements for full accessibility and not just minor improvements (e.g. ramps, doorways, hardware, egress/ingress, door pressure, signage, railings, etc.)

Part 4

| Interior                         |               |               |               | Preservation/Use                                                                                                                                                                                                                                                                                   |
|----------------------------------|---------------|---------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mechanical, Electrical, Plumbing | \$ 20,000.00  | \$ 30,000.00  | \$ 50,000.00  | Update to code, replace boiler, add AC new ducts, fire suppression, recommend a full investigation behind the walls prior to full design. We believe even to preserve the house a updated HVAC and electrical system should be considered to ensure proper ventilation and prevent fire hazardous. |
| Kitchen                          | \$ 35,000.00  | \$ 55,000.00  | \$ 100,000.00 | Use<br>Depends on finishes and appliances, final design, ADA. Given observed condition, all elements will need to be removed and replaced to some degree. However, a full gut job is not the intent. We don't find it appropriate to assume residential remodel rates or commercial/public.        |
| Bathroom                         | \$ 25,000.00  | \$ 45,000.00  | \$ 45,000.00  | Use<br>Depends on finishes, final design, ADA improvements required. Need more design.                                                                                                                                                                                                             |
| Finishes & fixtures              | \$ 20,000.00  | \$ 30,000.00  | \$ 30,000.00  | Use<br>Depends on sourcing and historically accurate needs, includes strip and restain interior woodwork throughout, stair railing replace to meet current codes, wainscoting, shelving update in the library.                                                                                     |
| Floors                           | \$8,000       | \$ 20,000.00  | \$35,000.00   | Use<br>Repair, refinish, clean; depends on other improvements, full replacement on first floor was not estimated, cleaning of the second floor is contemplated, old carpets removed and solid flooring installed. (variable, full replacement)                                                     |
| Repairs                          | \$ 12,000.00  | \$ 20,000.00  | \$30,000.00   | Use<br>Includes fireplace, plaster, paint and/or wall paper; addressing lath and plaster and/or drywall throughout (old bedrooms), if required repairing lath and plaster on the main level may cost more. Address doors. (variable includes new fire place and full new drywall.)                 |
| Cleaning                         | \$ 1,500.00   | \$ 2,500.00   | \$ 2,500.00   | Use<br>General cleaning, readying for use, does not include removing or organizing files and items stored in the second floor.                                                                                                                                                                     |
| Estimate Subtotal                | \$ 229,500.00 | \$ 390,500.00 | \$ 561,500.00 |                                                                                                                                                                                                                                                                                                    |

Part 5

| Permits and Contingency  |    |            |    |            |    |            |          |                                                                                                          |
|--------------------------|----|------------|----|------------|----|------------|----------|----------------------------------------------------------------------------------------------------------|
| Permits*                 | \$ | 10,000.00  | \$ | 35,000.00  | \$ | 50,000.00  | Required | *fire, building (variable, full building, city recommend to coordinate with the building department)     |
| Contingency (15%)        | \$ | 34,425.00  | \$ | 58,575.00  | \$ | 152,875.00 | Risk     | (need to add A/E, variable 25% A/E and continued volatile supply and labor market, time, unknowns)       |
| Rehabilitation Estimate* | \$ | 273,925.00 | \$ | 484,075.00 | \$ | 714,375.00 |          | Variable column is to alert that there is several areas of uncertainty, unable to be estimated by Akana. |





| Estimate |      |          | Priority<br>Category | Notes |
|----------|------|----------|----------------------|-------|
| Low      | High | Variable |                      |       |

|                                                                                                                                                                                                                                                    |              |              |              |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|--------------|--------------|
| <b>Part 1</b>                                                                                                                                                                                                                                      |              |              |              |              |
| <b>Demolition</b>                                                                                                                                                                                                                                  |              |              |              |              |
| Salvage, haul and waste                                                                                                                                                                                                                            | \$ 10,000.00 | \$ 20,000.00 | \$ 20,000.00 | Preservation |
| Hazardous Material Testing                                                                                                                                                                                                                         | \$ -         | \$ -         | \$ 10,000.00 | Preservation |
| *removing the cabin and rebuilding, depends on what material is salvageable<br>ARG is confident there is no concerns. So not factored into the estimate. Variable signals that testing<br>and remediation is generally recommended by contractors. |              |              |              |              |

|                                                                                                                                                                                                                                                                                                        |              |              |              |              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|--------------|--------------|
| <b>Part 2</b>                                                                                                                                                                                                                                                                                          |              |              |              |              |
| <b>Structural and Foundation</b>                                                                                                                                                                                                                                                                       |              |              |              |              |
| Reinforcement                                                                                                                                                                                                                                                                                          | \$ 10,000.00 | \$ 20,000.00 | \$ 50,000.00 | Preservation |
| *need more analysis to determine if there is water intrusion or settling repair needs * roof appears to<br>be sagging this is cause an engineer to further investigate to understand true need and cost. This<br>could go as high as \$50,000 depending on the actual conclusion and structural needs. |              |              |              |              |

|                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |              |              |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|--------------|--------------|
| <b>Part 3</b>                                                                                                                                                                                                                                                                                                                                                                                                                    |              |              |              |              |
| <b>Exterior</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |              |              |              |              |
| Roof                                                                                                                                                                                                                                                                                                                                                                                                                             | \$ 25,000.00 | \$ 35,000.00 | \$ 55,000.00 | Preservation |
| Remove dormers, high assumes new headers, unknown condition of underlayment or if decking<br>needs to be replaced. Replace composite with cedar shingles. Replace flashing. (variable includes<br>removing dormers and tearing down kitchen, full roof replacement with new underlayment.)<br>May need to replace joist. Ceiling is sagging, won't know for sure until it is fully opened and we have<br>more structural review. |              |              |              |              |
| Joist                                                                                                                                                                                                                                                                                                                                                                                                                            | \$ 8,000.00  | \$ 20,000.00 | \$ 20,000.00 | Preservation |
| Several areas that will have to be replaced, depends on how well it cleans and if there are other issues<br>behind the replaced siding, etc. Material matching might be an issue. (\$12 a sqft installed) (Variable<br>full replacement, during site observation there appears to be reusable parts with a good cleaning)                                                                                                        |              |              |              |              |
| Siding, Trim, Gutters                                                                                                                                                                                                                                                                                                                                                                                                            | \$ 15,000.00 | \$ 25,000.00 | \$ 36,000.00 | Preservation |
| Recommendation is pressure wash and repaint, tied to the siding approach.<br>Reglass and repair/clean vs. full replacement with wood (replacement approximately \$700 per<br>installed window), restore and replace glass approximately \$300 per window.                                                                                                                                                                        |              |              |              |              |
| Paint                                                                                                                                                                                                                                                                                                                                                                                                                            | \$ 5,000.00  | \$ 8,000.00  | \$ 8,000.00  | Preservation |
| Windows                                                                                                                                                                                                                                                                                                                                                                                                                          | \$ 20,000.00 | \$ 30,000.00 | \$ 30,000.00 | Preservation |
| All exterior doors and frames will need to be repaired/replaced due to weather damage, does depend<br>on products selected. (\$1500 per installed door average)                                                                                                                                                                                                                                                                  |              |              |              |              |
| Doors                                                                                                                                                                                                                                                                                                                                                                                                                            | \$ 5,000.00  | \$ 10,000.00 | \$ 10,000.00 | Preservation |
| Replace rotting boards and supports, pressure wash, refinish or repaint. Depends on choice of material<br>(wood or synthetic). Wood costs unknown, suitable material to match unknown. Address roof, trim<br>and skirt, stairs and handrails. (variable is continued high pricing and full replacement, no reuse).                                                                                                               |              |              |              |              |
| Decks and porches                                                                                                                                                                                                                                                                                                                                                                                                                | \$ 5,000.00  | \$ 12,000.00 | \$ 20,000.00 | Use          |



# OPTION OVERVIEW

|   | STATE     | COUNTY           | BALANCE                                            | TOTAL PROJECT COST | CONSTRUCTION RISK LEVEL | FINANCE RISK LEVEL | MAINTENANCE COST |
|---|-----------|------------------|----------------------------------------------------|--------------------|-------------------------|--------------------|------------------|
| 1 | \$304,000 | \$798,000        | \$1.1 Million<br>(City/County)                     | \$2.2 Million      | LOW                     | LOW                | LOW              |
| 2 | X         | \$0 to \$798,000 | \$463,000 to \$1.26 Million<br>(City/County/State) | \$1.26 Million     | MEDIUM                  | LOW                | MEDIUM           |
| 3 | X         | X                | \$600,000<br>(City only)                           | \$600,000          | MEDIUM                  | LOW                | LOW              |
| 4 | X         | X                | \$100,000<br>(City only)                           | \$100,000          | LOW                     | LOW                | LOW              |

**Notes:**

- 1. If any existing grants are returned - They cannot be used for any other Summer project
- 2. Cost includes basic park development only; upgraded development is an additional \$100,000

## OPTION #3







| Funding                                           |       |        |      |                    |                          |            |            |            |  | Construction |  |  | Financial |  | Maintenance Cost |  |
|---------------------------------------------------|-------|--------|------|--------------------|--------------------------|------------|------------|------------|--|--------------|--|--|-----------|--|------------------|--|
| Options                                           | State | County | City | Total Project Cost | Cost to the City         | Risk level | Risk Level | Risk Level |  |              |  |  |           |  |                  |  |
| 1 - Rehabilitate Ryan House                       | x     | x      | x    | \$ 2,218,769.40    | \$ 1,101,284.40          | High       | High       | High       |  |              |  |  |           |  |                  |  |
| 2 - Demo Kitchen + Cabin & Rehabilitate Farmhouse | N/A   | ???    | x    | \$ 1,260,964.24    | \$67,000 to 1.26 Million | High       | Medium     | Medium     |  |              |  |  |           |  |                  |  |
| 3 - Demo Ryan House & Park Development            | N/A   | N/A    | x    | \$ 598,181.33      | \$ 598,181.33            | Medium     | Low        | Low        |  |              |  |  |           |  |                  |  |
| 4 - Demo Ryan House & Convert to Open Park        | N/A   | N/A    | x    | \$ 101,381.34      | \$ 101,381.34            | Low        | Low        | Low        |  |              |  |  |           |  |                  |  |



## Ann Siegenthaler

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**From:** hsammiecat@aol.com  
**Sent:** Thursday, March 28, 2024 9:40 PM  
**To:** Ann Siegenthaler  
**Subject:** Armstrong,P-Written Comment Deadline 4-30-24 as posted by City

**\*\*EXTERNAL EMAIL\*\***

Dear Ann Siegenthaler,

I am confused as to why we must submit, in writing, potential comments and/or questions to items the City Council has not ever had yet presented or discussed. How do we know who or what will be said in these meetings? You have posted that the Sumner 2024 Comprehensive Plan Public Comment will be from March 1, 2024 to April 30, 2024. Why do you need these comments and/or questions thirty plus days in advance and again before we have a clue what will be said by the Sumner City Council and the City employees on hand?

1. I also noticed that in the description of public participation, you have listed Committee meetings and study sessions are open to the PUBLIC TO LISTEN BUT DON'T CONTAIN COMMENT PERIODS.
2. Ask questions and share ideas early, don't wait for the last meeting. Council meetings aren't a forum for questions and answer anyway. The best option for that is to ask questions of staff and/or council ahead of time. AGAIN, WE HAVE NOT HEARD WHAT YOUR ARE PLANNING TO SAY IN THE MEETING, HOW MAY WE RESPOND TO YOU THEN WHEN IT IS TOO LATE?
3. Stay in touch. This is laughable. You have plans for us to listen ONLY TO YOU with no regard for what your constituents say or feel about your personal plan for OUR City.
4. Speak up! This really is deceptive. You are only able to speak if the item you want to speak about was not included in the agenda and ONLY UNDER NEW BUSINESS. ITEMS UNDER UNFINISHED BUSINESS DO NOT INCLUDE A COMMENT PERIOD BECAUSE THEY ALREADY HAD A PUBLIC HEARING AT A PREVIOUSLY SCHEDULED OFFICE MEETING.

Once again, all 4 items are an ignore button to us. The public does not have a voice or a say in our City of Sumner government. We are your constituents that voted you in office based on your campaign only to be ignored. We need Council Members that listen and act, not ignore our voice or our vote or be intimidated by demanding city employees. As for the city employees your hired, new employees may replace them easily as well.

The Cheney Foundation decided they wanted to have a space for income producing property in Gig Harbor as well as two waterfront properties that the City of Gig Harbor would allow two custom homes to be build for the small token property that would be donated to the City of Gig Harbor as long as the Cheney group was allow to cut every tree (as a developer that that time was allowed to do) to put 103 apartments on this very small heavily treed triangle lot in downtown Gig Harbor. No parking would be available for these apartments or guest parking.

The City of Gig Harbor are vigilant protectors of trees and water front, but when a potential large development of apartments were planned, the City Council/Board of Gig Harbor voted to accept the Cheney group offer and allow this catastrophe. The traffic study was paralyzing for transportation as well as no parking availability. The public banded together and selected a new group to run for office to take the compromising City Council/Board of Gig Harbor that had voted for the Cheney group project. They ran a strong campaign so EVERYONE KNEW WHAT WAS GOING ON IN THE SMALL TOWN OF GIG HARBOR. I am sure you can imagine the outcome. Those that voted for the Cheney group were voted out of office and the new City Council/Board Members of Gig Harbor were victorious. The moment the vote was over, the Cheney group and carpetbaggers packed up and left town.

This could easily happen in Sumner. Easily.

The City of Sumner needs the land under The Ryan House for the "Town Center" project. How many Merchants of Sumner know about your plan to demolish the historical buildings that line Main Street, that house their businesses and bring so many people to the City of Sumner to experience this historically amazing town? The Sip and Strolls will not be the same facing the back side of apartments and duplexes down Main Street. Maybe the City of Sumner Merchants will be helped briefly by the City Economic Committee, for a short period of time, but when will the merchants have to start paying much higher rents that new buildings with high interest rates will demand, where will they go? Who will drive to Historical Sumner to stroll along Main Street among the Transitional Apartments or duplexes? Sumner will not be the weekend destination city of the Sip and Strolls, The Rhubarb Pie Contest, The Daffodil Parade, Santa's Parade, etc., and shop the amazingly beautiful shops currently on Main Street and NOT A BIG BOX STORE in site?

Your biggest tax contributors are your car dealerships in town. They advertise through various mediums everyday, every hour of every month for people to come to Sumner and to buy a car or truck. They are your biggest city of Sumner advertisers and tax payers. They have many, many employees that usually live in the area and spend their earnings here for a home, groceries, restaurants, shopping, attending ball games, attending the parades and living a good life. They are your biggest advertisers and biggest tax payers. For the City of Sumner to build apartments without garages or a place to park a car, just is not smart as a city.

I met so many people from Seattle, Auburn, Burien, Federal Way, just to name a few places that our new neighbors came from who I met while on one of the Sip and Strolls. These new Sumner citizens were so excited to be in a safe town, with a feel of caring neighbors and a great place to raise your kids, to play catch in the front yard with your dog and to be able to play outside with neighborhood kids instead of hovering inside living through social media place in hand and afraid to go outside to interact with people. Sumner is the good life.

For some lame reason, the Berk Consulting Group has been hired by the City of Sumner. They are the ones responsible for turning Main Street in Auburn into a desolate and dark area with no sense of neighbors or a good life. Only tall apartments with very dark shadows that 2 - 3 story apartments provide over a small width of a downtown Auburn street. No life. It feels like a city in a movie with no one on the street, like you're the last person on earth. We don't need to live our life like "shut-ins!" I recently met a very well known third generation store keeper from Auburn that finally was able to get out of Auburn. They could not sell or lease the several properties they owned downtown amongst the sea of apartments. It was the saddest place to be. They had made a nice living and life there before these apartments were built downtown. She said no one was shopping these areas. So many businesses went out of business. I won't even mention the drug use around the train station and throughout Auburn. The train stations seem to be the attraction for the Berk Consulting Group. I see



that Sound Transit is a client of Berk Consulting Group. I wonder how much of the proposed Sumner plan is actually what Sound Transit wants. Just a thought. The Berk plan failed in Auburn.

In Burien, the Berk Consulting Group made a plan for many, many apartments around the town center with a very large fountain. It looks pretty, but this large fountain supplies water for non residents and this town center area continues to be very unsafe for anyone to be outside. The Berk plan failed Burien.

Don't take my word for it, do your own research. If this is how the City Council of Sumner and the administrative employees plan to turn our precious Sumner into these failed Berk plans, shame on you!

The City of Sumner has already spent over \$ 60,000 in attorney fees to fight "SOS and Nancy Ryan Dressel" to save The Ryan House, which the City of Sumner lost the case to currently demolish The Ryan House. This is temporary if the "Town Center" plan that Berk Consulting Group and the City Council are allowed to proceed with this plan, The Ryan House is just the tip of the ice berg. While in court with the Seattle attorney hired by the City of Sumner, proudly pointed out that The Ryan House was an old house, but so were several properties on Main Street in Sumner and they ALL will be demolished for the "Town Center," so what is the big deal about The Ryan House, a lot of old buildings are in Sumner. Yep, I am paraphrasing as this was a lengthy exchange with the Seattle attorney and the Judge.

We need to stand and be counted as a NO for demolition of The Ryan House and historic properties on Main Street in Sumner so the Berk Consulting Group may not ruin our town and The Ryan House by his plan to build the cold tall apartments and duplexes on our Main Street. Give us our town back. Your time here is over!

Respectfully,

Phyllis Armstrong

**From:** [JIM BLAIS](#)  
**To:** [Ann Siegenthaler](#)  
**Subject:** Comp Plan Comment Letter CAVA  
**Date:** Tuesday, April 30, 2024 4:40:10 PM  
**Attachments:** [SKM\\_C250i24043004370.pdf](#)

---

**\*\*EXTERNAL EMAIL\*\***

Ann,

Please find the attached comment letter from CAVA Materials on the Draft Comprehensive Plan. Thank you for your consideration.

Thank you,

Jimmy Blais

**Merlino Properties**  
5050 1st Ave. S., Suite 102  
Seattle, WA 98134  
Cell 206-255-5153  
[JBlais@gmccinc.com](mailto:JBlais@gmccinc.com)



April 30<sup>th</sup>, 2024

City of Sumner Community Development Department  
Attn: Ann Siegenthaler  
1104 Maple Street Suite 250  
Sumner, WA 98390

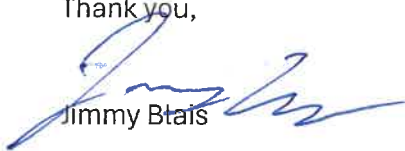
Subject: City of Sumner Draft Comprehensive Plan and EIS

Dear Ms. Siegenthaler,

I am writing to you on behalf of Cava Materials, LLC in order to provide comments on the Sumner 2024 Comprehensive Plan Update and Draft Environmental Impact Statement. Cava Materials owns a ~200-acre sand and gravel mine located along East Valley Highway East, just south of Forest Canyon Road. The pit has been in operation since 1978 and continues to provide valuable mineral resources to the surrounding community. At the current production rates, it is estimated that there are approximately 5 years of useful mineral extraction left at the mine site. As such, we are in the early stages of planning for the future of the property.

