



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

<https://sumnerwa-gov.zoom.us/j/84368654161>

Or One tap mobile:

+12532158782,,84368654161# US (Tacoma)

Or Telephone:

+1 253 215 8782 US (Tacoma)

+1 253 205 0468 US

Webinar ID: 843 6865 4161

CALL TO ORDER

Roll Call: Bitetto, Bowman, Brown, Clerget, Cole, Elfers and Reinke

REGULAR BUSINESS

1. 2024 Comprehensive Plan Update - Overview & Selection of Preferred Alternative

CITY ADMINISTRATOR REPORT

AGENDA SETTING

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

EXECUTIVE SESSION

ADJOURNMENT

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

SUBJECT: 2024 Comprehensive Plan Update - Overview & Selection of Preferred Alternative

CATEGORY: Information Only

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. 2024 Comp Plan Update - Presentation

STAFF CONTACT: Ann Siegenthaler, Senior Planner

SUMMARY BACKGROUND:

During 2023-2024, the Planning Commission reviewed proposed updates to the 2024 Comprehensive Plan (Comp Plan), related plans, and development regulations. The Planning Commission's role is to review the Comprehensive Plan and development regulations, and make recommendations to the City Council. The Commission held a public hearing in April 2024, and has made initial recommendations.

One of the recommendations the Commission has made is on a "Preferred Alternative." The Preferred Alternative evolves from the Comp Plan Draft Environmental Impact Statement (DEIS), which evaluates 3 Alternatives. The 3 Alternatives differ primarily in their approach to meeting required housing targets. Out of the Alternatives, the Planning Commission has recommended a Preferred Alternative, which is a hybrid of the other alternatives.

The Preferred Alternative consists of several strategies to address housing growth targets:

- Meets the housing targets assigned to Sumner, as required by the State
- Addresses affordable housing (required by the State Growth Management Act)
- Provides for housing density increases in some areas
- Includes displacement provisions to help preserve low-income housing.

The purpose of the July 8 meeting is to ask the Council for direction on whether the Preferred Alternative is the right strategy to guide the next steps in developing the Comp Plan. The Preferred Alternative will be used to refine Comp Plan policies and regulations, and will be evaluated in more detail in the Final EIS.

The attached presentation summarizes the options and recommendations for the Council to consider. More detailed information on the 3 DEIS Alternatives can be found in the 2024 Draft Environmental Impact Statement and the Draft 2024 Comprehensive Plan. Both are located on the City's website at: <https://connects.sumnerwa.gov/planning-summers-future>.

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

STAFF RECOMMENDATIONS/MOTION:

Provide feedback on the Preferred Alternative.

Planning Sumner's Future

2024 Comprehensive Plan Update

City Council – July 8, 2024

Meeting Goals

- Brief overview of Comprehensive Plan update, outreach and timeline
- Request for Council direction for Preferred Alternative



Why is the Update Required?

State Growth Management Act (GMA)

- Requires cities to periodically review their Comprehensive Plans and development regulations.
- Requires that cities complete a “10-year periodic update” (2024 for Sumner).
- Means extensive revisions to Plan (+ some regulations) to reflect new laws and changes over the last decade.
- New legislation requires updates to policies and regulations related to housing, affordable housing, displacement, climate change, etc.



What's in the Update?