Initial designs for the site have yielded upwards of 1,500 residential units, in various product types, from 3 story multifamily buildings to single family homes. The vision for the site aligns well with the currently proposed Alternative 2, within the 2024 Draft Comprehensive Plan. Cava supports the zoning change associated with this alternative and would be happy to work with the City to find ways to reduce and/or mitigate any potential negative impacts from such a development. I appreciate your consideration of Alternative 2 and look forward to helping the City achieve its housing goals under the 2024 Comprehensive Plan.

Thank you,



Jimmy Blais

Director  
**Cava Materials, LLC**  
5050 1<sup>st</sup> Avenue South  
Suite 102  
Seattle, WA 98134



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
[www.commerce.wa.gov](http://www.commerce.wa.gov)

April 30, 2024

City of Sumner  
c/o Ann Siegenthaler, Senior Planner  
1104 Maple Street  
Sumner, WA 98390

Sent via electronic mail to [annsi@sumnerwa.gov](mailto:annsi@sumnerwa.gov)

RE: Review of Submittal #2024-S-6918

Dear Ann:

Thank you for the opportunity to comment on proposed amendments to Sumner's comprehensive plan and development regulations as part of the 2024 Periodic Update. Growth Management Services received the proposed amendments on February 29, 2024, and processed them with material identification number 2024-S-6918.

Your submission represents a great deal of work and substantial progress towards the Periodic Update of your Comprehensive Plan due December 31, 2024. We are focusing our review on the following elements and offer our respective comments as follows:

Housing

The introduction to the Housing element appears to appropriately place focus on the adopted housing targets by income band, as presented in Figure 14-1: Adopted Housing Target by Income Band (2020-2044). However, in addition to housing targets, the Growth Management Act (GMA) also requires an inventory of *existing* housing by income band ([RCW 36.70A.070](#) (2)(a)). The numbers for this inventory can be found by utilizing Commerce's [Housing for All Planning Tool \(HAPT\)](#). To better align with statute, we recommend including an inventory of existing housing by income band in Figure 14-1.

Additionally, the GMA also requires housing elements to contain a review of racially disparate impacts and housing displacement risk ([RCW 36.70A.070](#) (2)(e)). A discussion of racially disparate impacts and housing displacement risk are not found in the draft comprehensive plan document. We recommend including these analyses, which appear in Appendix B of the [Draft Environmental Impact Statement](#), in the comprehensive plan itself.



## Transportation

Section 1 of the Transportation element effectively sets the tone for the plan by encouraging multi-modal transportation and Section 9 uses an equity lens to address access to transportation for those who may currently lack it. Additionally, by addressing environmental justice, greenhouse gas reduction, and resiliency in Section 10, the element appears to set the stage for future climate planning requirements in the transportation element, required under HB 1181 to be complete by June 30, 2029.

Like the draft Housing element, the draft Transportation element is missing a couple required components which are, however, found in the [Draft Environmental Impact Statement \(DEIS\)](#). We recommend adding the following components from the DEIS to the draft comprehensive plan:

- A forecast of multimodal transportation for at least ten years ([RCW 36.70A.070\(6\)\(a\)\(i\)](#)), as found in the Draft EIS in Exhibits 8-9 and 8-10 (PDF pages 254-255).
- A projection of state and local system needs ([RCW 36.70.070\(6\)\(a\)\(iii\)\(F\)](#)), as identified in the VMT analysis, Exhibit 8-26 (PDF page 266). Exhibit 5.5 in the draft Transportation element (PDF page 374) identifies 20-Year Transportation Improvement Projects, which may adequately reflect system needs.

Additionally, an inventory of air, water, and ground transportation facilities and services is required ([RCW 36.70A.070\(6\)\(a\)\(iii\)](#)), but not found in the draft comprehensive plan or DEIS. To better align with statute, we recommend adding these required components to the Transportation element of the comprehensive plan.

## Capital Facilities

The draft Capital Facilities element appears to contain each of the required components and consider capital facilities through an equity lens. Within Chapter 6 of the draft Capital Facilities Plan (CFP), the proposed Capital Improvement Programs for various services (e.g. water and sanitary sewer) are provided. Based on review of the draft CFP, there are overall cost totals noted for the sanitary sewer capital improvement program (page 78 of the draft CFP) but itemized project costs are not identified on page 78 or in Appendix C which is the 2020 Sewer Capital Improvement Plan and Schedule. For consistency between

Recommendations for meeting requirements pertaining to the Capital Facilities element are outlined in [WAC 365-196-415\(2\)](#). Specifically, the financing plan (i.e. Capital Improvement Plan) “should forecast projected funding capacities based on revenues available under existing laws and ordinances, followed by the identification of sources of public or private funds for which there is reasonable assurance of availability”. For consistency between the draft CIPs presented, we recommend providing itemized project costs for sanitary sewer projects in the draft CFP, similar to that of Appendix B for the 2020 Water System Plan Capital Improvement Plan or Appendix D for the 2024 6-Year Transportation Improvement Plan.

Congratulations to you and your staff for the good work these amendments represent. We understand the Public Hearing for these draft documents occurred on April 4, 2024, and extend our continued support to the City of Sumner and can make plans to attend upcoming meetings, should our services be requested. If you have any questions or concerns about our comments or any other growth management issues as you work on your update, please contact me at 360.725.3044 or [eric.guida@commerce.wa.gov](mailto:eric.guida@commerce.wa.gov).

Sincerely,

*Eric Guida*

Eric Guida  
Senior Planner  
Growth Management Services

cc: David Andersen, AICP, Managing Director, Growth Management Services  
Valerie Smith, Deputy Management Director, Growth Management Services  
Anne Fritzel, Housing Programs Manager, Growth Management Services  
Sarah Fox, Climate and Environmental Programs Manager, Growth Management Services  
Carol Holman, Western Regional Manager, Growth Management Services  
Ben Serr, Eastern Regional Manager, Growth Management Services



**From:** [Jolivette, Stephanie \(DAHP\)](#)  
**To:** [Ann Siegenthaler](#)  
**Cc:** [Roldan, Jeronimo \(DAHP\)](#); [Levesque, Maddie \(DAHP\)](#); [Elenga, Maureen \(DAHP\)](#)  
**Subject:** DAHP Project 2024-04-02351 Sumner 2024 Draft Comprehensive Plan and Draft EIS  
**Date:** Tuesday, April 30, 2024 2:27:23 PM  
**Attachments:** [image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[2024-04-02351\\_DAHP\\_Comments\\_2024\\_Draft\\_Comprehensive\\_Plan\\_Draft\\_EIS.pdf](#)

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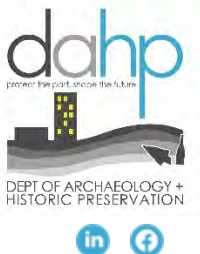
**\*\*EXTERNAL EMAIL\*\***

Hello Ann Siegenthaler,

Please see the attached letter from the DAHP commenting on the proposed updates to the City of Sumner 2024 Draft Comprehensive Plan and Draft EIS.

Feel free to reach out if you have any questions or concerns as you finalize the EIS.

Best,  
Stephanie



**Stephanie Jolivette** ([She/Her/Hers](#))

Local Government Archaeologist

Email: [Stephanie.Jolivette@dahp.wa.gov](mailto:Stephanie.Jolivette@dahp.wa.gov)

Mobile: (360) 628-2755 | Main Office: (360) 586-3065

Hours: 8AM - 4:30PM Monday to Friday

Physical Address: 1110 Capitol Way South Suite 30, Olympia, WA 98501

Mailing Address: PO Box 48343, Olympia, WA 98504-8343

[www.dahp.wa.gov](http://www.dahp.wa.gov)



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

April 29, 2024

Ann Siegenthaler  
Senior Planner  
City of Sumner  
1104 Maple Street, Suite 250  
Sumner, WA 98390

In future correspondence please refer to:

Project Tracking Code: 2024-04-02351

Property: City of Sumner 2024 Draft Comprehensive Plan and Draft EIS - Ryan House Removal

Re: Cultural Resources Comment

Dear Ann Siegenthaler:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the Sumner 2024 Draft Comprehensive Plan. In general, we appreciate the City's effort to better incorporate Tribal Consultation into the Plan, and the emphasis on the role of early and adequate planning to avoid or minimize impacts to Cultural Resources.

Below are specific comments on updates to the plan in Chapter 11. Historic and Cultural Resources:

Section 1.1.3. Any consultation with the DAHP should be led by the lead agency, not the applicant. Only the lead agency can set permit requirements related to historically significant buildings in Sumner. Therefore, the City needs to actively participate in any discussions about impacts to historic buildings, rather than outsourcing this discussion to the DAHP and project applicants. We recommend that this section state that the City will consult with the DAHP anytime a project under review by the City has the potential to impact a potentially eligible historical resource.

Section 1.3. The DAHP is concerned about the removal of language intended to protect the Ryan House. This may contribute to the future demolition of the property by removing support for its continued use by the community. As a statewide agency, DAHP is committed to helping the city of Sumner identify methods and incentives for the preservation of its historic buildings and protection of its cultural resources. In Sumner, there is no preservation ordinance to specifically protect historic properties from demolition. As a significant part of Downtown Sumner, the Ryan House is an irreplaceable part of the city's heritage and should be protected through the language of the Comprehensive Plan.

DAHP recommends retaining language in Section 1.6 intended to support the development of preservation programs in the city, such as developing a local historic preservation plan; conducting surveys of cultural resources; preparing nomination documents for Washington State and National Historic Places Registers; performing public education activities including presentations to citizens, articles in the city newsletter, school presentations, and booths at city





events festivals. This language supports access to financial incentives for the preservation of Sumner's historic properties by encouraging activities of a Certified Local Government program.

Tribal Consultation. As stated above the DAHP is pleased to see the City making a specific effort to better include Tribal concerns around Cultural Resources into the Comprehensive Plan. We noted that the Muckleshoot Indian Tribe and Puyallup Tribe were both specifically called out for consultation on City permits. Although these are the closest modern reservations to the City of Sumner, we encourage the City to consult more widely on projects. The DAHP maintains a Tribal Contact List for THPO's and Cultural Resource Staff, and also maintains a GIS for locating Tribal Areas of Interest on our website here:

<https://dahp.wa.gov/archaeology/tribal-consultation-information>

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,



Stephanie Jolivette, M.A.  
Local Governments Archaeologist  
(360) 628-2755  
[Stephanie.Jolivette@dahp.wa.gov](mailto:Stephanie.Jolivette@dahp.wa.gov)



## Ann Siegenthaler

---

**From:** Deanne and Kim Foster <snagf@msn.com>  
**Sent:** Friday, March 22, 2024 2:08 PM  
**To:** Ann Siegenthaler  
**Subject:** Sumner Comprehensive Plan Amendments

**\*\*EXTERNAL EMAIL\*\***

Dear Ms. Siegenthaler:

Could you provide some clarification on the following items regarding the Planning Commission and City Council consideration of the proposed amendments to the City of Sumner's Comprehensive Plan.

I received a series of emails from the City on March 12, 2024, advising that the Comprehensive Plan Amendments would be considered by the Planning Commission at a meeting on April 4, 2024. The notices advised that written comments would be accepted through March 27, 2024:

### Notice Of Application And Public Hearing

**Notice is hereby given that the City of Sumner PLANNING COMMISSION WILL HOLD A PUBLIC HEARING on an update to the Sumner Comprehensive Plan, related Plans, and citywide zoning regulations as described below. Written comments are due March 27, 2024, by 5:00 pm to [annsi@sumnerwa.gov](mailto:annsi@sumnerwa.gov) or comment at the public hearing.**

I note that the notices say that the Applications for the Comprehensive Plan Amendments were deemed complete on February 14, 2024. I found that interesting because I would have thought that they would have been deemed complete after the January 2023 closing date.

Can you explain why there was a 30-day 'lag' between the completed application date and the date that notices went out to the public via email? Given the sweeping scope of the proposed changes, that will dramatically change the character of Sumner, I am not confident that the requirements of RCW 36.70A.140 are being met with such an abbreviated comment/public participation period. The statute demands that the public hearing only take place after "effective notice" to the public.

I am also confused by a companion notice that is dated March 1, 2024 that is titled:

**Notice of Availability of Draft Comprehensive Plan, Zoning Code Amendments, and Draft Environmental Impact Statement**

**Notice of Planning Commission Public Hearing  
Sumner 2024 Comprehensive Plan Update**

In this notice, it advises that comments will be accepted through April 30, 2024. I note this notice is also posted in the lobby of City Hall.



### **Public Comment Period**

Agencies, affected tribes, and members of the public are invited to comment on the proposed contents of the Draft EIS and the integrated Draft Plan. **Comments will be accepted from 5:00 pm PST on March 1, 2024 through 5:00 pm PST on April 30, 2024.** All comments must be submitted in writing by this date.

This notice seems to be in direct conflict with the first set of notices above. This notice could cause a member of the public to miss the City-imposed March 27, 2024 deadline for comment. Worse yet, the Planning Commission would not have the benefit of comments submitted after the April 4, 2024 meeting.

How can the Planning Commission make a decision on these sweeping changes at an April 4, 2024, meeting when the comment period for the changes - and including comments on the Draft EIS - is open until April 30?

I also have some questions specific to the Draft EIS:

I note in your May 18, 2023 EIS Scoping information that there is nothing specific cited to the potential changes allowing demolition of Ryan House, flooding the downtown core with low-income apartments, or enticing developers to construct low-income apartments through tax incentive zones. In fact, the accompanying Staff Memorandum, as affecting the status of Ryan House, specifically states:

### **I. Historic and Cultural Resources • Policies for protecting historic/cultural resources, supporting cultural events.**

The February 16, 2023 Staff Memorandum also provides guidance via the Sumner Municipal Code on criteria for adopting amendments, to wit:

### **Exhibit 1 - Comprehensive Plan Amendment Criteria**

**Per SMC 18.56.147(N), Comprehensive Plan Amendments must be substantial compliance with the following criteria:**

- 1. An amendment is necessary to resolve inconsistencies between the Sumner comprehensive plan and other city plans or ordinances; or to resolve inconsistencies between the Sumner comprehensive plan and other jurisdictions' plans or ordinances.**
- 2. Conditions have so changed since the adoption of the Sumner comprehensive plan that the existing goals, policies, objectives, and/or map classifications are inappropriate.**
- 3. The proposed amendment is consistent with the overall intent of the goals of the Sumner comprehensive plan.**
- 4. The proposed amendment is consistent with chapter 36.70A RCW, the county-wide planning policies for Pierce County, and the applicable multicounty planning policies.**
- 5. Where an amendment to the comprehensive plan map is proposed, the proposed designation is adjacent to property having a similar and compatible designation, or the subject property is of sufficient size, or other conditions are present.**
- 6. Environmental impacts have been disclosed, and measures have been included to reduce possible adverse impacts.**
- 7. Potential ramifications of the proposed amendment to other comprehensive plan elements and supporting plans have been considered and satisfactorily addressed.**

I note that at the September 7, 2024 Planning Commission Agenda Package that the City was then proposing the following amendments and language (Note the purple enhancements are the City's):

## **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 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.
  - 1.3 Work with the Sumner Historical Society and other community groups to promote historic and cultural education and recognition.
    - 1.3.1 Continue to support the Sumner Historical Society.
  - 1.4 Coordinate with community organizations, property owners, and local citizens residents to protect, acquire, and/or restore key historic properties.
    - 1.4.1 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.
    - 1.4.2 Implement design guidelines that protect and promote the historic and community character of Sumner.
- 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.

Can you advise when these policies - that were disclosed to the public via the September 7, 2024 Planning Commission meeting - were diametrically changed to eliminate reference to preserving and improving Ryan House, its status on the National Registry of Historic Places, support of the Sumner Historical Society, and restoration of key historic properties?

Given the scope of the sudden changes from the above-stated goals and policies that had been communicated to the public, was a new application for Comprehensive Plan Amendments submitted? Is that the application referenced in the series of emailed Public Notices as being deemed complete on February 14, 2024?

**Date of Application: 02/09/24**

**Date of Complete Application: 02/14/24**

If this 'new' application is predicated on the complete reversal of the goals and policies that were previously being proposed by the City as late as September 7, 2024, how can this new round not be outside the January 2023 amendment 'cut-off' date? These changes should have been part of the January 2023 submissions. Up



until at least September 7, 2023, the public would have thought that the intent was to preserve Ryan House and the historical character of the community. If a member of the public saw what was taking place at least through September 7, 2023, they would see that Ryan House was still being preserved and would have no reason to participate. The City's sudden reversal denied the public nine months of effective participation in the process. This results in an extremely truncated public awareness/participation schedule outside the requirements of RCW 36.70A.140. Shouldn't the City have withdrawn its previous application for Comprehensive Plan Amendments and submitted a new one so the public could effectively participate?

Did the sudden wholesale change in the City's stated goals and policies regarding Ryan House and preserving the "historic and community character of Sumner" result in any changes to the scoping of the EIS process? Was the public made aware of any said changes in the EIS scoping?

Can you advise what third party consultants were engaged to assist or perform functions regarding the drafting of the proposed Comprehensive Plan amendment and the EIS.

Were the consultants preparing the EIS advised mid-process that the goals and policies of the Comprehensive Plan were suddenly being changed to eliminate reference to preserving and improving Ryan House, its status on the National Registry of Historic Places, support of the Sumner Historical Society, and restoration of key historic properties?

How can any changes in goals and policies referencing Ryan House have been properly considered in the amendment process when a judgment is just now being entered finding the city violated the requirements of GMA and SEPA when issuing the demolition permit? Wouldn't that significantly affect the 'context' in which these proposed amendments were being reviewed under?

I appreciate any light you can shed on this.

Kim Foster

Gary Lien  
4319 E Valley Hwy E  
Sumner, WA 98390-9512

April 26, 2024

Community Development  
Attn: Ann Siegenthaler, Senior Planner  
City of Sumner  
1104 Maple Street  
Sumner, WA 98390

RE: Critical Areas Ordinance Revisions

Dear Ms. Siegenthaler:

Thank you for taking time to discuss my concerns about the buffer recommendations for fish bearing streams. The current buffer for the stream on my property is 100 feet. I have now read the Staff Report and Section 16.56.100 of the Fish and Wildlife Habitat Conservation Areas.

I want to support and make sure that the existing buffer of 100 feet for fish bearing streams is maintained in the Critical Areas Ordinance Revisions. As noted in the WDFW's recommendation, this 100 foot buffer is similar to the current buffer for fish bearing streams. I am writing to make sure this buffer is maintained and is not otherwise expanded. Any expansion would have an unnecessary negative impact on the value and usefulness of my property.

Thank you for your efforts in regard to the recommendations on this topic to the Planning Commission.

Sincerely,

Gary Lien



From: Elizabeth Weldin <[elizabeth.weldin@piercecounitywa.gov](mailto:elizabeth.weldin@piercecounitywa.gov)>  
Sent: Monday, April 29, 2024 7:00 AM  
To: Lana Hoover <[Lanah@sumnerwa.gov](mailto:Lanah@sumnerwa.gov)>; Ann Siegenthaler <[AnnSi@sumnerwa.gov](mailto:AnnSi@sumnerwa.gov)>  
Cc: Krystal Kyer <[krystal.kyer@piercecounitywa.gov](mailto:krystal.kyer@piercecounitywa.gov)>; Greta Holmstrom <[greta.holmstrom@piercecounitywa.gov](mailto:greta.holmstrom@piercecounitywa.gov)>; Angela Angove <[angela.angove@piercecounitywa.gov](mailto:angela.angove@piercecounitywa.gov)>; Erick Thompson <[erick.thompson@piercecounitywa.gov](mailto:erick.thompson@piercecounitywa.gov)>; Helmut Schmidt <[helmut.schmidt@piercecounitywa.gov](mailto:helmut.schmidt@piercecounitywa.gov)>; Dennis Dixon <[dennis.dixon@piercecounitywa.gov](mailto:dennis.dixon@piercecounitywa.gov)>; Sarah Motsenbocker <[sarah.motsenbocker@piercecounitywa.gov](mailto:sarah.motsenbocker@piercecounitywa.gov)>; Kevin Dragon <[kevin.dragon@piercecounitywa.gov](mailto:kevin.dragon@piercecounitywa.gov)>  
Subject: Comments/Party of Record Request: Sumner 2024 Comprehensive Plan Update (SEPA-2023-0003)

**\*\*EXTERNAL EMAIL\*\***

Dear Ann Siegenthaler and Lana Hoover,

We are submitting comments for the City of Sumner's Notice of Application for the Draft Comprehensive Plan, Zoning Code Amendments, and Draft Environmental Impact Statement (SEPA-2023-0003). Please confirm receipt of this e-mail.

We currently have no comments but reserve the right to comment if there are changes to the Comprehensive Plan, Zoning Code Amendments, and Draft Environmental Impact Statement.

We would like to become a Party of Record for this project.

We appreciate your time.

Thank you.

Elizabeth Weldin  
Senior Planner  
Planning & Public Works | Surface Water Management  
(253) 798-2492

From: City of Sumner <[mailto:lanah@sumnerwa.gov](mailto:mailto:lanah@sumnerwa.gov)>  
Sent: Friday, March 1, 2024 8:45 AM  
To: Elizabeth Weldin <[mailto:elizabeth.weldin@piercecounitywa.gov](mailto:mailto:elizabeth.weldin@piercecounitywa.gov)>  
Subject: Sumner 2024 Comprehensive Plan Update

Notice of Application/Notice of Hearing  
Sumner 2024 Comprehensive Plan Update

Notice of Availability of Draft Comprehensive Plan, Zoning Code Amendments, and Draft Environmental Impact Statement  
Notice of Planning Commission Public Hearing  
Pursuant to WAC 197-11-230 and WAC 197-11-455 the City of Sumner is issuing its integrated Draft Comprehensive Plan (Volume I) and Draft Environmental Impact Statement (Volume II) for a 60-day public comment period. Draft Zoning Code Amendments are appended to the documents. A public hearing before the Planning Commission is scheduled to invite oral public comment.

Date of Issuance: March 1, 2024  
Lead Agency: City of Sumner  
Agency File Number: SEPA-2023-0003  
Contact: Ann Siegenthaler, Senior Planner, City of Sumner Community Development Department, 1104 Maple Street, Sumner, WA 98390, (253) 299-5520, <mailto:annsi@sumnerwa.gov>

Description of Proposal:

The City of Sumner is required to update its Comprehensive Plan by December 31, 2024 to meet the requirements of the Washington State Growth Management Act and other regional policies. As part of the update, the City will amend all its plan elements and related plans and necessary implementing development regulations, including the Transportation Management Plan, Capital Facilities Plan, and City of Sumner Zoning Code (Title 18).

The Comprehensive Plan Draft Environmental Impact Statement (Draft EIS) includes environmental analysis of three plan alternatives and identification of impacts and mitigation measures. The EIS alternatives consider a range of approaches to distributing Sumner's growth.

Location of Proposal: City of Sumner and Potential Annexation Areas within the Urban Growth Area.

Public Comment Period: Agencies, affected tribes, and members of the public are invited to comment on the proposed contents of the Draft EIS and the integrated Draft Plan. Comments will be accepted from 5:00 pm PST on March 1, 2024 through 5:00 pm PST on April 30, 2024. All comments must be submitted in writing by this date.

Comments may be submitted by email or by mail (email is preferred). Please include your contact information in your comment (including a valid mailing or email address; an address is required to be considered an official party of record).

Email: <mailto:annsi@sumnerwa.gov>

Mail: Ann Siegenthaler, Senior Planner, City of Sumner Community Development Department, 1104 Maple Street, Sumner, WA 98390

Public Hearing: NOTICE IS HEREBY GIVEN that the Planning Commission has scheduled a public hearing for Thursday, April 4, 2024, at 6pm at Sumner City Hall Council Chambers. The public may attend in person or via the virtual Zoom meeting (link below) for the purposes of providing comments on the integrated Draft Comprehensive Plan, Zoning Code Amendments, and Draft EIS.

JOIN VIRTUALLY VIA ZOOM

MEETING: [https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fr20.rs6.net%2Ftn.jsp%3F%3D001E0MIFvRbDPye-ZsOvCO9vMcq3cXU2Q74kg0NEUe7BRX83AyZHRxqg3S8FtLN9W9Nzv4-](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fr20.rs6.net%2Ftn.jsp%3F%3D001E0MIFvRbDPye-ZsOvCO9vMcq3cXU2Q74kg0NEUe7BRX83AyZHRxqg3S8FtLN9W9Nzv4-Bd_mon4eVxozC58uBFi6SytiXwgyB7CigHdB3QOHdpueXlAKINRDQOQsojUVGddj6VWLujOWCqW8QX0dKHQPVCdfop7LSuoCIWlv8%3D%26c%3DylM6wb3Ru9IDHPH82QEAZCo3ArDUcnaW8oqZkhX-XcRzZVAjk3ig%3D%3D%26ch%3DyOrveBhtMjvE1vPlu1_sScpkiAoCJh6RDWC-m8SG_13olzRdDPAOQ%3D%3D&data=05%7C02%7Canns%40sumnerwa.gov%7C11a6b077398a4aba5fda08dc6854b321%7Cd2e17d565ed44f6d984778f1db76cd6f%7C1%7C0%7C638499960223019199%7CUnknown%7CTWFpbGZsb3d8eyJlWljoimC4wLjAwMDAilCjQljoiv2luMzliCjBtIl6lk1haWwIlCjXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=aEdGe2phJ2TZhixifHpdWpPsZBe1swQLG9uW%2Bjo%2F28%3D&reserved=0)

[Bd\\_mon4eVxozC58uBFi6SytiXwgyB7CigHdB3QOHdpueXlAKINRDQOQsojUVGddj6VWLujOWCqW8QX0dKHQPVCdfop7LSuoCIWlv8%3D%26c%3DylM6wb3Ru9IDHPH82QEAZCo3ArDUcnaW8oqZkhX-XcRzZVAjk3ig%3D%3D%26ch%3DyOrveBhtMjvE1vPlu1\\_sScpkiAoCJh6RDWC-m8SG\\_13olzRdDPAOQ%3D%3D&data=05%7C02%7Canns%40sumnerwa.gov%7C11a6b077398a4aba5fda08dc6854b321%7Cd2e17d565ed44f6d984778f1db76cd6f%7C1%7C0%7C638499960223019199%7CUnknown%7CTWFpbGZsb3d8eyJlWljoimC4wLjAwMDAilCjQljoiv2luMzliCjBtIl6lk1haWwIlCjXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=aEdGe2phJ2TZhixifHpdWpPsZBe1swQLG9uW%2Bjo%2F28%3D&reserved=0](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fr20.rs6.net%2Ftn.jsp%3F%3D001E0MIFvRbDPye-ZsOvCO9vMcq3cXU2Q74kg0NEUe7BRX83AyZHRxqg3S8FtLN9W9Nzv4-Bd_mon4eVxozC58uBFi6SytiXwgyB7CigHdB3QOHdpueXlAKINRDQOQsojUVGddj6VWLujOWCqW8QX0dKHQPVCdfop7LSuoCIWlv8%3D%26c%3DylM6wb3Ru9IDHPH82QEAZCo3ArDUcnaW8oqZkhX-XcRzZVAjk3ig%3D%3D%26ch%3DyOrveBhtMjvE1vPlu1_sScpkiAoCJh6RDWC-m8SG_13olzRdDPAOQ%3D%3D&data=05%7C02%7Canns%40sumnerwa.gov%7C11a6b077398a4aba5fda08dc6854b321%7Cd2e17d565ed44f6d984778f1db76cd6f%7C1%7C0%7C638499960223019199%7CUnknown%7CTWFpbGZsb3d8eyJlWljoimC4wLjAwMDAilCjQljoiv2luMzliCjBtIl6lk1haWwIlCjXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=aEdGe2phJ2TZhixifHpdWpPsZBe1swQLG9uW%2Bjo%2F28%3D&reserved=0)

Or by phone: 12532158782 (Tacoma) Webinar ID: 851 1570 7843

Responsible Official: Ryan Windish, SEPA Official, Community & Economic Development Director, City of Sumner, 1104 Maple Street, Sumner, WA 98390

Associated Documents:

The Draft EIS is posted on the City of Sumner's website

at [https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fr20.rs6.net%2Ftn.jsp%3F%3D001E0MIFvRbDPye-ZsOvCO9vMcq3cXU2Q74kg0NEUe7BRX83AyZHRxqg6mGY1lItRk-leSO3nZc4MGEXh32nYmV82VtCcUenTvO3LIFyoXPdopDM\\_Q7RqyMRpQlPxiSLpTW81-KHtmLDpOCYtpOqTbxsZyghctmmCDaCSxmISCVMcGvHRosasQ%3D%3D%26c%3DylM6wb3Ru9IDHPH82QEAZCo3ArDUcnaW8oqZkhX-XcRzZVAjk3ig%3D%3D%26ch%3DyOrveBhtMjvE1vPlu1\\_sScpkiAoCJh6RDWC-m8SG\\_13olzRdDPAOQ%3D%3D&data=05%7C02%7Canns%40sumnerwa.gov%7C11a6b077398a4aba5fda08dc6854b321%7Cd2e17d565ed44f6d984778f1db76cd6f%7C1%7C0%7C638499960223035316%7CUnknown%7CTWFpbGZsb3d8eyJlWljoimC4wLjAwMDAilCjQljoiv2luMzliCjBtIl6lk1haWwIlCjXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=Wkxe8ALQgaurm3gRpDMdfcEvsYaSZLNEPKXNAATUvw%3D&reserved=0](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fr20.rs6.net%2Ftn.jsp%3F%3D001E0MIFvRbDPye-ZsOvCO9vMcq3cXU2Q74kg0NEUe7BRX83AyZHRxqg6mGY1lItRk-leSO3nZc4MGEXh32nYmV82VtCcUenTvO3LIFyoXPdopDM_Q7RqyMRpQlPxiSLpTW81-KHtmLDpOCYtpOqTbxsZyghctmmCDaCSxmISCVMcGvHRosasQ%3D%3D%26c%3DylM6wb3Ru9IDHPH82QEAZCo3ArDUcnaW8oqZkhX-XcRzZVAjk3ig%3D%3D%26ch%3DyOrveBhtMjvE1vPlu1_sScpkiAoCJh6RDWC-m8SG_13olzRdDPAOQ%3D%3D&data=05%7C02%7Canns%40sumnerwa.gov%7C11a6b077398a4aba5fda08dc6854b321%7Cd2e17d565ed44f6d984778f1db76cd6f%7C1%7C0%7C638499960223035316%7CUnknown%7CTWFpbGZsb3d8eyJlWljoimC4wLjAwMDAilCjQljoiv2luMzliCjBtIl6lk1haWwIlCjXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=Wkxe8ALQgaurm3gRpDMdfcEvsYaSZLNEPKXNAATUvw%3D&reserved=0)

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## Ann Siegenthaler

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**From:** Brown, David P <David.P.Brown@pse.com>  
**Sent:** Wednesday, April 17, 2024 5:26 PM  
**To:** Ann Siegenthaler  
**Cc:** Nhan, Christine  
**Subject:** Sumner Comprehensive Plan - PSE Comments - April 2024  
**Attachments:** PSE Comp Plan Language Comments April 2024.xlsx

**\*\*EXTERNAL EMAIL\*\***

Dear Ann,

On behalf of Puget Sound Energy (PSE), I am reaching out to convey our thoughts for your consideration as part of the periodic update to the comprehensive plan and development regulations under the Revised Code of Washington (RCW), specifically Chapters 36.70A and 43.21C.

The attached spreadsheet contains suggested language as it relates to customer programs and our shared climate goals. In the attached, you will find 7 tabs grouped by category.

At PSE, we recognize that climate change is one of the biggest existential threats facing our planet today. As one of the largest producers of renewable energy in the Pacific Northwest, PSE has been an early leader in addressing climate change and investing billions in renewable resources and energy efficiency for homes and businesses. Now, PSE is on the path to meet the current and future needs of its customers and to deliver on the requirements to decarbonize operations and serve its customers and communities equitably. This transition is unprecedented in terms of the magnitude of the change and the accelerated time frame in which it must be achieved. By working together, we can successfully drive towards our shared clean energy goals.

PSE looks forward to providing input as the comprehensive plan items are discussed in more detail. Together, we can reduce emissions and keep energy safe, reliable, and affordable.

Thank you,  
David

*David Parker Brown  
Municipal Liaison Manager for Pierce County  
Puget Sound Energy  
david.p.brown@pse.com  
206.304.2962*

| PSE Program | Energy Equity<br>Model Comp Plan Language |
|-------------|-------------------------------------------|
|             | Assistance Programs                       |

**PSE's Bill Discount Rate (BDR):** Our BDR program provides income qualified customers with ongoing help on their monthly energy bill. Depending on household income and size, customers can save 5% to 45% a month on your bill.

**PSE Home Energy Lifeline Program (HELP):** PSE provides qualified customers with bill-payment assistance beyond the Washington state LIHEAP program. Customers do not need to owe a balance on their PSE bill to apply.

**LIHEAP Program:** This government program provides financial assistance so eligible households can maintain affordable, dependable utility services and avoid disconnection. PSE can assist with eligibility requirements and applications.

**The Salvation Army Warm Home Fund:** Administered by the SA and funded by voluntary contributions from PSE customers, employees, and investors. The Warm Home Fund provides short-term, emergency bill payment assistance to PSE customers facing financial difficulties.

**Payment Arrangements:** PSE will work with customers to produce a manageable payment schedule with a realistic timeline for up to 18 months.

**Budget Payment Plan:** PSE provides customers with a predictable average monthly payment to reduce bill fluctuation and avoid unplanned high bills during winter heating months.

Partner with PSE to promote financial assistance and discounted billing programs for income qualified residents in order to ensure that the most vulnerable are not disproportionately impacted by the State's clean energy transition.

**Home Weatherization Assistance:** This program provides free upgrades for single-family homes, manufactured homes or eligible apartment buildings. Upgrades can include insulation, duct sealing and much more.

**Energy Efficiency Boost Rebates:** PSE offers higher rebates on energy-efficient upgrades to income-qualified customers.

**Low-Income Eligible Community Solar:** This no cost program enables bill savings of up to \$40 per month for income eligible customers.



| Electric Vehicles                |                          |
|----------------------------------|--------------------------|
| PSE Program                      | Model Comp Plan Language |
| PSE Up & Go EV Charging Programs |                          |

**PSE Up & Go Electric for Public:** PSE helps organizations easily and affordably install public charging for all EV drivers.

**PSE Up & Go Electric for Fleet:** PSE empowers businesses, municipalities and more with electrifying their fleets.

**PSE Up & Go Electric for Multifamily:** PSE brings pole charging to multifamily properties to attract new residents and keep existing ones.

Support EV charging infrastructure throughout the community in order to support the decarbonization of our transportation sector.

**PSE Up & Go Electric for Workplace:** PSE brings charging to workplaces so employees can electrify their commutes.

**PSE Home Charging:** PSE provides rebates and incentives for the installation of home EV charging stations.

| Energy Efficiency & Green Options |                          |
|-----------------------------------|--------------------------|
| PSE Program                       | Model Comp Plan Language |
| Energy Efficiency                 |                          |

|                                                                                                                                                                                                                                                                                                                                                                 |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>Home Energy Assessment:</b> PSE offers a quick and convenient 3-step process to help customers understand and control their home’s energy usage.</p>                                                                                                                                                                                                      |  |
| <p><b>Energy Efficiency Rebates:</b></p> <ul style="list-style-type: none"> <li>• Appliance program</li> <li>• Electric hybrid heat pump water heaters</li> <li>• Smart thermostats program</li> <li>• Weatherization program</li> <li>• Windows, water heat and space heat programs</li> <li>• Home weatherization assistance</li> <li>• Insulation</li> </ul> |  |
| <p><b>Other PSE Energy Rebates:</b></p> <ul style="list-style-type: none"> <li>• EV chargers</li> <li>• New construction</li> </ul>                                                                                                                                                                                                                             |  |
| <p><b>Clean Buildings Accelerator:</b> PSE assists customers with complying with Washington’s Clean Buildings Law (HB 1257, 2019).</p>                                                                                                                                                                                                                          |  |

|                                                                                                                                                                                                                              |                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Green Options                                                                                                                                                                                                                |                                                                                                                                                            |
| <p><b>Green Power:</b> PSE customers can voluntarily contribute to PSE investments in renewable energy projects in the Pacific Northwest.</p>                                                                                |                                                                                                                                                            |
| <p><b>Solar Choice:</b> PSE customers can voluntarily purchase solar energy from independent sources through PSE.</p>                                                                                                        |                                                                                                                                                            |
| <p><b>Carbon Balance:</b> PSE customers can voluntarily purchase carbon offsets from local forestry projects through PSE.</p>                                                                                                |                                                                                                                                                            |
| <p><b>Community Solar:</b> PSE customers can voluntarily contribute to solar projects of their choice installed on such facilities as local school and community centers.</p>                                                | <p>Partner with PSE to promote local investments and customer enrollment in clean energy projects and programs in order to achieve clean energy goals.</p> |
| <p><b>Renewable Natural Gas:</b> PSE customers can voluntarily purchase blocks of RNG to lower than carbon usage and support the development of locally produced RNG.</p>                                                    |                                                                                                                                                            |
| <p><b>Green Direct:</b> This program is offered to local municipalities and corporations seeking to reduce their carbon footprint by investing in large scale renewable energy projects. This program is currently full.</p> |                                                                                                                                                            |

| Demand Response - Energy Management |                          |
|-------------------------------------|--------------------------|
| PSE Program                         | Model Comp Plan Language |
| Peak Load Shifting                  |                          |

**Time of Use (TOU) Program:** PSE's current pilot program uses variable 24 hour pricing to incentivize customers to use less power during times of peak demand.

**Flex Rewards:** This program encourages and financially incentivizes voluntary reduction in energy use during peak demand.

**Flex Smart:** This program financially rewards customers for allowing PSE to make remote minor adjustments to thermostats during periods of high peak load and demand.