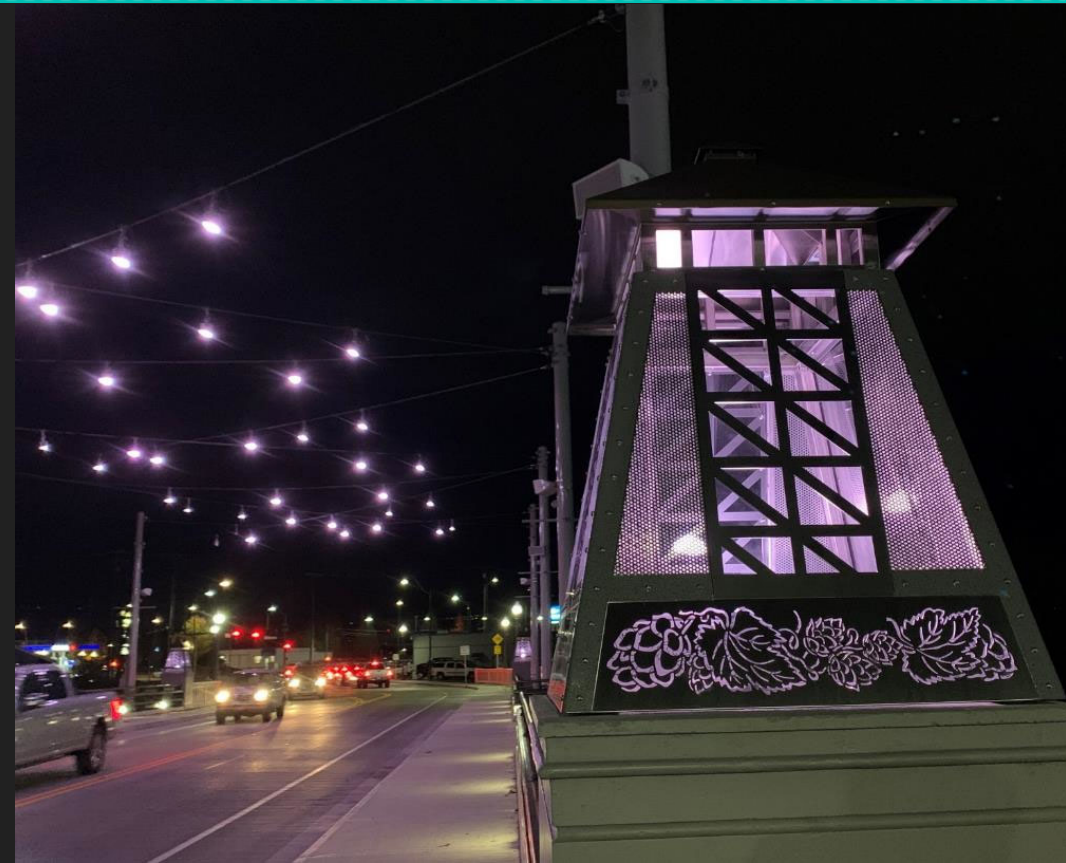
- **Comprehensive Plan**
- **Regulations updates**
Housing/Land Use, Historic/Cultural Resources,
Environment/Critical Areas
- **Preparation of Environmental Impact Statement (Draft & Final)** Evaluates potential impacts of proposed policy and regulation changes
- **Capital Facilities Plan**
- **Transportation Management Plan**
- **Public Outreach (Ongoing)**



What's in the Update?

- **Comprehensive Plan**

- Lays out the community's vision for how we will live, work, get around, and grow over the long term.
- Contains the community's goals and policies about land use, housing, transportation, environment, etc.
- The Sumner Planning Commission duties in the Municipal Code include maintaining the Comprehensive Plan and recommending regulations to implement the Plan. The Commission is advisory to the City Council.



What's in the Update?



Comprehensive Plan - Updates to all 18 elements, policies and text

1. Community Vision
2. Community Values
3. Plan Monitoring and Amendment
4. Governance and Permitting
5. Community Character
6. Family and Human Services
7. Economic Development and Employment
8. Essential Public Facilities
9. Land Use
10. Housing
11. Historic and Cultural Resources
12. Environment and Critical Areas Code Changes
13. Climate Change and Resiliency Element
14. Transportation and Transportation Management Plan
15. Capital Facilities and Capital Facilities Plan
16. Utilities
17. Parks and Open Space
18. Shoreline Master Program

Public Outreach



Sumner Connects webpage

- This is the primary source of information that included frequent updates, timelines and documents, starting in January 2023.
- 1,800 visits to date with 46.8% informed visitors.
- Materials for Planning Commission reviews posted prior to meetings.
- Page translates into multiple languages.