**Flex EV:** This program incentivizes EV charging during off-peak hours.

Partner with PSE to promote and support programs designed to decrease load on the grid during times of peak use.



| Grid Modernization & Infrastructure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PSE Investments/Initiatives                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Model Comp Plan Language                                                                                                                                                                                        |
| <b>New Carbon Free Electrical Generation &amp; Energy Storage Systems</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                 |
| <p><b>Wind and Hybrid Wind (co-located wind and battery):</b> A variable source of power representing approximately 30% of PSE's future electric resource need by 2030.</p> <p><b>Solar and Hybrid Solar (co-located solar and battery):</b> A variable source of power representing approximately 16% of PSE's future electric resource need by 2030.</p> <p><b>Utility-Scale Battery Energy Storage Systems (BESS):</b> A technology that will allow energy to be stored for future use representing about 22% of PSE's future electric resource need by 2030. Types of energy storage technology include:</p> <ul style="list-style-type: none"> <li>• Chemical (e.g., Lithium-ion Iron-Air)</li> <li>• Thermal (e.g., carbon, molten salt)</li> <li>• Gravity (e.g., water pumping, mechanical)</li> </ul> <p>Variable generation sources (wind &amp; solar) require large scale <b>Battery Energy Storage Systems (BESS)</b> to be fully utilized since the sun goes down when demand increases and wind often fades when most needed; such as during extremely cold weather. Batteries maximize electrical production from variable generation sources, help meet periods of peak demand, and provide greater reliability for the grid.</p> |                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Partner with PSE to effectively meet rapidly increasing electrical demand as the City and region work to achieve a Clean Energy Transition by adopting codes that support siting existing and new technologies. |
| <b>New and Upgraded Transmission Lines, Substations, and Distribution Lines</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                 |
| <p>New regional <b>transmission</b> lines are needed to serve new utility scale clean energy resources, such as wind and solar.</p> <p>New local <b>transmission</b> lines are needed to meet increasing local demand due to growth, EV's, and electrification of the heating sector (e.g., Sammamish to Juanita line in Kirkland).</p> <p><b>Transmission</b> upgrades are needed to meet increasing local demand (e.g., Energize Eastside line in Redmond, Bellevue, Newcastle, and Renton upgraded from 115kv to 230kv) due to growth, EVs, and electrification of the heating sector.</p> <p>In order to assure continued capacity and reliability, new and larger <b>substations</b> will be needed to meet growing energy needs due to growth, EVs and electrification of the heating sector.</p> <p>Additional 12.5kv <b>distribution lines</b> will be needed to meet growing energy needs due to growth, EVs and electrification of the heating sector.</p>                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Expedite the local permitting and approval process in order to maintain grid capacity and reliability.                                                                                                          |
| <b>Behind the Meter - Distributed Energy Resources (DER)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                 |
| <p><b>Customer Connected Solar:</b> PSE assists customers with information and resources for installing residential solar projects and how to apply for interconnection and net metering with PSE.</p> <p><b>Battery Walls:</b> PSE offers installation guidelines and a process whereby customers can report battery installations.</p> <p><b>Host An Energy Project:</b> Community partners can get paid to lease space to PSE to develop distributed solar and/or battery storage projects.</p> <p><b>Distributed Renewables:</b> PSE supports the development of commercial customer-owned renewable energy projects that generate between 100 kilowatts and 5 megawatts to interconnect to the PSE electrical distribution grid.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Promote and support the growth of customer owned distributed energy resources.                                                                                                                                  |
| <b>Vegetation Management</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                 |
| <p>Many cities are pursuing aggressive urban forestry programs in order to beautify their community, reduce heat islands, and to provide carbon offsets. Such policies should be balanced with the need to protect electrical system reliability around overhead lines.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Support ongoing vegetation management in order to maintain system reliability.                                                                                                                                  |
| <b>Public Funding</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                 |
| <p>Recent state and federal legislation, including the IIJA and IRA, have unlocked public funding for climate and environmental benefit. PSE is aggressively pursuing all applicable funding opportunities to support lower customer bills, reduced power costs, and investments in the grid and clean energy. PSE is also supporting municipalities, tribes, and non-profits in their applications for public funding.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Pursue public-private partnership to seek funding sources to accelerate clean energy projects.                                                                                                                  |

| PSE Program | Wildfire Preparedness<br>Model Comp Plan Language |
|-------------|---------------------------------------------------|
|             | Wildfire Mitigation                               |

**Situational Awareness:** PSE evaluates the condition of the electric system, as well as the environment around it, using real-time weather data, wildfire risk modeling and pre-wildfire season inspections.

**Strengthening the electric system:** PSE regularly maintains and updates the electric system to provide safe and reliable power to our customers. In areas of high wildfire risk, we identify maintenance and improvement activities that will further reduce the risk of wildfire, including *vegetation management* , equipment upgrades, and in some cases, moving power lines underground.

**Operational Procedures:** During wildfire season, PSE may change some device settings or implement operational procedures to reduce the risk of wildfire. In the future, PSE may proactively turn off power during high wildfire risk conditions to help prevent wildfires. This is called a *Public Safety Power Shutoff (PSPS)* .

**Emergency Response:** During an emergency, including an active wildfire, PSE will coordinate with local emergency officials and may implement emergency response procedures. This may include turning off power at the request of emergency officials for public and first responder safety.

Support PSE’s wildfire mitigation efforts including electric system upgrades, year-round vegetation management, and fire weather operational procedures. Work closely with utilities and local fire departments to lessen the risk and impact of wildfires.

| Gas Conservation & Decarbonization |                          |
|------------------------------------|--------------------------|
| PSE Program                        | Model Comp Plan Language |
| Gas Decarbonization                |                          |

|                                                             |                                                                                     |  |
|-------------------------------------------------------------|-------------------------------------------------------------------------------------|--|
| <b>Renewable Natural Gas Production</b>                     |                                                                                     |  |
| Utilizing wastewater facility, landfill, or similar system. | Evaluate the potential for renewable, recoverable natural gas in exisiting systems. |  |



## Ann Siegenthaler

---

**From:** David Dixon <DDixon@psrc.org>  
**Sent:** Friday, April 19, 2024 10:13 AM  
**To:** Ann Siegenthaler  
**Cc:** PlanReview; COM GMU Review Team; eric.guida@commerce.wa.gov  
**Subject:** Sumner Comprehensive Plan DEIS Comments  
**Attachments:** PSRC\_Sumner Draft Comprehensive Plan\_Comment Letter\_April 2024.pdf

**\*\*EXTERNAL EMAIL\*\***

Hi Ann,

Thanks for taking the time to meet with us to discuss the Sumner Draft Comprehensive Plan.

As I noted in our conversation, the DEIS and appendices contain strong narrative sections describing the background for many of the plan's goals and policies. Consider including content from, or references to, these sections in the Comprehensive Plan text.

Our comments on the plan are included in the attached document, with links to relevant resources. Please reach out if you have any questions.

Best,

**David Dixon (he/him)**

Associate Planner

**Puget Sound Regional Council**

Phone 206-464-6174

[ddixon@psrc.org](mailto:ddixon@psrc.org)

[www.psrc.org](http://www.psrc.org)

***We've moved!***

1201 Third Avenue, Suite 500, Seattle, WA 98101



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## Puget Sound Regional Council

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April 19, 2024

Ann Siegenthaler, Senior Planner  
City of Sumner  
1104 Maple Street, Suite 250  
Sumner, WA 98390

Subject: PSRC Comments on City of Sumner Draft Comprehensive Plan

Dear Ms. Siegenthaler,

Thank you for providing an opportunity for the Puget Sound Regional Council (PSRC) to review a draft of the City of Sumner draft comprehensive plan. We appreciate that the city has invested a substantial amount of time and effort in developing the draft plan and appreciate the chance to review while in draft form. This timely collaboration provides an opportunity to review plan elements for the 2024 comprehensive plan and prepares the city well for [certification](#) by PSRC once the full plan has been adopted.

We suggest the city consider the following comments as further work is completed for the comprehensive plan update to align with [VISION 2050](#) and the Growth Management Act. Overall, we found few things to comment on. Importantly, though, we encourage the city to work towards a final draft that uses land use assumptions and capacity figures that are consistent with the city's adopted growth targets and to update the Sumner-Pacific Manufacturing/Industrial Center Subarea Plan to reflect the updated targets and [PSRC's regional centers framework](#). We will look forward to continuing to work with you as you prepare the comprehensive plan update.

We reviewed the draft plan using the PSRC Plan Review Consistency Tool. Key sections of the consistency tool are listed below on the left along with relevant comments on the draft plan on the right:

| Plan Review Consistency Tool                                                                                                                                      | PSRC Comment on Draft Sumner Plan                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Use land use assumptions substantially consistent with countywide growth targets (RCW 36.70A.070, WAC 365-196-430, VISION 2050 Regional Growth Strategy)          | Housing needs assessment is strong, including recommended policy changes to address barriers to housing production.                                                                                                                                                                                                                                                                                                                    |
| Use consistent land use assumptions throughout plan (RCW 36.70A.070, WAC 365-196-430)                                                                             | However, while zoned capacity for growth may exceed growth targets, the values used in transportation modeling and other elements must be substantially consistent with the adopted countywide growth targets. <b>If adjustments to growth targets are needed</b> , the city should coordinate through the countywide process.                                                                                                         |
| <b>Jurisdictions with regional centers:</b> Support the update of regional center subarea plans to be consistent with the revised Center Plan Tools (DP-Action-8) | Please review and update the Sumner-Pacific MIC Subarea Plan as needed to ensure consistency with the city's adopted growth targets and the <a href="#">Regional Manufacturing/Industrial Center Consistency Tool</a> . In 2025 PSRC will be monitoring individual centers and looking for consistency with VISION 2050. Employment targets should be more prominent in the comprehensive plan and incorporated into the subarea plan. |
| Develop a range of employment opportunities to create a closer balance between jobs and housing (MPP-Ec-18)                                                       | The plan would benefit from a discussion of the current employment and commuting characteristics of Fircrest's residents to coordinate land use, transportation, and economic development elements. The Census Bureau's <a href="#">On the Map tool</a> provides information on commute and employment patterns.                                                                                                                       |

PSRC has resources available to assist the city in addressing these comments and inform development of the draft plan. We have provided links to online documents in this letter, and additional resources related to the plan review process can also be found at <https://www.psrc.org/planning-2050/vision/vision-2050-planning-resources>.



We appreciate all the work the city is doing and the opportunity to review and provide comments. We are happy to continue working with you as the draft progresses through the adoption process. If you have any questions or need additional information, please contact me at 206-464-6172 or ddixon@psrc.org.

Sincerely,

A handwritten signature in black ink, appearing to read "David Dixon". The signature is fluid and cursive, with the first name "David" and the last name "Dixon" clearly distinguishable.

David Dixon, Associate Planner  
Puget Sound Regional Council

cc: Review Team, Growth Management Services, Department of Commerce

**From:** [DFW R6SSplanning](#)  
**To:** [Ryan Windish](#); [Ann Siegenthaler](#)  
**Cc:** [Lentes, Gwendolen A \(DFW\)](#); [Bryant, Jessica \(DFW\)](#); [Winter, Elliott \(DFW\)](#); [Whittaker, Kara A \(DFW\)](#); [Berejikian, Marian \(DFW\)](#); [Penk, Miles A \(DFW\)](#); [Eberly, Jennifer C \(DFW\)](#); [Guida, Eric \(COM\)](#)  
**Subject:** WDFW Comments for City of Sumner's Draft Comp. Plan and Draft EIS  
**Date:** Tuesday, April 30, 2024 3:40:14 PM  
**Attachments:** [WDFW Letter For Sumner Draft CAO and Comp Plan 4.30.24.pdf](#)  
[WDFW Letter For Sumner DEIS 4.30.24.pdf](#)

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**\*\*EXTERNAL EMAIL\*\***

Hello Ryan and Ann,

Please see the attached WDFW comments for the City of Sumner's Draft Comprehensive Plan, Draft Code Changes, and Draft Environmental Impact Statement. These letters were written to reply to Volume I and Volume II that the City issued for public review on March 1, 2024, and we request that our comments be added to the public comment record that closes today.

Thank you,

**Jessica Bryant** (she/her)

Regional Land Use Planner – Region 6

Washington Department of Fish and Wildlife

[Jessica.Bryant@dfw.wa.gov](mailto:Jessica.Bryant@dfw.wa.gov)

(564) 669-4755



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April 29, 2024

City of Sumner  
ATTN: Ryan Windish, Community Development Director  
1104 Maple Street  
Sumner WA, 98390

**Subject: WDFW Comments on the City of Sumer 2024 Draft Environmental Impact Statement**

Dear Ryan Windish,

On behalf of the Washington Department of Fish and Wildlife (WDFW), we offer our comments on the proposed Draft Environmental Impact Statement (DEIS) outlined in Volume II, as part of the current periodic review under the Growth Management Act (GMA). WDFW is dedicated to preserving, protecting, and perpetuating the state's fish, wildlife, and ecosystems while providing sustainable fish and wildlife recreational and commercial opportunities.

In recognition of our responsibilities, we submit the following comments for the City's DEIS; other comments may be offered in the future. We strive to maintain contact throughout this update process and look forward to continued engagement as the process moves toward completion.

**WDFW Recommendations:**

WDFW evaluated the three alternatives outlined in the City's DEIS and the below sections summarize the highlights and disadvantages of each alternative from our perspective. WDFW recognizes that by necessity, all alternatives result in increased urbanization of the City. Increased urbanization and its' encroachment upon natural resources may have unintended adverse impacts on habitats and ecosystems that humans and wildlife depend on. In our overarching comments section, we emphasize where we see opportunity to further improve these alternatives to increase the long-term resilience of the City's riparian ecosystems and their extensive co-benefits.

**Alternative 1, "No Action"**

Alternative 1 does not offer any extra environmental safeguards beyond the present levels. These protective measures currently fall short of WDFW's management recommendations that are based on the best available scientific evidence and the goals of GMA during this periodic update. Due to these factors, WDFW requests that the city not pursue Alternative 1.

**Alternative 2**

WDFW supports the environmental protections outlined in Alternative 2 that go beyond Alternative 1 such as concentrating urban growth within already developed areas, limiting expanded development to



the Cava gravel mine, and increasing the environmental protections outlined in the City's critical area ordinance (CAO). However, as noted in the natural environmental chapter of the DEIS, this alternative has the highest level of expanded impervious surfaces of the three alternatives that will impact habitat fragmentation, open space corridors, and stormwater runoff. Due to these concerns, WDFW does not fully support this alternative.

### *Alternative 3*

Similar to Alternative 2, WDFW has limited support for this alternative. The agency supports the compact growth focused in already developed areas, the promoted infill, and the increased protections within the CAO proposed in Alternative 3. As development pressures increase, habitat fragmentation, open space corridors and stormwater runoff may negatively impact the natural environment within the City.

The increased environmental protections outlined in Alternatives 2 and 3 fall short of fully meeting WDFW's management recommendations as detailed below.

### **Overarching Comments:**

Our agency requests that the City of Sumner consider using low-impact development and green infrastructure during infill development to promote better air and water quality, stormwater management, climate adaptation measures, and limited impervious surfaces during development. Although not required until 2029 for Pierce County jurisdictions, WDFW supports early adoption of the climate change goals and [action plans](#) outlined by the Department of Commerce.

WDFW's management recommendation for full riparian function can be achieved using the Site Potential Tree Height at age 200 (SPTH<sub>200</sub>). We urge the city to consider adopting this method for delineating riparian management zones in order to prevent any further loss of functions and values in these ecologically important and vulnerable priority habitats. This approach can also help to increase water and air quality, along with promoting habitat connectivity corridors and open spaces necessary for the urbanized environment of the city.

WDFW underscores that cities and counties shall include the best available science in developing policies and development regulations (RCW 36.70A.172). Our riparian resources, including but not limited to the Riparian Ecosystems, [Volume 1: Science Synthesis and Management Implications](#), [Volume 2: Management Recommendations](#), and the [SPTH<sub>200</sub> GIS mapping tool](#), are based on current best available science. We encourage the City of Sumner to follow these recommendations more closely as the City continues to develop and revise its' DEIS alternatives, Comprehensive Plan, and Critical Areas Ordinance. When departures from the best available science are made in policies and development regulations, scientifically based, reasoned justifications must be provided in the record (WAC 365-195-915(1)(c)). Adaptive management should be followed when departures from the best available science occur as outlined in WAC 365-195-920 (1)(b).

We value our relationship with the City and look forward to working collaboratively with everyone involved as this periodic update is brought to a successful conclusion, especially as you contemplate

revisions to the City's proposed Comprehensive Plan and Critical Areas Ordinance. If you have any questions or concerns, please feel free to contact me at 360-280-6622 or [Elliott.Winter@dfw.wa.gov](mailto:Elliott.Winter@dfw.wa.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Elliott Winter", with a long horizontal stroke extending to the right.

Elliott Winter  
Assistant Regional Habitat Program Manager  
1111 Washington St. SE  
Olympia, WA 98501

Cc: Gwen Lenten, Regional Habitat Program Manager ([Gwendolen.Lenten@dfw.wa.gov](mailto:Gwendolen.Lenten@dfw.wa.gov))  
Jessica Bryant, Regional Land Use Planner ([Jessica.Bryant@dfw.wa.gov](mailto:Jessica.Bryant@dfw.wa.gov))  
Kara Whittaker, LUCP Section Manager ([Kara.Whittaker@dfw.wa.gov](mailto:Kara.Whittaker@dfw.wa.gov))  
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Miles Penk, Area Habitat Biologist ([Miles.Penk@dfw.wa.gov](mailto:Miles.Penk@dfw.wa.gov))  
Jennifer Eberly, Habitat Biologist ([Jennifer.Eberly@dfw.wa.gov](mailto:Jennifer.Eberly@dfw.wa.gov))



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April 29, 2024

City of Sumner  
ATTN: Ryan Windish, Community Development Director  
1104 Maple Street  
Sumner WA, 98390

**Subject: WDFW Comments on the City of Sumer 2024 Draft Comprehensive Plan and Draft Code Updates**

Dear Ryan Windish,

On behalf of the Washington Department of Fish and Wildlife (WDFW), we offer our comments on the 2024 Draft Comprehensive Plan and Critical Area Ordinances (CAO) Updates outlined in Volume I, as part of the current periodic review under the Growth Management Act (GMA). WDFW is dedicated to preserving, protecting, and perpetuating the state's fish, wildlife, and ecosystems while providing sustainable fish and wildlife recreational and commercial opportunities.

In recognition of our responsibilities, we submit the following comments for 2024 draft updates; acknowledging other comments may be offered in the future. We strive to maintain contact throughout this update process and look forward to continued engagement as the process moves to completion.

**Draft Comprehensive Plan Update:**

*Community Character 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....*

WDFW recommends adding a reference to the Department of Commerce's [Menu of Measures](#) for climate planning guidance and a statement that low impact development (LID) should be followed for new and re-development projects.

*Community Character 3.7 – Encourage more housing in Town Center 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.*

We support the City offering a range of housing types in the Town Center and encourage the use of infill and housing types beyond single-family housing thereby ensuring a higher housing density within the urban area. Concentrated housing may prevent urban sprawl and deductions of habitat areas.



*Community Character 5.9 – Acquire and improve small parcels of land for developing parks and open spaces in the Town Center.*

We support the City of Sumner in identifying and taking steps to expand habitat protection and improve habitat quality and connectivity by acquiring parcels for parks and open spaces. We encourage the City to look for opportunities to connect these open spaces and to foster climate resilience using conservation area designations, buffers, and open space corridors.