<https://connects.sumnerwa.gov/planning-sumners-future>



TOP 3 DOCUMENTS BASED ON DOWNLOADS

144	142	91
Downloads	Downloads	Downloads
Volume I - Draft Sumner Comprehensive Plan-03-01-2024.pdf	Volume II - Sumner Comprehensive Plan DEIS-03-01-2024.pdf	Comprehensive Plan Elements 1-7 Final Drafts for June 2023.pdf



Public Outreach, continued

City E-News and Social Media*

- Updates in monthly E-News
- Updates on X, Instagram & Facebook

City Newsletter (printed, direct delivery)*

- Winter 2023 article explaining the Comprehensive Plan
- Summer 2023 short description & link to project page
- Fall 2023 update
- Winter 2024 update

Flyer

Direct mail and delivery to agencies and service providers June 2023

Open Houses*

- April 2023
- October 2023
- April 2024

Public meetings and hearing notices

- Planning Commission and City Council meetings open to the public and accessible virtually
- Public Hearing notices published in newspaper and City website*
- Notices published for SEPA Environmental reviews during the Plan adoption process

* includes option for other languages either directly or through Language Line



Additional Public Outreach - Events

Youth Forums

Jan 2023, Mar 2023, Elhi Hill
Jan 2023

Direct feedback from students;
common themes expressed were
the need for more recreation
facilities, more public transportation,
more activities for teens

Community Summits

April 18, 2023 & April 30, 2024

Flyers available with information on
the Comprehensive Plan and the
website link

Communities for Families (CFF)

May 2023, June 2023

Flyers provided to numerous
service providers & non-profits

Senior Center Meet-the-Mayor

July 2023

Some of the priority
needs/concerns expressed
were:

- Need affordable senior housing
- Need better transit
- Need better traffic control, speed enforcement, safe crossings

2022 City Budget Survey

Community identified the following priorities
(with 1 being most important)

1. Ensuring prompt police response time
2. Maintaining streets
3. Managing growth
4. Maintaining parks, trails & open space
5. Protecting the environment
6. Preventing groundwater contamination
7. Promoting traffic, bike & pedestrian safety
8. Attracting mix of new businesses
9. Expanding parks & adding amenities
10. Preparing for natural disasters
11. Encouraging affordable housing

Timeline



AT PLANNING COMMISSION
AT CITY COUNCIL



Meeting Goals

- Brief overview of Comprehensive Plan update, outreach and timeline
- Request for Council direction on Preferred Alternative



Preferred Alternative

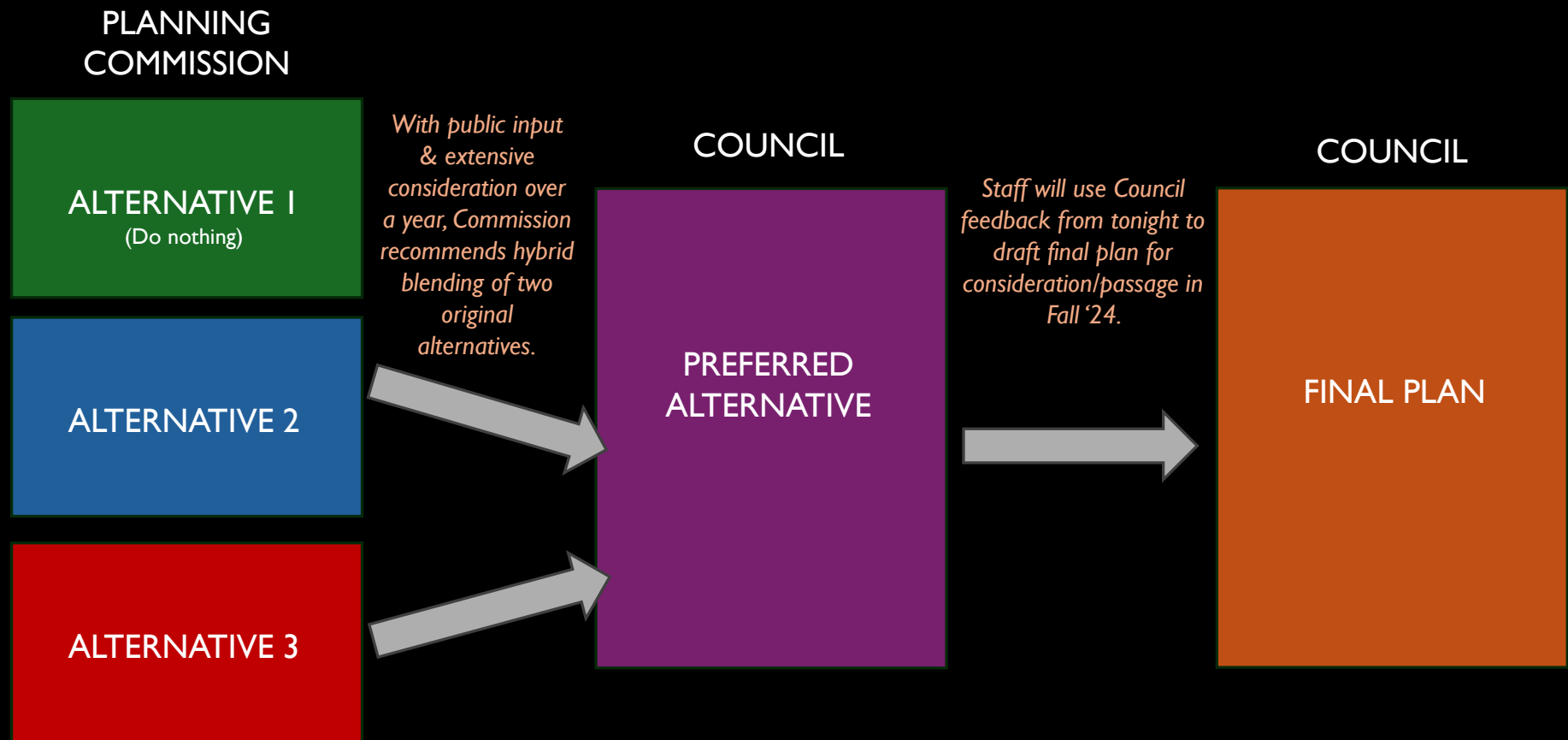
- The Draft EIS evaluated three 3 Alternatives
 - Alternative 1
 - Alternative 2
 - Alternative 3(summarized in References at end of slides)
- The Alternatives have different approaches to **accommodating required housing capacity and housing affordability**



Preferred Alternative

- **Preferred Alternative is selected out of 3 Alternatives or a hybrid**
 - Planning Commission recommended a Preferred Alternative in June 2024
 - Final EIS analysis will be based on this
 - Policies & regulations will be developed based on this
- **Question for City Council:**
 - Is the Council ok to proceed with the Preferred Alternative?





Preferred Alternative

- Meets State and regional requirements.
- Plans for required growth targets of 1,985 housing units, 5,313 jobs, and 4,904 residents.
- Growth targets were assigned specific to each city via adopted Countywide Planning Policies, after city/county discussions and approval of Puget Sound Regional Council.
- Allows 2 units per residential lot (as required by the State).
- Allows 2 ADUs per lot (per State).

PREFERRED ALTERNATIVE

Meets Housing Targets



- Addresses State requirement for housing units in different income bands and affordable housing.
- “Affordable” in State guidelines means a unit affordable to households making less than 80% of the Area Median Income (AMI) in Pierce County.
- Median Household Income in Sumner: \$83,285. In Pierce County: \$91,486 (2022). Approximately 54% of renter households and 28% of owners have incomes below 80% of the area median.

Adopted Housing Targets by Income Band (2020-2044)

Source: BERK Consulting, Inc.