**Critical Areas Code Amendments:**

**Table 1.** Recommended changes to proposed CAO language from WDFW. Policy language suggestions and their legal implications should be vetted by the jurisdiction receiving them.

| Policy Number | Policy Language<br>(with WDFW suggestions in red)                                                                                                                                                                              | WDFW comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 16.40.060     | “Fish and wildlife conservation areas”                                                                                                                                                                                         | A definition for fish and wildlife conservation areas should be added to this section of the code. <a href="#">Pierce County's municipal code</a> currently defines these areas as: “Fish and wildlife habitat conservation areas” means a geographic area or areas necessary for maintaining species and may include areas of unique vegetation, successional stage, or habitat elements important to fish and wildlife, and may also include the connecting corridors between these areas. |
| 16.40.060     | “Mitigation”                                                                                                                                                                                                                   | A definition for mitigation should be added to the city’s definition list that outlines the 6 steps of the mitigation sequencing process: avoid impacts; minimize impacts; rectify the impact, reducing or eliminating the impact over time; compensating for the impact; monitoring the impact and taking appropriate corrective measures.                                                                                                                                                  |
| 16.40.060     | “Riparian management zone” means the regulated buffer area that includes the land from the ordinary high water mark or channel migration zone, if present, to a specified distance as measured horizontally in each direction. | Please include channel migration zones in the riparian management zone definition.                                                                                                                                                                                                                                                                                                                                                                                                           |

|              |                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                       |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 16.40.060    | "Water Types"                                                                                                                                                                                                                                                                                                | The water types detailed in section 16.56.100 C. 1 should be defined in the definitions of the critical areas code.                                                                                                                                   |
| 16.40.100 G. | The following utility line activities...and the proposal protects and fully mitigates impacts to achieve no net loss to the critical area functions and values consistent with the best available science.                                                                                                   | We encourage the added clarity for this exemption to achieve no net loss of any critical area.                                                                                                                                                        |
| 16.40.105    | Reconstruction, remodeling, or maintenance...does not increase the building footprint, development area, impervious surface area or construction impacts within the critical area or its buffer.                                                                                                             | We appreciate the additional language specifying that this type of activity will not impact critical areas or their associated buffers.                                                                                                               |
| 16.40.120 F. | In the granting of all variances, the mitigation sequence shall apply, and consideration shall be given to the cumulative impact of additional requests for all actions in the area and the total impacts to critical areas functions and values resulting from granting the variances will be fully offset. | WDFW suggestions adding that variances should still comply with the mitigation sequence and that impacts to critical areas need to be fully offset.                                                                                                   |
| 16.40.120 G. | U.S. Fish and Wildlife Service and the National Marine Fisheries Service and State agencies, i.e. WDFW and WDNR, shall be sent a notice of application for any variance requesting the reduction of buffer widths on Type F streams.                                                                         | Please change this code to state that state agencies shall also receive a notice of application in these variance cases.                                                                                                                              |
| 16.40.150 D. | Whenever conflicts exist between federal, state or local laws, ordinances, or rules, the more restrictive provision shall apply.                                                                                                                                                                             | WDFW supports this additional code.                                                                                                                                                                                                                   |
| 16.56.060 B. | The Washington Department of Fish and Wildlife Priority Habitats and Species (PHS) Program;                                                                                                                                                                                                                  | Please update this language from the "Washington Department of Wildlife" to the "Washington Department of Fish and Wildlife"                                                                                                                          |
| 16.56.080 B. | The habitat management plan for sites within 300 feet of documented critical areas or habitat for threatened, endangered, or sensitive fish and wildlife species (SMC 16.56.070) or sites containing a wetland, wetland buffer stream, or stream buffer (SMC 16.56.070) shall contain at a minimum:          | We request that critical areas be added to this code to aid the definition of habitat here.<br><br>This code has SMC 16.56.070(A) and (B) written but SMC 16.65.070 no longer appears to have subsections and this should be captured in this update. |

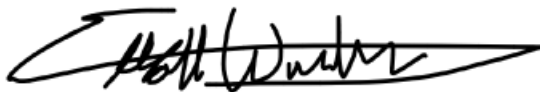
|                 |                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 16.56.080 E.    | ...The city shall forward the monitoring reports annually to the federal <b>and state</b> agencies with expertise regarding the particular fish or wildlife identified in the HMP along with the following: | Please update this code to state that state agencies shall also receive a notice of these monitoring reports as applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 16.56.100 C. 1. | <p>Fish Bearing (F) – 100 feet buffer width in feet.</p> <p>Non-fish Bearing perennial (Np) – 100 feet buffer width in feet.</p> <p>Non-fish Bearing seasonal (Ns) – 100 feet buffer width in feet.</p>     | <p>We are encouraged to see the proposed increase in stream buffer widths for stream types Np and Ns, which enable the city to protect and restore a higher level of riparian function than its CAO currently provides. The increase of all buffers to 100 feet aligns with our minimum recommendation necessary for 95% pollution removal target for most pollutants.</p> <p>However, the proposed buffers fall short of WDFW's full <a href="#">Volume 2: Management Recommendations</a> that are based on the best available science. WDFW recommends that riparian management zones follow Site Potential Tree Height at age 200 (SPTH<sub>200</sub>, where it exceeds 100 feet). WDFW encourages the City of Sumner to use SPTH<sub>200</sub> values indicated in the <a href="#">SPTH<sub>200</sub> GIS mapping tool</a> for all stream buffers with deviations from this BAS detailed with a reasoned justification. As a possible solution, we encourage the City to indicate that SPTH<sub>200</sub> could be used as an alternative buffer width in its development standards and if used, this option could potentially be incentivized to reach full riparian functions in the future.</p> |
| 16.56.100 D.    | Functionally Disconnected Buffer Area. The director may <b>minimally</b> reduce the required buffer due to intervening structures., <del>pursuant to SMC 16.46.150 (N).</del>                               | This code currently references SMC 16.46.150 (N) which is the buffer requirements for wetlands. This reference should be removed since wetlands and fish and wildlife habitat conservation areas are different critical areas that may but do not always interact. In addition to this removal, buffers should be minimal amount possible and follow a similar process as outlined in SMC 16.56.100 G.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



|                 |                                                                                                                                  |                                                                                                                                                                                                                                                                                                                         |
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| 16.56.100 G. 3. | The impervious surface of the reduced portion of the buffer shall not exceed 10 percent unless the following measures are taken: | This code is proposed to be removed however, we encourage the City to consider not removing this code or the sub-code contained. This code limits the amount of impervious surface that could be added to a reduced buffer location thereby limiting the impacts that development would have on critical areas on site. |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Thank you for taking the time to consider our recommendations for your CAO to better reflect the best available science for fish and wildlife habitat and ecosystems. We value the relationship we have with your jurisdiction and the opportunity to work collaboratively with you throughout this periodic update cycle. If you have any questions or need our technical assistance or resources at any time during this process, please don't hesitate to contact me at 360-280-6622 or [Elliott.Winter@dfw.wa.gov](mailto:Elliott.Winter@dfw.wa.gov).

Sincerely,



Elliott Winter  
Assistant Regional Habitat Program Manager  
1111 Washington St. SE  
Olympia, WA 98501

Cc: Gwen Lentes, Regional Habitat Program Manager ([Gwendolen.Lentes@dfw.wa.gov](mailto:Gwendolen.Lentes@dfw.wa.gov))  
Jessica Bryant, Regional Land Use Planner ([Jessica.Bryant@dfw.wa.gov](mailto:Jessica.Bryant@dfw.wa.gov))  
Kara Whittaker, LUCP Section Manager ([Kara.Whittaker@dfw.wa.gov](mailto:Kara.Whittaker@dfw.wa.gov))  
Marian Berejikian, Environmental Planner ([Marian.Berejikian@dfw.wa.gov](mailto:Marian.Berejikian@dfw.wa.gov))  
Miles Penk, Area Habitat Biologist ([Miles.Penk@dfw.wa.gov](mailto:Miles.Penk@dfw.wa.gov))  
Jennifer Eberly, Habitat Biologist ([Jennifer.Eberly@dfw.wa.gov](mailto:Jennifer.Eberly@dfw.wa.gov))

**From:** [Rigler, Genevieve](#)  
**To:** [Ann Siegenthaler](#)  
**Subject:** WSDOT Comment for Sumner Comprehensive Plan & DEIS  
**Date:** Tuesday, April 30, 2024 11:16:29 PM

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**\*\*EXTERNAL EMAIL\*\***

Good evening, Ann,

WSDOT has reviewed Sumner's Comprehensive Plan and DEIS. Among other positive attributes of the plans, the Comprehensive Plan History gave unique insight into the development of Sumner. Adding context for vision casting is valuable for agency partners, such as us, and community members.

Our only comment is related to the EIS Scoping comment we submitted last June requesting Sumner's "...EIS provide thorough analysis and documentation of the 'estimated multimodal level of service impacts to state-owned transportation facilities resulting from land use assumptions' (RCW 36.70a.070(6)(a)(ii))". We recognize the RCW language leaves this to jurisdiction interpretation and we'd appreciate understanding how that was addressed from Sumner's perspective.

Kind regards,  
Genevieve

**Genevieve Rigler**

*Transportation Planning Specialist*

WSDOT Olympic Region | Multimodal Planning | 360-704-3203

**EXHIBIT D - Staff Comment Responses: Comprehensive Plan and Draft Environmental Impact Statement (DEIS)**

Preliminary Draft 5/29/24

| #  | COMMENTER     | DATE                       | COMMENT (Summarized by Staff)                                                                                                                                                                                                                                                                                                                                                                                                       | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----|---------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Adams, R.     | 3/27/24                    | Keep in the policy wording referring to agricultural history and small-town, single-family; concern about apartments, preserving history, increased density; preserve the Ryan House, maintain role of Sumner Historical Society, etc.                                                                                                                                                                                              | The wording about agricultural heritage and small-town character is not in policy and does not make any changes to the community. Planning for apartments and increased density are direct responses to growth targets assigned to Sumner, and affordable housing targets assigned to Sumner by the State. There are policies that support historic preservation without having to specifically call out the Sumner Historical Society or the Ryan House. |
| 2. | Adams, R.     | 4/18/24                    | Comments on Ryan House related to background on costs, the Superior Court decision to include public engagement in Comp Plan update.                                                                                                                                                                                                                                                                                                | The Planning Commission does not make the decision on the future of the Ryan House. The City has included public engagement in the Comp Plan update process.                                                                                                                                                                                                                                                                                              |
| 3. | Adams, R.     | 4/4/24<br>(Public Hearing) | Concern about removing references to settlers or agricultural history; concern this means we can't have any part of our history anymore; don't remove references to Historical Society; need to stop demolition of Ryan House; court decision on Ryan House requires input from citizens, but neighbors were denied being able to go inside to see condition; City denied a contractor who offered to do restoration work for free. | --SEE RESPONSES TO WRITTEN COMMENTS--                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 4. | Armstrong, P. | 3/28/24                    | Questions about timing of public comments, how meetings don't allow enough openings to comment. Comments about development projects in other cities, apartments, traffic. Against demo of the Ryan House.                                                                                                                                                                                                                           | <ul style="list-style-type: none"><li>• The City has provided numerous opportunities to comment on the Comp Plan update.</li><li>• There are no policies in the Comp Plan that promote or require demolition of the Ryan House.</li></ul>                                                                                                                                                                                                                 |
| 5. | Bierman, N.   | 3/14/24                    | Questions about 2 public comment periods.                                                                                                                                                                                                                                                                                                                                                                                           | There was a public comment period for the publication of the Draft Comp Plan and DEIS, which ran from March 1-April 30. There was another concurrent public comment period for the Planning Commission public hearing which ran from March 12-March 27.                                                                                                                                                                                                   |
| 6. | Bierman, N.   | 3/27/24                    | Keep references to Sumner Historical Society, access to historic documents, collection of oral histories; keep specific references to Ryan House so that it can be restored.                                                                                                                                                                                                                                                        | There are policies that support historic preservation without having to specifically call out the Sumner Historical Society or the Ryan House. New revisions keep references to historic documents and oral histories.                                                                                                                                                                                                                                    |
| 7. | Bierman, N.   | 4/4/24<br>(Public Hearing) | Protect Sumner's charm, especially downtown; preserve Ryan House; in Historic/Cultural section of the plan: On Policy 1.3 shouldn't remove Ryan House; Council decision to demolish Ryan House was ruled invalid without amending the Comp Plan, so shouldn't be removing policies before the public has weighed in; why remove Historical Society                                                                                  | --SEE RESPONSES TO WRITTEN COMMENTS--                                                                                                                                                                                                                                                                                                                                                                                                                     |



| #   | COMMENTS             | DATE                    | COMMENT (Summarized by Staff)                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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|     |                      |                         | references when Plan could name them and also list generic.                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 8.  | Blais, J for Merlino | 4/30/24                 | Support for mine zoning change to MDR (Alternative 2)                                                                                                                                                                                                                                                                                                                                                                                                                                            | The staff recommendation for the Preferred Alternative will include a proposed policy that supports the development of mine sites into housing once mining activities complete. Any map change proposal will be processed through a future comprehensive plan docket.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 9.  | Burnett, T.          | 3/27/24                 | Preserve the charm & historic character of Sumner; concern about increase in apartments and cars; keep policy wording about protecting historic resources, Sumner Historical Society, preserving Ryan House.                                                                                                                                                                                                                                                                                     | There are policies that support historic preservation without having to specifically call out the Sumner Historical Society or the Ryan House.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 10. | Burnett, T.          | 4/4/24 (Public Hearing) | Objections to growth/changing Sumner's character; reconsider demolishing of Ryan House; concerns about all the apartments coming into Town Center & amount of parking needed & traffic; preserve Heritage Park.                                                                                                                                                                                                                                                                                  | --SEE RESPONSES TO WRITTEN COMMENTS--                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 11. | Carter, L.           | 3/26/24                 | Concern that policies will promote demolition of the old charming buildings in Sumner, and loss of tourism and Main Street Association, loss of Ryan House; design code should make new buildings appear similar to old; DAHP should have 30 days (not 28) to review projects; keep references to Sumner Historical Society, references to preservation programs; preserve Ryan House.                                                                                                           | <ul style="list-style-type: none"> <li>• There are policies that support historic preservation without having to specifically call out the Sumner Historical Society or the Ryan House. New revisions keep references to historic preservation program.</li> <li>• Sumner has design guidelines that encourage new buildings to reflect historic context, but these are not mandatory.</li> <li>• Staff has changed DAHP response time in proposed code to 30 days.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                             |
| 12. | Commerce             | 4/30/24                 | <p>Add inventory of existing housing by income band, bring racially disparate impacts and displacement risk analysis from the DEIS Appendix B into the comprehensive plan.</p> <p>Add itemized project costs for sanitary sewer to the Capital Facilities Plan.</p> <p>Bring forecast for multimodal transportation for 10 years and projection of state and local system needs into the comprehensive plan. Add inventory of air, water, and ground transportation facilities and services.</p> | <ul style="list-style-type: none"> <li>• The City will add the inventory of existing housing by income band (per the Commerce HAPT tool) and describe key findings on racially disparate impacts and displacement in the draft Housing Element as suggested.</li> <li>• The City will bring in any itemized project costs already included in the 2020 Sewer Capital Improvement Plan into the draft Capital Facilities Plan as suggested.</li> <li>• The Transportation Element will bring information in from the draft Transportation Plan and DEIS as suggested, including documentation of the forecast multimodal transportation, projection of state and local system needs, and complete an inventory of air, water and ground transportation to meet RCW 36.70A.070(6)(a)(i), RCW 36.70A.070(6)(a)(iii)(F), RCW 36.70A.070(6)(a)(iii).</li> </ul> |
| 13. | DAHP                 | 4/30/24                 | Consultations w/DAHP should be managed by the City as the lead agency, not the                                                                                                                                                                                                                                                                                                                                                                                                                   | <ul style="list-style-type: none"> <li>• The City can assist developers, but does not have the resources to take the lead in conducting historic reviews of every project affecting a 45-</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| #   | COMMENTER     | DATE                  | COMMENT (Summarized by Staff)                                                                                                                                                                                                                                                                                                                                                                                             | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|     |               |                       | <p>applicant...Should state that the City will consult w/DAHP when a project has the potential to impact a potentially eligible historical resource.</p> <p>Concern about removing Ryan House references.</p> <p>Concern about removing text related to components of a historic preservation program (developing a program, conducting surveys).</p>                                                                     | <p>year old building. As with other regulations, the burden is on the applicant to obtain documentation from agencies or consultants with expertise, with the City in the role of assisting the developer. Policy language is proposed to clarify that the City has a greater role in the consultation process.</p> <ul style="list-style-type: none"> <li>• There are no policies in the Comp Plan that promote or require demolition of the Ryan House.</li> <li>• There are general policies that support historic preservation without having to specifically call out the Ryan House. Note that there are 2 other historic buildings in Sumner, so historic preservation efforts should be broader than just the Ryan House. New revisions to historic preservation policies retain some of the earlier references, while keeping options open for City and other property owners. New revisions keep references to historic preservation program, including historic documents and oral histories.</li> </ul> |
| 14. | DNR           | 3/5/24                | Add references to the WAC and WGS Geologic Information Portal                                                                                                                                                                                                                                                                                                                                                             | The City will add the suggested references in the draft plan and code updates where they are most applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 15. | Dressel, N.   | 3/27/24               | Keep references to Sumner Historical Society, references to preservation programs; preserve Ryan House.                                                                                                                                                                                                                                                                                                                   | There are policies that support historic preservation without having to specifically call out the Sumner Historical Society or the Ryan House. New revisions keep references to historic preservation program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 16. | Dressel, T.   | 3/27/24               | Keep references to Sumner Historical Society, references to preservation programs; preserve Ryan House.                                                                                                                                                                                                                                                                                                                   | SAME AS ABOVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 17. | Forsstrom, M. | 3/25/24               | Keep references to Sumner Historical Society, references to preservation programs; preserve Ryan House.                                                                                                                                                                                                                                                                                                                   | SAME AS ABOVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 18. | Foster, K.    | Letter #1<br>03/22/24 | <p>Why were the applications for Comp Plan Amendments not deemed completed after January 2023 closing date.</p> <p>Why is there 30-day gap between complete application &amp; notice of PC hearing; this is an abbreviated comment period that doesn't meet RCW 36.70A.140.</p> <p>Is there conflict between the 3/27/24 and 4/30/24 posted deadlines, how can Commission make a decision before comment period ends.</p> | <ul style="list-style-type: none"> <li>• The applications (proposals for policy and code changes) were filed and deemed complete in February 2024 after extensive analysis to better identify the scope of the changes. There is no requirement for a different timeline.</li> <li>• The complete application (description of proposals) is one of the first steps in the normal Comp Plan amendment process, and usually occurs long before it is known what date there will be a public hearing. The Notice of DEIS Availability (published with Draft Comp Plan) was issued 3/1/24 with a 60-day comment period, which meets State and City requirements. The Planning Commission public hearing occurred mid-way</li> </ul>                                                                                                                                                                                                                                                                                     |

| #   | COMMENTS | DATE | COMMENT (Summarized by Staff)                                                                                                                                                                                                                                                                                                                                                                            | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|     |          |      |                                                                                                                                                                                                                                                                                                                                                                                                          | <p>through the mandatory 60-day comment period and is in compliance with state law.</p> <ul style="list-style-type: none"> <li>• The timing of notices and public hearing does meet the requirements of RCW 36.70A.140 (Ensure Public Participation). The City prepared and adopted a public participation plan. “Effective notice” was provided with the 60-day comment period, and also an additional public notice and comment period 15 days prior to the public hearing</li> <li>• While the 2 concurrent notice periods might seem confusing, they are 2 different processes and are required by law. The notices stated the Commission public hearing date, which is an opportunity for taking public testimony, not making a decision on that date. The 4/30 deadline offered the public additional time, after the public hearing, to submit written comments. All public comments received by the deadlines (through 4/30) have been/are being forwarded to the Planning Commission prior to their decision. As noted on the published agenda for the Commission April 4, 2024 public hearing, the Commission would not/did not make a decision on the public hearing date.</li> </ul> |
| 19. | “        | “    | <p>EIS Scoping notice May 2023 did not cite specific changes, such as Ryan House policy changes, flooding downtown with low-income apartments or tax incentives.</p> <p>After staff proposed changes to policies related to the Ryan House (and historic preservation), was a new application for Comprehensive Plan Amendments submitted; does this require any changes to the EIS scoping process.</p> | <ul style="list-style-type: none"> <li>• A Scoping Notice is by nature very early in the process when the full range of changes is not entirely certain, and its purpose is to solicit comments on the scope of the EIS and relevant areas of the environment, not provide a detailed list of policy and code changes.</li> <li>• There is no requirement for a new application or re-doing the EIS scoping process. The nature of the Comp Plan amendment process is that policies and regulations evolve due to various reviews by governing bodies (Commission and Council), new information, and public comments. The EIS reviews these various changes under alternatives. Any changes are provided to the Commission before it makes a decision. The City Council will also hold a public hearing after public noticing, where further changes to policies and regulations may occur, and ultimately be analyzed in the Final EIS. The amendment process is intended to be fluid and flexible in nature, which is the only way to ensure that Commissioner, Council and public comments are received, processed and incorporated where appropriate.</li> </ul>                             |
| 20. |          |      | <p>Until 9/7/23 staff recommendation, Ryan House policies still indicated preservation. After that, City reversed the policies so the public didn’t know until that point of the proposed policy changes affecting Ryan House.</p>                                                                                                                                                                       | <ul style="list-style-type: none"> <li>• Policy updates in the Historic/Cultural Resources Element were first discussed with the Commission in August 2023 and September 2023. Staff had not proposed any changes then to Ryan House policies.</li> <li>• Mr. Foster as part of the Save our Sumner Committee filed suit in January 2024 regarding the Ryan House demolition permit. In response to the</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| #   | COMMENTER  | DATE                 | COMMENT (Summarized by Staff)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----|------------|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |            |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | petitioners' filing, staff began edits to Historic/Cultural policies to remove absolute mandates and allow enough flexibility in the policies so that future Council decisions would be consistent with Comp Plan policies. This is also precisely what the Court ordered must take place. Policy revisions were published in the Draft Comp Plan/DEIS issued with public notices on 3/1/24. Petitioners and other parties interested in policies related to the Ryan House were re-directed to the Comp Plan process, were able to review the newest policies during the 60-day comment period, and have submitted comments to the Commission. The public received ample notice and multiple opportunities to be heard on the proposed revisions to the policies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 21. | Foster, K. | Letter #2<br>3/27/24 | <ul style="list-style-type: none"> <li>• Sees a “massive citizen backlash” on recommendations related to the Ryan House and to transform Main Street into an apartment canyon.</li> <li>• Public would reasonably believe that due to court decision, the City would need to start over with the Comp Plan process/policies affecting the Ryan House.</li> <li>• For most of the process, it appears to the public that Ryan House was not going to be affected, that only minor edits would be made.</li> </ul> | <ul style="list-style-type: none"> <li>• There are no policies being proposed that direct the City to demolish the Ryan House. Revised policies to remove “mandatory” language related to historic preservation were proposed by staff to not only comply with the Court’s direction, but also write “goals,” and “policies” rather than mandates or prohibitions that unintentionally tie the hands of Council’s authority to make capital budget decisions.</li> <li>• The Court did not order that the entire periodic update to the comprehensive plan, that necessarily began in 2023, start over. The Court was well aware that the amendment process was already underway, and after acknowledging that, ordered that the comprehensive plan policies that were inconsistent with the issuance of a demolition permit be amended <i>with opportunity for public engagement</i> before a demolition permit could be issued. To receive that ruling, and then fail to address the policies that led to the litigation during the open comprehensive plan amendment process would be a dilatory endeavor. The public’s opportunity to review the proposed revisions, submit public comments for a period of 60 days and speak at multiple public hearings began after the Court’s ruling.</li> <li>• The City issued the Draft Comp Plan with updated historic preservation policies on 3/1/24 and provided for a 60-day public comment period. The City Council will also hold a public hearing with an additional comment period.</li> </ul> |
| 22. | “          | “                    | <ul style="list-style-type: none"> <li>• The Notice of Public Hearing sent out 3/12/24 was confusing in that it has “Notice of Decision” at the top, and does not state the policy changes being made regarding the Ryan House.</li> </ul>                                                                                                                                                                                                                                                                       | The Notice of Public Hearing posted on the City website was erroneously paired with a Notice of Decision graphic at the top, with also “Notice of Public Hearing” title. It was corrected 2 hours later.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |



| #   | COMMENTS    | DATE                       | COMMENT (Summarized by Staff)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | RESPONSE                                                                                                                                                                                                       |
|-----|-------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 23. | Foster, K.  | 4/4/24<br>(Public Hearing) | Speaking on behalf of his family in Sumner. Concern that not enough open discussion in developing amendments, not adequate opportunities for asking questions, need citizen discussion groups; wording related to Vision stating that Sumner is progressive small city very vague & sounds like a “woke” policy; concern that some provisions appear that Sumner is fixing transportation for the region, which we should not be doing; referenced a Berk Consulting client list with many agency names & has concern that there is a conflict of interest.                                                            | --SEE RESPONSES TO WRITTEN COMMENTS--                                                                                                                                                                          |
| 24. | Fox, B.     | 3/24/24                    | Preserve the Ryan House                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | There are no policies in the Comp Plan that require demolition of the Ryan House.                                                                                                                              |
| 25. | Fox, B.     | 3/24/24                    | Preserve the Ryan House                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | SAME AS ABOVE                                                                                                                                                                                                  |
| 26. | Fox, M.     | 3/25/24                    | Keep references to working with others on design guidelines, protecting historic resources, working with Sumner Historical Society; Knoblauch Heritage Park should not be called “heritage,” does not represent full heritage; need to preserve the Ryan House; keep references to historic preservation program.                                                                                                                                                                                                                                                                                                      | There are policies that support historic preservation without having to specifically call out the Sumner Historical Society or the Ryan House. New revisions keep references to historic preservation program. |
| 27. | Fox, M.     | 4/4/24<br>(Public Hearing) | Preserve the Ryan House, preserve Heritage Park fountain, should have specific reference to Sumner Historical Society since they are the group that has the expertise (e.g. Policy 1.3); don’t change shall’s to should, because allows City an option not to do this; referred to other proposed policies related to historic preservation, coordination with community groups, and Heritage/Knoblauch Park, that are concerning (noted these are included in her submitted letter); concern that City decision on Ryan House not consistent with policies; concerns regarding Heritage Park removal of name plaques. | --SEE RESPONSES TO WRITTEN COMMENTS--                                                                                                                                                                          |
| 28. | Griffin, R. | 3/26/24                    | Preserve the Ryan House; massive apartments will replace historic buildings and change city character                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | There are no policies in the Comp Plan that require demolition of the Ryan House.                                                                                                                              |

| #   | COMMENTS      | DATE                       | COMMENT (Summarized by Staff)                                                                                                                                                                                                                                                                                    | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----|---------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 29. | Henderson, A. | 3/27/24                    | Keep references to the Sumner Historical Society and Ryan House                                                                                                                                                                                                                                                  | There are policies that support historic preservation without having to specifically call out the Sumner Historical Society or the Ryan House.                                                                                                                                                                                                                                                                                                  |
| 30. | Henderson, A. | 3/27/24                    | Preserve the Ryan House, keep it open for tours                                                                                                                                                                                                                                                                  | There are no policies in the Comp Plan that require demolition of the Ryan House.                                                                                                                                                                                                                                                                                                                                                               |
| 31. | Henderson, A. | 4/4/24<br>(Public Hearing) | Seems like proposals are ruining Sumner's charm; need to preserve Ryan House; the house is also an important site for historical education of future generations.                                                                                                                                                | --SEE RESPONSES TO WRITTEN COMMENTS--                                                                                                                                                                                                                                                                                                                                                                                                           |
| 32. | Henderson, C. | 3/27/24                    | Keep references to the Sumner Historical Society and Ryan House; keep references to historic preservation programs; concern about apartments                                                                                                                                                                     | There are policies that support historic preservation without having to specifically call out the Sumner Historical Society or the Ryan House. The Planning Commission does not make the decision on the future of the Ryan House.                                                                                                                                                                                                              |
| 33. | Henderson, C. | 4/4/24<br>(Public Hearing) | Believes that distrust for City is growing; added to this is that City did not follow proper procedure on Ryan House; another concern that new Windmill Apartments did not follow SEPA process, City wetland maps were not accurate, that projects connected to a City official are getting steamrolled through. | --SEE RESPONSES TO WRITTEN COMMENTS--                                                                                                                                                                                                                                                                                                                                                                                                           |
| 34. | Hendrix, L.   | 3/27/24                    | Keep references to the Sumner Historical Society and Ryan House; preserve the Ryan House, allow it to be a museum                                                                                                                                                                                                | There are policies that support historic preservation without having to specifically call out the Sumner Historical Society or the Ryan House. Removing specific references to events and programs does not actually remove or prohibit those programs. New revisions keep references to historic documents and oral histories. Policies already encourage adaptive re-use of buildings without having to specify a list of historic buildings. |
| 35. | Hendrix, L.   | 3/27/24                    | Keep references to the Sumner Historical Society and Ryan House; preserve the Ryan House                                                                                                                                                                                                                         | SAME AS ABOVE                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 36. | Hill, C.      | 3/27/24                    | Proposed policies remove the preservation of the Ryan House; need to preserve Ryan House                                                                                                                                                                                                                         | There are no policies in the Comp Plan that require demolition of the Ryan House.                                                                                                                                                                                                                                                                                                                                                               |
| 37. | Lien, G.      | 4/26/24                    | Maintain fish bearing buffer at 100 feet (not higher)                                                                                                                                                                                                                                                            | The staff recommendation is to maintain the existing buffer requirement for fish-bearing streams. The updated comprehensive plan draft package will include a rationale for the best available science for maintaining the fish-bearing stream buffer at 100 feet.                                                                                                                                                                              |
| 38. | Loseth, D.    | 3/26/24                    | Suggests a number of edits to historic preservation policies; keep/add references to Sumner Historical Society and also Ryan House; retain language to "avoid" impacts to resources; include the historical society and main street association in the historic preservation review process; etc.                | There are policies that support historic preservation without having to specifically call out the Sumner Historical Society or the Ryan House, and policies that include other groups in the historic preservation process. The term "avoid" was removed from the permit review process because that is a mandate that is not always possible to achieve.                                                                                       |

| #   | COMMENTS      | DATE                       | COMMENT (Summarized by Staff)                                                                                                                                                                                                                                                                                                                                                                               | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----|---------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 39. | Morrison, B.  | 3/25/24                    | Keep references to the Ryan House and having public access and other uses; preserve the Ryan House.                                                                                                                                                                                                                                                                                                         | There are no policies in the Comp Plan that require demolition of the Ryan House, but there are policies that support historic preservation and encourage adaptive re-use of buildings in general.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 40. | Morrison, B.  | 3/27/24                    | <p>Concerns about ADUs, need for more flexible setbacks for corner lots.</p> <ul style="list-style-type: none"> <li>Does not support reducing height of ADU located within 15-30 feet of rear property line, should be same as side yards.</li> <li>Should be special considerations for corner lots due to wider street yard setback required &amp; rear yard often abuts neighbor's side yard.</li> </ul> | <ul style="list-style-type: none"> <li>New state legislation requires that ADU height be allowed at 24 feet or the height of the main house. Sumner's proposed code complies with that, and actually has to increase the 18-foot height in the current code to meet this new requirement.</li> <li>State legislation requires that setbacks for ADUs cannot be more restrictive than the main house which is a 30-foot rear yard setback in Sumner. Proposed code complies with the new state setbacks.</li> <li>However, the proposed code also provides a way for an ADU to have different height/setbacks than the State guideline. Under new code 18.12.030(A)(10)(b), a property owner may take a voluntary height restriction of 18 feet; if so, the ADU may be built 15 feet from the rear property line and 7.5 feet from the side yard property line. (These are the dimensions Sumner adopted for ADUs in 2022.)</li> <li>Corner lot side yards often abut a neighbor's rear yard as well as side yard; during adoption of ADU regulations in 2022, policy-makers expressed concerns about ADUs intruding in neighbors' backyards.</li> <li>Side yards &amp; rear yards are defined in the code according to the orientation of the house, which creates consistency in administering building permits. Staff does not recommend that definitions or yards/setbacks be rewritten to accommodate ADUs on corner lots.</li> </ul> |
| 41. | Morrison, H.  | 3/27/24                    | Keep references to the Ryan House; preserve the Ryan House                                                                                                                                                                                                                                                                                                                                                  | There are no policies in the Comp Plan that require demolition of the Ryan House.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 42. | Norris, J.    | 4/4/24<br>(Public Hearing) | Ok to make language for historical society more generic, still includes other organizations, and still allows Historical Society to continue; would like to see Historical Society step up & do more; supports more focus on historic preservation and cultural arts and literary events.                                                                                                                   | --SEE RESPONSES TO OTHER PUBLIC COMMENTS--                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 43. | Parrick, L.   | 3/27/24                    | Keep references to the Sumner Historical Society, historic preservation activities, and the Ryan House                                                                                                                                                                                                                                                                                                      | There are policies that support historic preservation without having to specifically call out the Sumner Historical Society or the Ryan House. Removing specific references to events and programs does not actually remove or prohibit those programs. New revisions keep references to historic documents and oral histories.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 44. | Pierce County | 4/29/2024                  | No comment at this time, but reserve the right to comment if there are changes to the                                                                                                                                                                                                                                                                                                                       | The City acknowledges that the County may provide further comments through the legislative review and adoption process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| #   | COMMENTER | DATE      | COMMENT (Summarized by Staff)                                                                                                                                                                                                                                                                                                                                                                                                                  | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----|-----------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |           |           | Comprehensive Plan, Zoning Code Amendments, and Draft Environmental Impact Statement                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 45. | PSE       | 4/17/2024 | <p>Suggest model language for energy equity, energy efficiency, green energy options, peak load shifting, carbon free electrical generation and storage, new and upgraded transmission lines/substations/distribution lines, distributed energy resources, vegetation management, public funding, wildfire mitigation, gas decarbonization</p> <p>Suggest model language for EVs</p>                                                           | <ul style="list-style-type: none"> <li>Proposed policies in the Draft Comprehensive Plan address issues of energy equity, energy efficiency, alternative energy options, and system resiliency. This includes several policies that specifically reference collaboration with PSE (Utilities 2.4, Housing 3.6). The City will consider additional policy language relating to collaboration with PSE.</li> <li>The Comprehensive Plan has policies that address electric vehicles (EVs) and charging infrastructure including: <ul style="list-style-type: none"> <li>Chapter 12 Environment 2.5 – Support infrastructure, codes and permit processes that encourage alternative fuels and electric vehicles.</li> <li>Chapter 16 Transportation <ul style="list-style-type: none"> <li>10.3.1 – Support and implement projects that promote cleaner burning and alternative fuels such as providing electric vehicle charging infrastructure.</li> <li>10.9 Expand public electric vehicle charging stations and encourage and incentive private electric vehicle charging stations.</li> </ul> </li> </ul> </li> </ul> |
| 46. | PSRC      | 4/19/2024 | <p>Use growth assumptions consistent with countywide growth targets (specifically, housing)</p> <p>Update the Sumner-Pacific MIC Subarea Plan to ensure consistency with adopted growth targets and the Regional Manufacturing/Industrial Center Consistency Tool</p> <p>Make the Sumner-Pacific MIC employment targets more prominent in the comprehensive plan</p> <p>Add discussion of current employment and commuting characteristics</p> | <ul style="list-style-type: none"> <li>The staff recommendation for the Preferred Alternative and corresponding analysis for levels of service and transportation modeling will be updated to reflect the city's assigned growth targets per the Pierce County Countywide Planning Policies. (This is likely to take the form of an alternative that meets the 1,985 growth target combined with policies that meet the affordable housing targets under HB 1220).</li> <li>The growth targets for employment can be met by all alternatives, and the MIC growth assumptions are folded into each alternative. The City plans to affirm/evaluate the Sumner-Pacific MIC Subarea Plan as needed in the next plan update cycle (within two years).</li> <li>Additional references to the Sumner-Pacific MIC employment target will be added to the draft Comprehensive Plan Economic Development and/or Land Use element(s).</li> <li>Data from the Census On The Map tool will be used to add analysis to the Population and Employment section of the EIS on employment and</li> </ul>                                   |



| #   | COMMENTER     | DATE    | COMMENT (Summarized by Staff)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----|---------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |               |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | commuting characteristics and a description of commuter patterns will be added to the Economic Development and/or Land Use element(s).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 47. | Rang, A.      | 3/27/24 | Need to preserve Sumner's charm and history; concern about loss of agricultural lands, increased apartments & traffic; keep references to Sumner Historical Society; preserve Ryan House and use as a museum. The Historical Society has in the past had a good relationship with City, but the City has become difficult to communicate with/work with.                                                                                                                                                                                                                                             | There are policies that support historic preservation without having to specifically call out the Sumner Historical Society or the Ryan House.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 48. | Rang, A.      | 3/27/24 | Protect the Ryan House                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | There are no policies in the Comp Plan that require demolition of the Ryan House.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 49. | Rang, G.      | 3/27/24 | Preserve the Ryan House; keep references to Sumner Historical Society                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | There are no policies in the Comp Plan that require demolition of the Ryan House. Updated policies include working with historical societies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 50. | Ryan, M.      | 3/27/24 | Keep references to the Sumner Historical Society and Ryan House; keep references to historic preservation programs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | There are policies that support historic preservation without having to specifically call out the Sumner Historical Society or the Ryan House. Removing specific references to events and programs does not actually remove or prohibit those programs. New revisions keep references to historic documents and oral histories.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 51. | Schmidt, L.   | 3/27/24 | SAME AS ABOVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | SAME AS ABOVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 52. | Shinstine, W. | 3/27/24 | Protect the Ryan House; mentions Orton Estate as a preservation example                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | There are no policies in the Comp Plan that require demolition of the Ryan House.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 53. | Swarthout, S. | 3/25/24 | Preserve the Ryan House; keep historic buildings downtown, not apartments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SAME AS ABOVE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 54. | WDFW          | 4/30/24 | <p>Consider using low-impact development and green infrastructure during infill development.</p> <p>WDFW does not support Alternative 1, or fully support Alternative 2 or 3. The increased environmental protections in Alternatives 2 and 3 fall short of fully meeting WDFW's management recommendations.</p> <p>Urge the city to consider adopting Site Potential Tree Height at age 200 method for riparian management zone, and using WDFW's riparian resources (based on current best available science). When departures are made from the best available science, justification must be</p> | <ul style="list-style-type: none"> <li>Sumner Municipal Code 13.48.020.D (Chapter 13.48 Stormwater Management) states that "the city of Sumner requires that all applicants for residential, commercial, institutional and government agency projects implement low impact development (LID) strategies and practices in their stormwater site plan. LID standards and criteria are set forth in the manuals and the Sumner Development Specifications and Standard Details as therein referenced. The city engineer, or his or her designee, may waive LID strategies if he deems that this type of stormwater management is not applicable or feasible for a particular project." Requirements for Planned Mixed Use Development (SMC 18.26.090) also include a criterion that "project design incorporates the use of one or more of the following low impact development (LID) techniques consistent with city design and construction standards: bio-retention, soil amendment, permeable paving, vegetated roofs, minimal excavation foundations, rooftop</li> </ul> |