	Total	0-30% AMI Non-PSH*	0-30% AMI PSH*	30-50% AMI	50-80% AMI	80-100% AMI	100-120% AMI	>120% AMI	Emergency housing needs (beds)
Allocation (2020-2044)	1,985	256	347	368	291	125	114	484	121

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PREFERRED ALTERNATIVE

Addresses Affordable Housing



- Cities must “plan for and accommodate” affordable housing, per State law.
- Preferred Alternative provides voluntary incentives for affordable housing. Mandatory affordability risks shutting down all housing development, based on Sumner developers and market.
- Increases density allowed in certain areas, which builds capacity, which helps broaden access to affordable housing.
- Supports affordable housing by religious organizations through density bonus and other incentives.
- Expands the use of Multifamily Tax Exemption (MFTE) in Town Center and East Sumner.



Multifamily Tax Exemption

Multifamily Tax Exemption (MFTE) is a property tax credit that creates an incentive for developers.

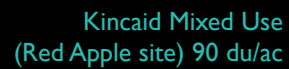
Can be used to incentivize development of a target area, or incentivize building affordable housing.

Preferred Alternative expands the use of Multifamily Tax Exemption (MFTE) in Town Center and East Sumner.

SMC Chapter 3.52 – Current Code

- MFTE is exemption from increased assessed valuation of improvements; new construction and rehab is exempt from ad valorem property taxation.
- Developer has option of 8 or 12 year exemption.
- Town Center current: 8 years at market rate or 12 years if 20% of units affordable.
- East Sumner current: 12 years requires 20% affordable units.
- Minimum of 12 units for the development to qualify.
- Affordable means accessible to households at 30-80% of county AMI.

- Change to allow MFTE only for affordable housing.
- Currently any development can qualify for 8-year exemption without building affordable units.
- Example: Town Center apartments allowed 4-6 stories, typ. w/underground parking, typ. 41-95 units/acre.