| #   | COMMENTER | DATE      | COMMENT (Summarized by Staff)                                                                                                                                                                              | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----|-----------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |           |           | <p>provided (WAC 364-195-915(1)(c)) and adaptive management should be followed.</p> <p>Support for early adoption of the climate change goals and action plans outlined by the Department of Commerce.</p> | <p>rainwater collection." Chapter 18.41 (Required Landscaping) also includes a low impact development option, for which additional information is available to applicants upon request.</p> <ul style="list-style-type: none"> <li>Staff recognize the need to mitigate impacts to critical areas. Impacts will still occur under the Preferred Alternative due to growth based on the targets adopted by Pierce County. The Preferred Alternative is expected to continue to emphasize growth in the Town Center and East Sumner, which are already largely developed. Mitigation measures for the Preferred Alternative will be proposed in the FEIS to address habitat fragmentation, open space corridors, and stormwater runoff. Rationale for best available science for proposed stream buffers will also be included in the updated draft Comprehensive Plan.</li> <li>The City will prepare an attachment outlining the best available science rationale for the proposed stream buffers, supporting the draft development regulations. The City considered WDFW's guidance in the development of the draft regulations and has proposed adopting equal protection of non-fish bearing streams and fish-bearing streams, as WDFW recommends. A buffer of 100 feet is proposed for 95% removal or more of phosphorus, sediment, and most pesticides, and 80% removal for surface runoff containing excess nitrogen.</li> <li>Noted, the draft plan includes a new climate change element based on guidance from the Department of Commerce.</li> </ul> |
| 55. | WSDOT     | 4/30/2024 | Include multimodal LOS impacts to state-owned facilities                                                                                                                                                   | <ul style="list-style-type: none"> <li>The City of Sumner has developed multimodal level of service (LOS) standards as part of the Comprehensive Plan including evaluation of intersection operations using the traditional LOS measures based on Highway Capacity Manual (HCM) and review of LOS for walking and biking based on pedestrian and bicycle facility presence and connectivity. Public transit does not currently operate within Sumner; therefore, the Comprehensive Plan identified that LOS will be developed in the future if service is implemented.</li> <li>LOS is evaluated for state-owned intersections based WSDOT's adopted LOS standard. LOS at intersections that do not meet the standard are summarized in DEIS Exhibits 8-16 and 8-22 with additional detail provided in the Transportation Plan. Pedestrian and bicycle LOS is determined by comparing the future non-motorized network shown on DEIS Exhibits 8-6 and 8-7 with the EIS Alternative networks. The future non-motorized network identified as part of the Comprehensive Plan considers state-owned transportation facilities including</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                |

| #   | COMMENTS        | DATE                       | COMMENT (Summarized by Staff)                                                                                                                                                                                                                               | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----|-----------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                 |                            |                                                                                                                                                                                                                                                             | connectivity along and to SR 162 as well as access north and south of SR 410 and east and west of SR 167. Pedestrian and bicycle impacts of the Comprehensive Plan and associated land use are shown on DEIS Exhibits 8-9 and 8-10. In most cases, the LOS is shown as “green” meeting standard; however, there are a few identified areas that do not meet standard. For facilities that do not meet the standard, improvement projects have been identified (see DEIS Exhibit 8-27) to mitigate the impacts of the Alternatives. |
| 56. | Yoder, J. (sp?) | 4/4/24<br>(Public Hearing) | Worked at Sunset Chev, gave some history about that; having a 3-minute limit to talk is frustrating; his dad’s name was removed from Heritage Park with no notice; Ryan House was going to be demolished with no notice; no one cares about Sumner anymore. | --SEE RESPONSES TO OTHER PUBLIC COMMENTS--                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

## EXHIBIT E

### HOUSING ELEMENT AND HOUSING CODE Staff Recommendations on Options May 28, 2024

The Draft Comprehensive Plan published 3/1/24 includes some Housing policies and draft code with optional wording. The Planning Commission will be asked to make recommendations on the various options. Below is a summary of the options and staff recommendations.

#### **PREFERRED ALTERNATIVE**

Decisions on the housing options should be consistent with the Planning Commission's recommendation on a "Preferred Alternative" described in the Draft EIS. Alternatives 1, 2 and 3 provide different approaches to meeting Sumner's targets for housing capacity and for affordable housing in a range of income bands. Staff has recommended **a Preferred Alternative** (see Staff Memo – 2024 Comprehensive Plan Recommendations and Motions, dated May 28, 2024). Staff's recommended Alternative would:

- Allow multiplexes on large lots in LDR zones with no requirement to be affordable.
- Increase density in MDR zones from 15 to 22 du/ac
- Change the existing MFTE in Town Center to allow MFTE only for affordable housing.
- Expand the existing MFTE in East Sumner (applies only to affordable housing) to offer the affordable housing incentive to additional properties.

#### **HOUSING POLICY AND CODE OPTIONS** (Excerpts from Draft 2024 Comp Plan, published March 1, 2024)

| <b>Multiplexes in Low Density Residential Zones</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Draft Policy 2.5:</b> Plan for an adequate supply of land to accommodate projected housing needs for all income bands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                      |
| <b>OPTION A</b><br>Provide flexibility for larger lots in low density residential districts to build triplexes and fourplexes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>OPTION B</b><br>Allow larger lots in low density residential districts to build triplexes and fourplexes if at least one unit is dedicated as <u>affordable</u> housing.                                          |
| <b>Draft Code SMC 18.12 Low density residential zones</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                      |
| <b>OPTION A</b><br>In the LDR 8.5 and LDR 12 zones on parcels more than 1.5 times the minimum lot size, multiplexes with up to four units.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>OPTION B</b><br>In the LDR 8.5 and LDR 12 zones on parcels more than 1.5 times the minimum lot size, <u>where at least one unit is dedicated long-term affordable</u> housing, multiplexes with up to four units. |
| <b>Staff Recommendation:</b> Staff recommends OPTION A for the policy and code. This would apply to larger single-family lots in only the LDR 8.5 and LDR 12 zones (minimum lot size 8500 s.f. and 12,000 s.f.). Allowing triplexes and fourplexes helps provide more affordable "middle housing," but a requirement for affordability is not recommended as it may deter small infill projects. Affordable housing is typically more feasible for larger projects that can spread out the cost of building and administering affordable units. Given the limited number of lots over 1.5 times the minimum, this is not likely to make a huge difference in housing numbers. |                                                                                                                                                                                                                      |
| <b>Recommended Motion:</b> Move to recommend approval of OPTION A regarding Multiplexes In Low Density Residential Zones.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                      |



## Affordable Housing by Religious Organizations

### Draft Policy 2.5.16:

OPTION A: Support affordable housing development by religious organizations through density bonuses.

OPTION A-1: Support affordable housing development by religious organizations through density bonuses, such as height and density, and consider fee waivers.

OPTION B: Support affordable housing development by religious organizations through density bonuses and fee waivers.

### Draft Code SMC 18.24.030 Planned Residential Developments

Add affordable housing apartments by religious organizations to the PRD process, where the Hearing Examiner may grant density and height bonuses (similar to affordable senior housing process).

OPTION A, A-1 and B

--Allow bonuses through a PRD--

### Draft Code SMC 12.36 Transportation Impact Fees, permit fees, system "hookup" charges

OPTION A, OPTION A-1  
N/A

OPTION B  
Adopt fee waivers and/or reduced fees for affordable housing development by religious organizations.

**Staff Recommendation:** Staff recommends OPTION A-1. Housing provided by religious organizations could add a few dozen or more affordable units to Sumner. There are three large churches in Sumner that might have land capacity and the resources to build housing. To incentivize this type of affordable housing, staff recommends allowing bonuses such as density and height bonuses through the PRD process. Fees charged for new development can include mitigation fees, system development charges and impact fees, and can amount to thousands of dollars per unit. This can be a disincentive for affordable housing and non-profit providers. Staff recommends that the City explore waiving or reducing fees. However, any change in fees should be based on an evaluation of best approaches and costs/benefits, including impacts on other rate payers, so should not be implemented until a future date.

**Recommended Motion:** Move to recommend approval of OPTION A-1 regarding Affordable Housing by Religious Organizations.

## Maximum Density in Medium Density Residential

### Draft Code SMC 18.14, Medium and High Density Residential Districts

OPTION A

Change maximum density from 15 to 22 du/ac.

OPTION B

Change maximum density from 15 to 17 du/ac.

**Staff Recommendation:** Staff recommends OPTION A. An increase in density (dwelling units per acre) in some areas appears necessary to meet Sumner's assigned housing targets. A modest increase to 17 du/ac would move Sumner closer to that target; however, without mandating affordable units in new projects, a higher density such as 22 du/ac will be needed to provide for affordable homes in the low-income bands. For comparisons, the MDR zone in East Sumner currently allows 26 du/ac; HDR is 40 du/ac. Outside of East Sumner, MDR is 15 du/ac and HDR is 25 du/ac. The recent Tarragon multifamily project on Main Street & Graham is 2-3 stories at 25 du/ac. The new townhouse and mixed-use project starting construction across from the YMCA will be 26 du/ac.

For context, see diagrams below of density examples.

**Recommended Motion:** Move to recommend approval of OPTION A regarding Maximum Density in Medium Density Residential Zone.

#### Town Center Plan Area – Affordable Housing

**Draft Policy 4.8** Related to **Goal 4:** Provide for a variety of housing types and densities in the **Town Center Plan** area in close proximity to the train station.

##### OPTION A

Maintain the Multi-family Tax Exemption in the Town Center by providing property tax relief only for qualified affordable housing developments for 12 years.

##### OPTION B

OPTION B: *Require* all multifamily housing developments in Town Center to include a minimum percentage of affordable units.

#### Chapter 18.29, Town Center Code (TCC)

##### OPTION A

The existing Town Center Multifamily Tax Exemption (MFTE) shall only be available to eligible affordable developments.

##### OPTION B

20% of units in new developments in the TC-5 and TC-6 zones will be mandatory affordable to less than 80% AMI

**Staff Recommendation:** Staff recommends OPTION A. There is a risk in making affordability mandatory as it could slow or stop all new multifamily development. Staff recommends not making affordability mandatory but strengthening the incentives in Town Center Plan area. The TCP area would receive MFTE credits (creating an incentive) only if a project provides 20% of the units as affordable. SEE MAPS BELOW

**Recommended Motion:** Move to recommend approval of OPTION A regarding Town Center Plan Area Affordable Housing.

#### East Sumner Neighborhood – Affordable Housing

**Draft Policy 5.1** Related to **Goal 5:** Support high density multifamily development and apartments in key locations in **East Sumner Neighborhood** Plan area.

##### OPTION A

Maintain and consider expanding the Multi-Family Tax Exemption allowance for targeted areas in the East Sumner Urban Village area to create *incentives* for affordable housing.

##### OPTION B

*Require* all multifamily housing developments in the East Sumner Urban Village to include a minimum percentage of affordable units.

#### Chapter 18.30 East Sumner Urban Village Overlay District (ESUV)

##### OPTION A (revised)

Maintain the existing Multifamily Tax Exemption (MFTE) area, and expand the area to include all of the East Sumner Neighborhood Plan area, providing an incentive for affordable developments in all of East Sumner. SEE MAPS BELOW

##### OPTION B

Require that 20% of units in new developments in the East Sumner Neighborhood boundary will be affordable (households) less than 80% AMI

**Staff Recommendation:** Staff recommends OPTION A. Expand the MFTE in East Sumner (allowed only for affordable housing) to offer the affordable housing incentive to additional properties. The existing MFTE allowance that is already established for a subarea of East Sumner would be maintained to provide tax credits to affordable housing there and would be expanded to other areas in the East Sumner Neighborhood Plan.

**Recommended Motion:** Move to recommend approval of OPTION A regarding East Sumner Neighborhood Affordable Housing.

### Displacement Provisions (all zones)

#### Draft Policies in Comprehensive Plan:

##### OPTION A:

6.1 Promote County programs on eviction prevention, property tax assistance, mortgage assistance, energy assistance, and foreclosure prevention counseling.

##### OPTION B:

- 6.1 ~~Promote~~ Consider working with agencies to provide public information on County/~~State~~ programs on eviction prevention, property tax assistance, mortgage assistance, energy assistance, and foreclosure prevention counseling.
- 6.2 Consider ~~adopting~~ supporting programs that provide tenant protections, such as tenant relocation assistance, just cause eviction protections, and notice of intent to sell, consistent with State law.
- 6.3 Consider adopting provisions in the zoning code such as special zones or development standards that protect manufactured home parks over other types of housing developments.

#### **Draft code: Require landlords to provide notice of sale/evictions, require landlords to pay a relocation fee, and/or adopt a Manufactured Home Park protective zoning**

- OPTION A: Adopt an ordinance for tenant relocation assistance, in which developers must pay an amount to displaced low-income renters.
- OPTION B: Adopt a manufactured home park zoning designation and apply it to manufactured home parks at risk of displacement.
- OPTION C: Adopt a just cause eviction protections, in which landlords must give written notice stating the specific "just cause" and supporting facts for the eviction.
- OPTION D: Adopt a requirement for a notice of intent to sell ordinance, in which landlords must post a notice to give tenants time to prepare and to consider tenant purchase of the building.
- OPTION E: Use City media to connect residents with information on County and State tenant protections and programs, for example, through resources linked on the City website and targeted outreach through community organizations.

#### **Staff Recommendation:**

- Staff does not recommend OPTION A, adopting tenant relocation assistance, which becomes onerous to property owners and difficult for the City to administer.
- Staff recommends OPTION B for the draft policies, with the revision shown. With limited resources, the City will rely on other agencies more suited to promote tenant protections. Staff recommends OPTION B for new code language. There are 4 Manufactured Home Parks (MFHP) in Sumner. Adopting a MFHP-only designation has the potential to protect hundreds (approximately 260) of low-income households who live in Sumner. This helps reduce the chance of re-development into market rate housing and displacing the low-income residents. While a zoning restriction could negatively impact a few property owners of the existing MFH parks, such protective zoning could be one of the most direct ways that Sumner could meet
- the State requirement for adding displacement provisions for low-income housing. Additional notice would be given to property owners prior to the City Council hearing.
- Staff does not recommend OPTION C and OPTION D. Required notices may be difficult for a small city to manage/enforce and the City's role is unclear if there is a tenant complaint. Staff assumes the State has the primary role in landlord/tenant obligations.

- Staff does not recommend OPTION E. Although publishing information on tenant protections/programs may seem like an easy option, the City does not have the resources to always stay up to date on legal issues surrounding tenant protections, and other agencies are more suited to that role. There is a proposed policy above that supports this, but leaves it up to the City to “consider” taking action, depending on staffing/resources available.

**Recommended Motion:** Move to recommend approval of OPTION B regarding Displacement Provisions.

### Exempting ADUs from Impact Fees

#### Chapter 3.5, 12.36, 12.38 and other sections

OPTION A  
ADUs would be exempt from impact fees

OPTION B  
No exemptions for ADUs

**Staff Recommendation:** Staff recommends Option B. In new State legislation, fees for ADUs can’t be more than 50% of the charge for the principal unit. Sumner will need to update its fees to comply which will provide incentives for ADUs. Fees could be further reduced or waived, providing an incentive to construct ADUs. However, as noted above, the existing fee structure should not be changed until further evaluation of costs/benefits and impacts to other rate payers.

**Recommended Motion:** Move to recommend approval of OPTION B regarding Exempting ADUs from Impact Fees.

### Affordable Housing Restrictions on Short Term Rentals

**New Policy 2.5.17** Consider potential restrictions on the use of ADUs and affordable housing units as short term rentals.

**Staff Recommendation:** Staff recommends this new policy. The Planning Commission voted at its meeting on May 2, 2024 to request that staff explore zoning code updates to limit short term rentals, in order to limit potential impacts on affordable housing. The Department of Commerce recommends restricting short term rentals in ADUs and cities may consider other restrictions. The City may not pursue specific code amendments until a future date when workload allows; however, the policy basis would be in place.

**Recommended Motion:** Move to recommend approval of new policy 2.5.17 regarding Restrictions on Short Term Rentals.

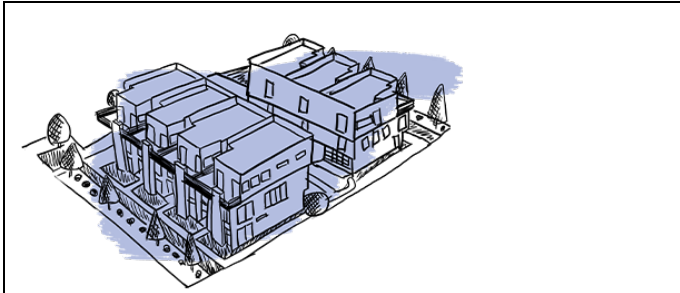
## EXAMPLES OF DENSITY & HOUSING TYPES

(Source JHP Architecture/Urban Design – Density Guide)

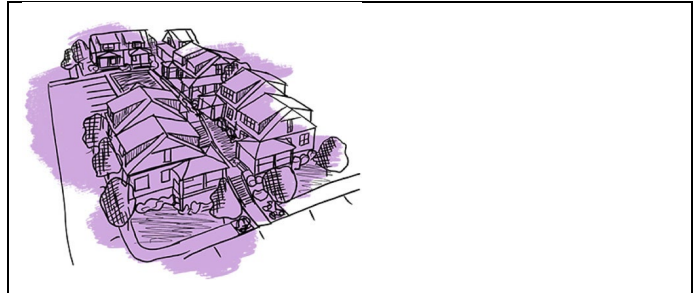
**Townhomes/Rowhouses** – Single-family attached housing, typically 2 stories, parking below or behind, 12-18 units/acre.

**Small Apartments/Cluster Homes** – Smaller multifamily, 2-3 stories, facing street w/courtyards or parking behind, 15-22 units/acre. Sumner Example: Weaver Apartments on Maple Street.





**Garden Apartments** – Larger structures or clusters of structures on larger sites, 2-3 stories, parking around sides and interior, 19-25 units per acre. Sumner example: “Main+Loft” apartments at Main Street/Graham.



**Village Cluster** – Clusters of larger buildings with structured parking, 3-4 stories, walk-up to each unit or corridors w/elevators, 26-40 units/acre.

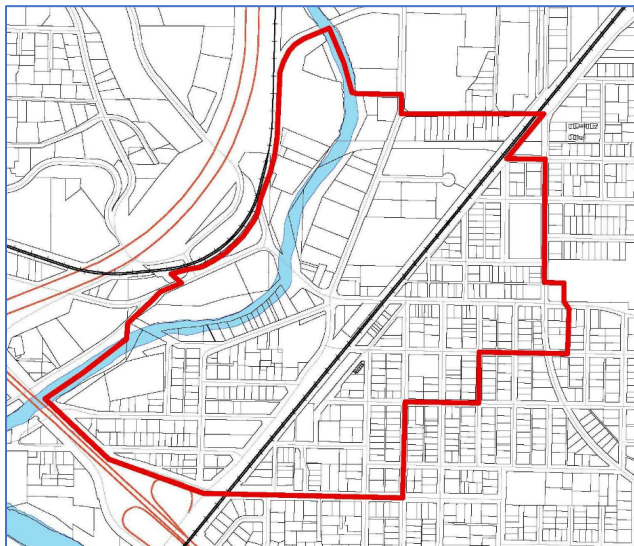


**Four Story- Five Story with Central Garage** – Apartments at the street, built around a central parking structure, often underground parking, 41-95 units/acre. Sumner example: New mixed use on Red Apple site.

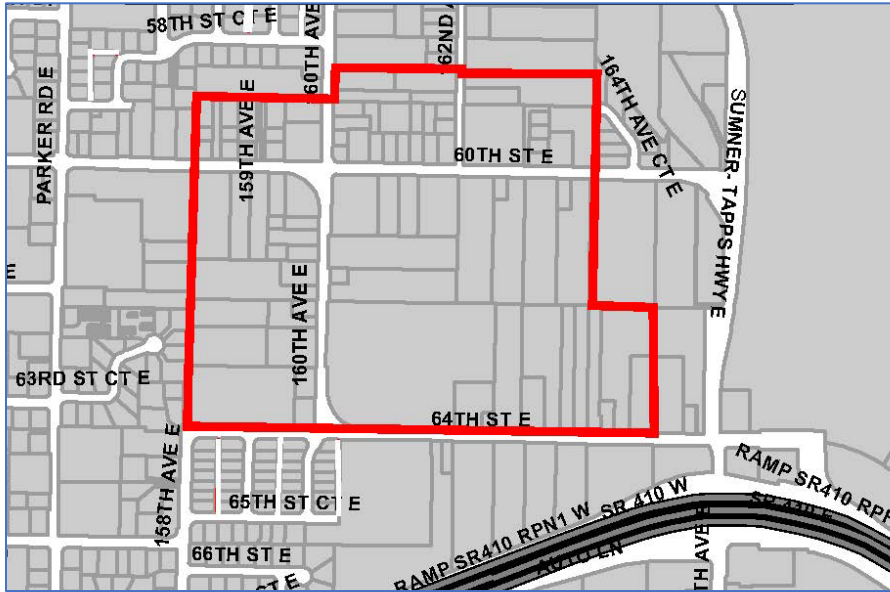


## **EXISTING TOWN CENTER AND EAST SUMNER MFTE AREAS**

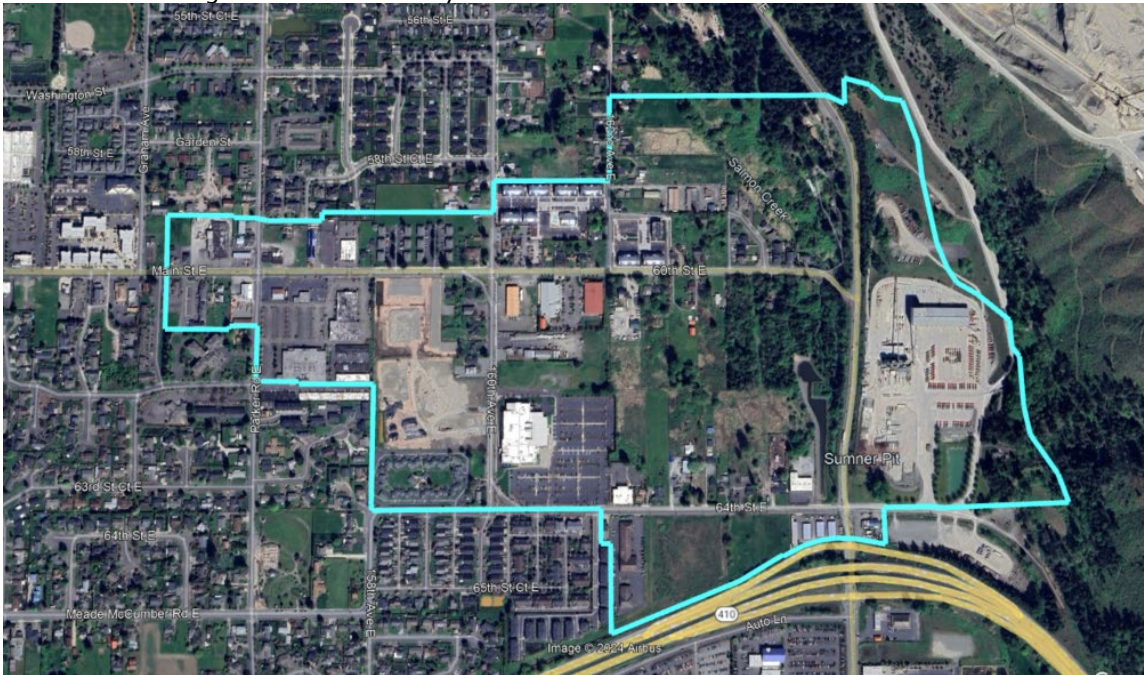
### **Town Center Plan Area**



### East Sumner MFTE area



### East Sumner Neighborhood Boundary



## EXHIBIT F

### LAND USE ELEMENT – Land Use Designations & Overlay Districts Additional Staff Recommendations May 28, 2024

*The Draft Comprehensive Plan published 3/1/24 includes revisions to the Land Use Element. In addition to those updates, staff **recommends wording to support a protective zoning** for Manufactured Home Parks (below). The Planning Commission will be asked to make recommendations on these changes. (Zoning Code updates will be prepared later in the process.)*

**7. The land use designations ~~categories~~ and target densities described in the sections below are to be utilized in conjunction with the ~~Land Use Comprehensive Plan Map~~, shown in Figure 9-2. These designations guide the zoning districts in the adopted zoning map. Table 9-1 summarizes the categories and densities of particular districts.**

#### **7.1 Residential**

[...]

7.1.3 Low Density: This designation (LDR) provides for primarily single-family dwellings and duplexes in areas with current or planned access to City facilities and services. At the higher end of the ~~single-family~~ low density range (LDR-3 at 7-~~20~~10 du/ac), public transit can more easily be supported. Through a planned residential development permit process, this base density may be increased significantly for affordable senior housing. Low density residential uses provide a transition from ~~rural residential~~ the Residential Protection district and protected critical areas to higher density uses. Primary uses include detached single-family ~~residential~~ dwellings, duplexes, private garages, and other accessory buildings. Secondary uses allowed typically with appropriate criteria through a special permit process include accessory dwelling units ("mother-in-law units"), adult family homes, assisted living facilities, senior apartments and retirement homes, **manufactured home parks and subdivisions**, hospitals, educational facilities, utilities subject to compatibility criteria, and churches and religious institutions. Many of these secondary uses may bring a higher number of residents, visitors and vehicle trips than normally associated with low density residential areas. However, allowing such secondary uses reflects the desire to accommodate needed housing and human services uses that can be integrated into the neighborhood.

7.1.4 Medium Density: The medium density designation (MDR) is intended to provide for multi-family living to ensure that opportunities to obtain reasonable-cost housing exist for community residents. Primary uses include multi-family housing of various types including duplexes, multiplexes, and low-rise apartments (three stories or fewer), zero-lot line structures, townhouses, condominiums, senior apartments and retirement homes, etc., and may also include single-family dwellings. Secondary uses allowed typically with appropriate criteria through a special permit process can include accessory dwelling units, adult family homes, day care, educational facilities, utilities subject to compatibility criteria, churches and religious institutions, assisted living facilities, limited office/professional buildings, and manufactured home **parks and** subdivisions. Through a planned residential development permit process, the base density in Medium Density Residential may be increased significantly for affordable senior housing. Medium density developments may require



design review to ensure diversity of building types/avoidance of building form repetition, plan goal consistency, and neighborhood compatibility.

**7.1.4 High Density:** This designation (HDR) allows for higher density multi-family developments to allow for a broad range of housing choices in areas with existing and planned infrastructure, and to allow for infill development and the reduction of sprawl. Primary uses include multi-family housing of various types including townhouses, condominiums, apartments, etc. Secondary uses can include low and moderate density residential developments, adult family homes, day care, **manufactured home parks and subdivisions**, and assisted living facilities. New single-family uses are prohibited so as not to take up housing capacity in the high density district, although existing single-family uses may remain. Through a planned residential development permit process, the base density in High Density Residential may be increased significantly for affordable senior housing. ~~This designation may be applied in new areas as appropriate to the neighborhood's character (e.g. near commercial areas and transit). High density developments may occur.~~ This designation should be applied where the following conditions exist:

## **7.5 Overlay Designations**

- [...]
- 7.5.2 Manufacturing/Industrial Center
- [...]
- 7.5.5 Planned Residential Development
- [...]
- 7.5.6 Town Center Plan Area
- [...]

### **7.5.7 Manufactured Home Park Overlay**

The Manufactured Home Park (MFHP) Overlay district applies to properties primarily in manufactured home park use where the MFHP was created prior to 2024. The purpose of the overlay is to support the continuation of manufactured homes as the primary use on the property and to help ensure that MFHPs continue to provide an affordable housing option for Sumner residents. The overlay is not intended to apply to new MFHPs, but may be applied in the future to MFH subdivisions if residents become vulnerable to displacement and apply to the Director for designation. The overlay is a land use designation only and is not intended to include provisions for rent control or tenant protections.

*NOTE: Sumner code defines MFHP as: "... a tract of land designed and maintained under a single ownership or unified control where two or more spaces or pads are provided solely for rent or lease for the placement of manufactured homes for residential purposes." MFHPs require a conditional use permit; Sumner has 4 such parks.*

*Sumner's current code chapter 18.34 Manufactured Home Parks from the 1990s would be updated to reflect current conditions and appropriate standards.*



## EXHIBIT G

# Historic and Cultural Resources

## 2024 Comprehensive Plan Periodic Update - March 1, 2024

### **New text edits proposed 05/15/24 for Planning Commission review 06/06/24**

[New text edits proposed by staff after Planning Commission public comment period ended 04/30/24 are shown in **red text**.]

## 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. As described in the Draft Environmental Impact Statement, 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.

~~Several historic buildings have been surveyed and placed on the National Register of Historic Places. 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~~ Adequate planning during a project is important, in order to avoid, where feasible or practical, development that could ~~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 areas of Sumner with historical, cultural, educational, or scientific values. the historic and prehistoric cultural resources of Sumner.**

~~X.X. 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: 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 of local, state or national significance to the extent feasible, including properties listed on the National or State registers. Developers should 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 document how~~ potential impacts to archaeological, historic, and cultural sites and resources ~~were considered and how impacts were avoided or how avoidance is infeasible.~~

*[Note: Proposed wording removes the mandatory requirement to “avoid” impacts since that is not always possible. Also there is no State law that requires preservation of a listed building or historic non-listed properties. This policy requires the property developer to show due diligence in preservation efforts.]*

- 1.1.2. Consider the potential impacts of development on culturally significant tribal sites and collaborate with ~~the affected tribes, such as the~~ Puyallup Tribe and Muckleshoot Tribe, to ensure the protection of tribal cultural resources.

*[Note: In response to DAHP comments.]*

- 1.1.3. Request consultation with the State Department of Archeology and Historic Preservation (DAHP) for demolition or construction projects on sites located in Town Center, with structures older than 45 years old, or with structures identified by DAHP as potentially eligible for listing. ~~require the applicant to request a consultation with DAHP.~~

*[Note: In response to DAHP comments. Current Sumner code does not require consultation with DAHP, and the State does not require consultation on all projects; only projects receiving State funding. Consultation would help inform developers and reviewers of resources present and possible ways to protect them. Proposed regulations specify a more detailed process.]*

- 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 to be added to permits as a condition of project approval.

- 1.2. Work with tribes, agencies and property owners to encourage measures that protect, enhance, and restore ecosystems that could be adversely impacted by climate change, in order to make available cultural foods and other resources for indigenous tribes.

- 1.3. ~~Work with the Sumner Historical Society and other~~ ~~Encourage the efforts of historic preservation organizations, such as the Sumner Historical Society, Puyallup Historical Society, the Japanese American Citizens League, the tribes, and other~~ community groups to promote historic preservation, historic and cultural education and recognition of Sumner’s history.

*[Note: In response to public comments to keep references to Sumner Historical Society.]*

1.3.1 ~~Continue to support the Sumner Historical Society by providing the use of the Ryan House. [Note: Policy revised into new one below.]~~

1.3.1 Consider partnerships with historic preservation organizations, such as the Sumner Historical Society, that could allow, where appropriate, an agreement for the use of city facilities.

*[Note: New policy in response to public comments. Also makes the policy broader to apply to other organizations or facilities.]*

1.3.2. Encourage local activities ~~which~~ that promote the community and region's history.

1.3.3. ~~Partner with the Sumner Historical Society~~ Encourage historical societies, historic preservation agencies, community groups, and others to provide access to Sumner's historic ~~documentation~~ documents, such as maps, photos, and newspapers, for landowners, citizens, residents, and others. *[Note: Moved from Policy 3.5 below. Revisions broaden the policy to apply to other organizations who may have a role.]*

1.3.4. Encourage community programs for the collection and preservation of oral histories of the community, through partnerships with schools, the senior center, and other groups. *[Note: This is a new policy proposed by staff, with updated wording to clarify City's role.]*

1.3.5. ~~Promote~~ Encourage public awareness and understanding of prehistory and the history of tribes in the Sumner area.

Figure 11-1. Tribal Reservations and Draft Treaty Ceded Areas (Washington Department of Ecology)



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

1.4.1. 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.

1.4.2. Implement design guidelines that protect and promote the historic and community character of Sumner.

1.4.3. ~~Maintain a historic preservation program, that creates a local historic preservation commission, and pursue~~ in an effort to support Sumner's designation as a Certified Local Government for historic preservation purposes.

*[Note: In response to DAHP comments. Also, a historic preservation commission already exists.]*

1.4.4. ~~Maintain a local register~~ Encourage the historic preservation commission to develop a local register of historic places and, with permission from the tribes, a list of traditional cultural properties.

*[Note: There are no traditional cultural properties listed 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.*

*Countywide Policies and State Law require jurisdictions to address protection of traditional cultural properties. Per statutes, these are sites or areas 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."*

1.4.5. ~~Nominate properties for listing in the Washington State and National Register of Historic Places.~~ *[This policy is covered in Policy 1.4 above.]*

~~X.X.X. Encourage the creation of a local historic preservation plan...~~ *[Note: Staff-suggested policy from previous draft not necessary; preservation plan covered under Policy 1.43 above]*

1.4.6. Analyze and consider a historic overlay zone in the ~~D~~downtown area as a tool for preserving the character of Main Street. *[Policy moved from 1.6 below.]*

~~X.X. Encourage private and public owners of historic sites to provide public access...~~ *[Note: Staff-suggested policy from earlier is not needed. Access is governed by the State, under its rules for listed historic properties.]*

1.5. ~~Actively seek~~ Identify state and federal grants and other funding sources to support ~~implement the historic preservation in Sumner program such as developing a local historic preservation plan; conducting surveys of cultural resources; preparing nomination documents for Washington State and National Historic Places Registers; performing public education activities including presentations to citizens, articles in the city newsletter, school presentations, and booths at city events festivals.~~ *[Most of this policy is redundant with others.]*



~~1.6. Analyze and consider a historic overlay zone in the Downtown area as a tool for preserving the character of Main Street. [Policy moved to 1.4.6 above.]~~

- 1.6. ~~Maintain a voluntary nomination program for single-family residential properties. Encourage private property owners with eligible properties to voluntarily seek Register listing.~~

*[Note: Sumner does not maintain a separate program like this; nomination is always voluntary.]*

- 1.7. Work with property owners and historic preservation societies toward protecting or adapting significant historic sites prone to floods, extreme snow events, and other hazards worsened by climate change through building retrofits, green infrastructure, and other strategies.

## **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~~ Partner with community or volunteer organizations, businesses and supporters to promote cultural arts throughout the community. ~~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 the heart and historic meaning of Downtown. Recognize the role of the historic downtown as the historic center of Sumner and heart of the community.**

Figure 11-2. Historic Downtown Sumner



- 3.1. ~~Ensure Downtown's historic character~~ Ensure the 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. Encourage the incorporation of street furniture and features along streets in the historic downtown, 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~~ **encouraging** adaptive reuse of buildings and new construction that ~~respects~~ acknowledges the historic character of the area.
- ~~X.X — 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.~~  
*[Note: Policy to be deleted, since the City Council determined (09/2023) that due to the structure's very poor condition, there is no feasible means of preserving the Ryan House. Adaptive reuse of listed and non-listed historic buildings is covered generally already in Policy 3.3.]*
- ~~X.X — Partner with the Sumner Historical Society and others to provide access to historic documentation, to landowners, citizens, and others. — [Note: Incorporated into Policy 1.3.2] above.]~~
- 3.4. ~~Update walking tours~~ Provide ongoing support and expansion of walking tours that highlights public art, architecture, history, trees, and other icons of the historic downtown.  
*[Note: Sumner has policies in the Community Character chapter in the Comprehensive Plan that promote beautification, events, and economic support of the Downtown Core.]*

## DRAFT Proposed Code Changes

### 2024 Comprehensive Plan Periodic Update - March 1, 2024

#### **New text edits proposed 05/15/24 for Planning Commission review 06/06/24**

*[New text edits proposed by staff after Planning Commission public comment period ended 04/30/24 are shown in **red text**.]*

### Chapter 18.39: Historic Preservation

~~Update outdated references to Sumner becoming a "Certified local government" in the future ...~~

*[Note: The code references are not outdated yet. The adopted code anticipates the City becoming certified, which can happen at any point in the future without affecting 2024 proposed code.]*

**Add a new section to Title 18** (possibly 18.60 or 18.39.095): Cultural and Historic Resources Review Requirement:

1. ~~Applicants for projects~~ Projects involving demolition of a building or new construction not categorically exempt from SEPA environmental review, on sites located in Town Center, with structures more than 45 years old or identified by the State Department of Archeology and Historic Preservation (DAHP) as potentially eligible for listing, shall ~~be required to include a request for a project review~~ consultation with 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~~ mitigation measures recommended by DAHP within ~~28-30~~ days of a requested consultation will be considered and implemented only as appropriate.
  - a. The consultation request shall be submitted on form(s) approved by the Director.
  - b. Mitigation measures shall be applied as appropriate to the scale and impact of the project and as appropriate to the significance of the resource(s), as determined by the Director ~~in consultation with the historic preservation commission.~~

*[NOTE: 45 YEARS IS A STATE GUIDELINE FOR STARTING CONSULTATION WITH DAHP. STAFF RECOMMENDATION IS TO SET A THRESHOLD FOR WHEN DAHP REVIEW IS REQUIRED. THE STATE SEPA ENVIRONMENTAL RULES DISTINGUISH BETWEEN SMALL "EXEMPT" PROJECTS AND LARGER PROJECTS THAT NEED TO GO THROUGH SEPA PERMITS. THIS CODE PROVISION WOULD FOLLOW THOSE THRESHOLDS. "LARGER PROJECTS" INCLUDE CONSTRUCTION OF MORE THAN 4 MULTIFAMILY UNITS, COMMERCIAL SPACE MORE THAN 4,000 S.F., AND GRADE/FILL OF MORE THAN 100 CUBIC YARDS, AS EXAMPLES. THE PROPOSED DAHP REVIEW WOULD NOT APPLY TO DEMOLITION OF A SINGLE-FAMILY HOME (LIKE MOST CITIES, THERE IS NO CURRENT REQUIREMENT FOR PRESERVATION). THE 30-DAY TIMELINE REFLECTS SUMNER'S CODE FOR DETERMINING A COMPLETE PERMIT APPLICATION WITHIN 28 DAYS, AND ALLOWS FOR THE MAXIMUM TYPICAL 30-DAY DAHP REVIEW.]*

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:
  - o 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.

*[NOTE: THE PROPOSED LANGUAGE ABOUT INADVERTENT DISCOVERY AND POTENTIAL DISTURBANCE IS ACCEPTED STANDARD PRACTICE, BUT NOT CODIFIED IN SUMNER'S CODE.]*