Current MFTF Boundary

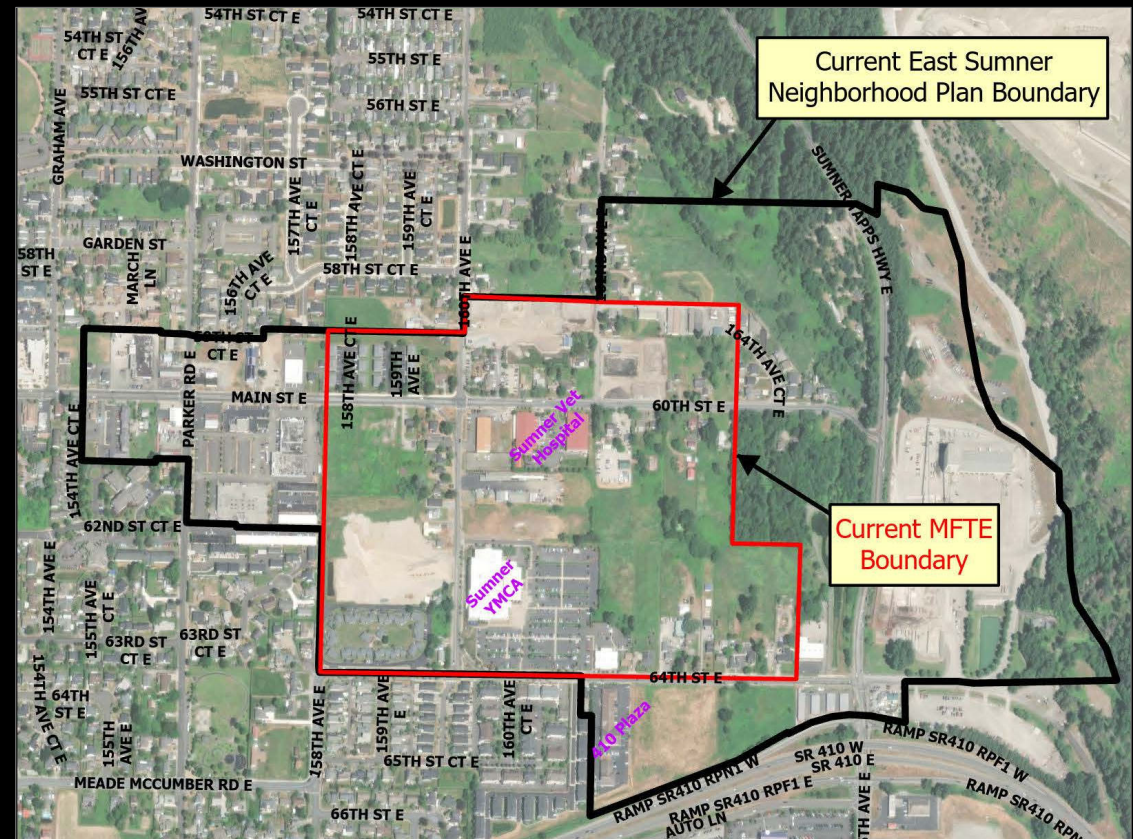
PREFERRED ALTERNATIVE

East Sumner:

- Expand MFTE affordable housing incentive to all properties in East Sumner Neighborhood Plan boundary.
- Details of these MFTE strategies will be presented with future regulations for Council review.
- Example: East Sumner apartments built with parking around sides and interior, typically 25-35 units/acre. 40 du/ac allowed.



Sumner Mill – East Sumner
on 160th – 26 du/ac (market rate)



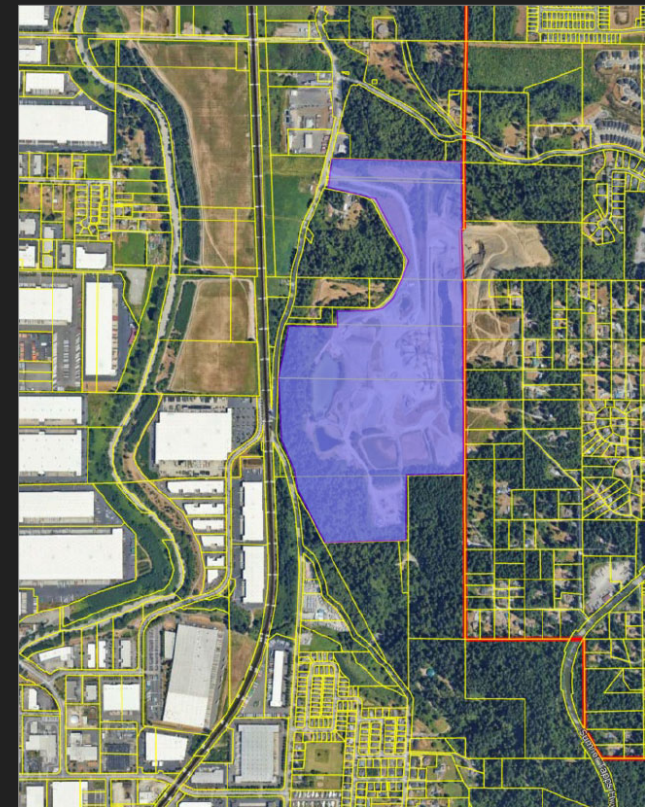
PREFERRED ALTERNATIVE

Density increases in some areas



- Strategies recommended would increase density in target areas, not citywide.
- Increased density helps build housing capacity and accommodates affordable housing types.
- Increased density needed if affordability not mandated.
- CAVA MINE SITE:
Remains unchanged. Changing density from Low Density Residential to Medium Density Residential was discussed as an option, but not essential to meet housing targets.

Cava Mine site on East Hill



Multiplex Dwellings:

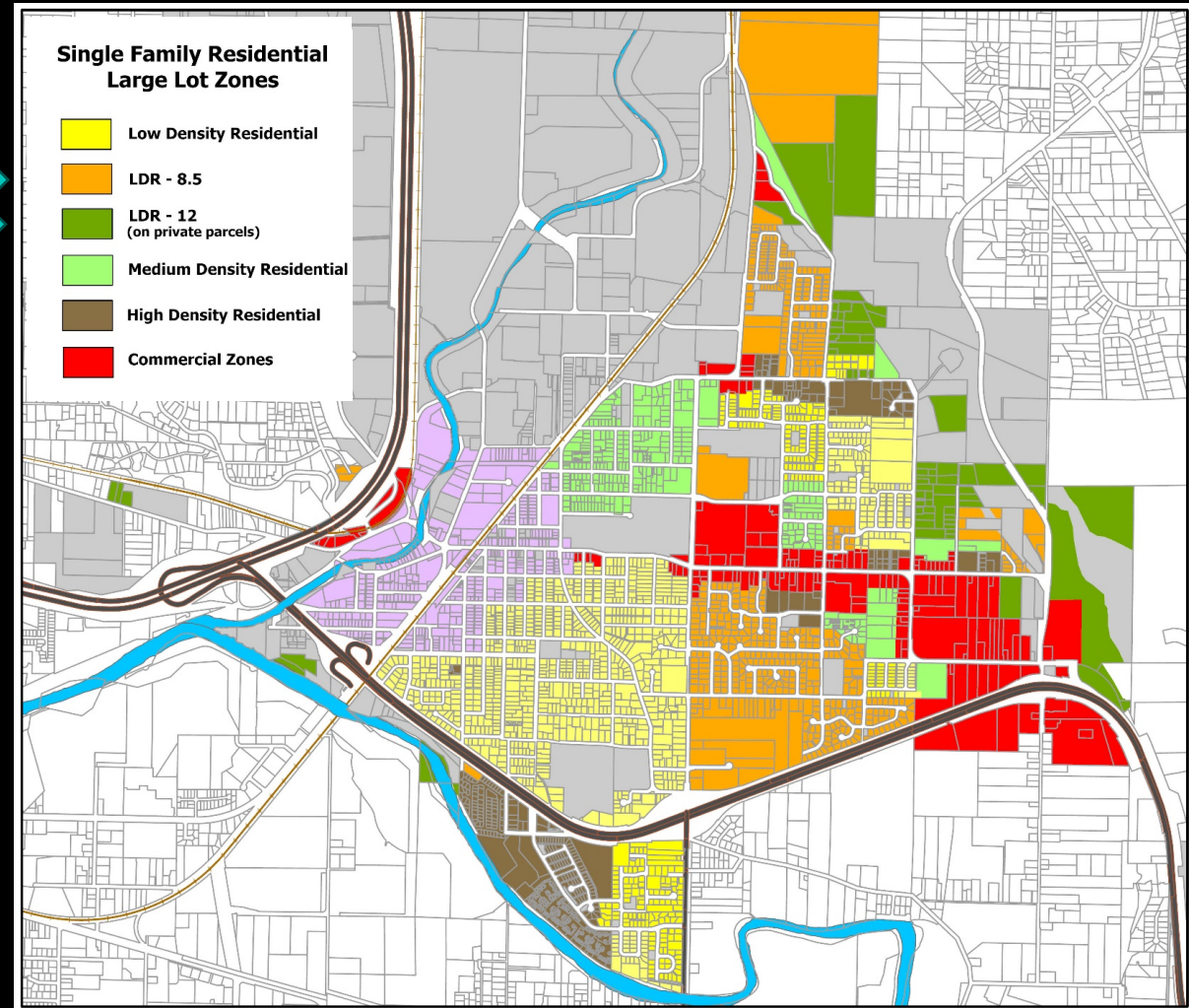
- Allows up to one 4-plex on large lots in LDR-8.5 and LDR-12 (if 1.5 x the minimum lot size). Currently only Single Family allowed.
- Multiplex: Single-family attached, up to 4-plex, typically 8-15 units/acre. (Single family homes typ. 2-8 units/ac.)
- Multiplexes not required to be affordable, because it creates a disincentive for small infill projects.



4-plex on Graham Ave -- 14-17 (dwelling units/acre)



PREFERRED ALTERNATIVE



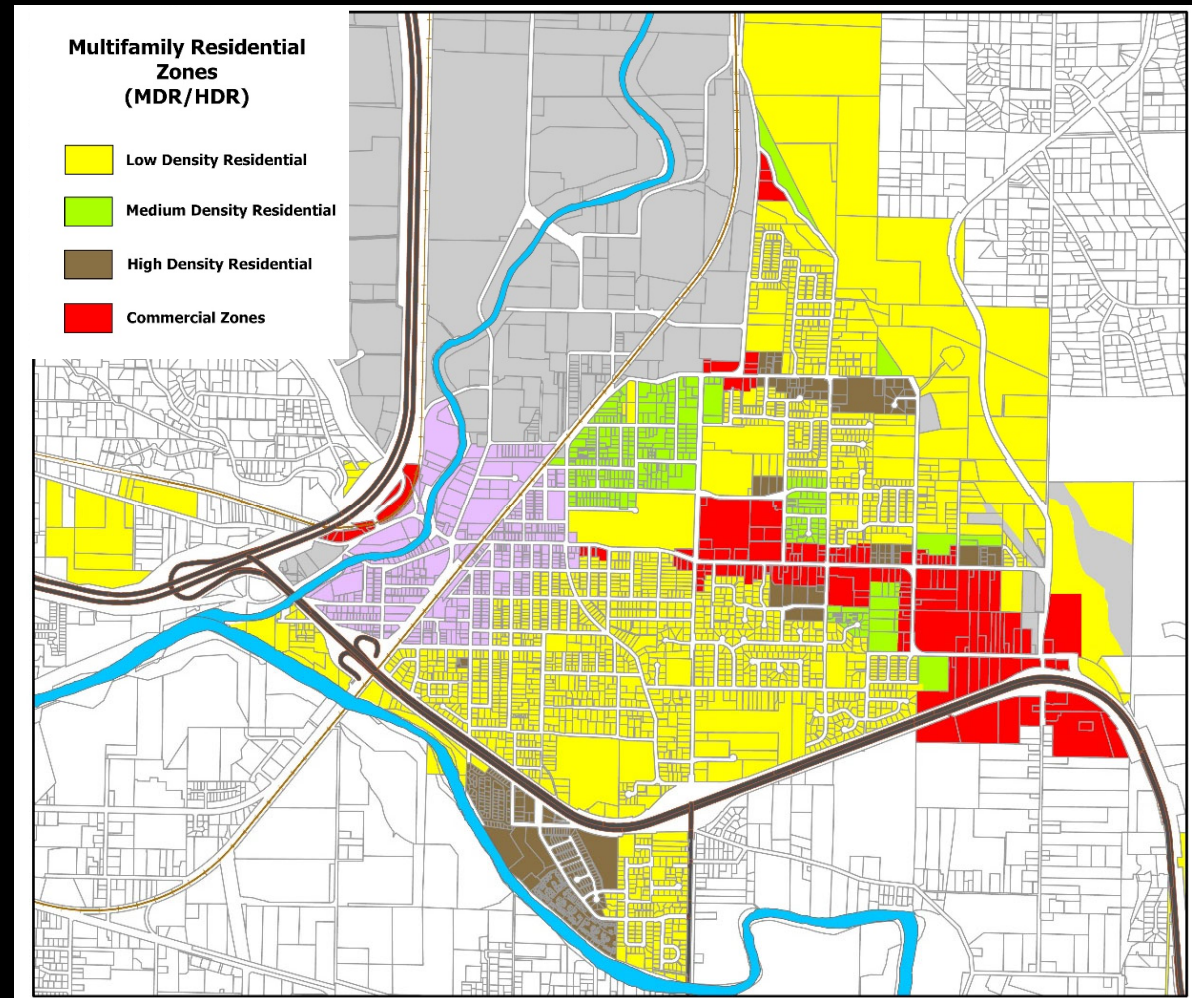
Medium Density Residential:

- Proposes density increase in MDR zones from 15 to 22 dwelling units/acre, in order to balance out using incentives versus mandatory affordability.
- Expands areas for townhomes, other attached single family
- Townhome: Single-family attached, typically 2 stories, 12-18 units/acre allowed in MDR & HDR
- Supports strategy of allowing small apartment buildings.



12-18 dwelling units/acre

PREFERRED ALTERNATIVE



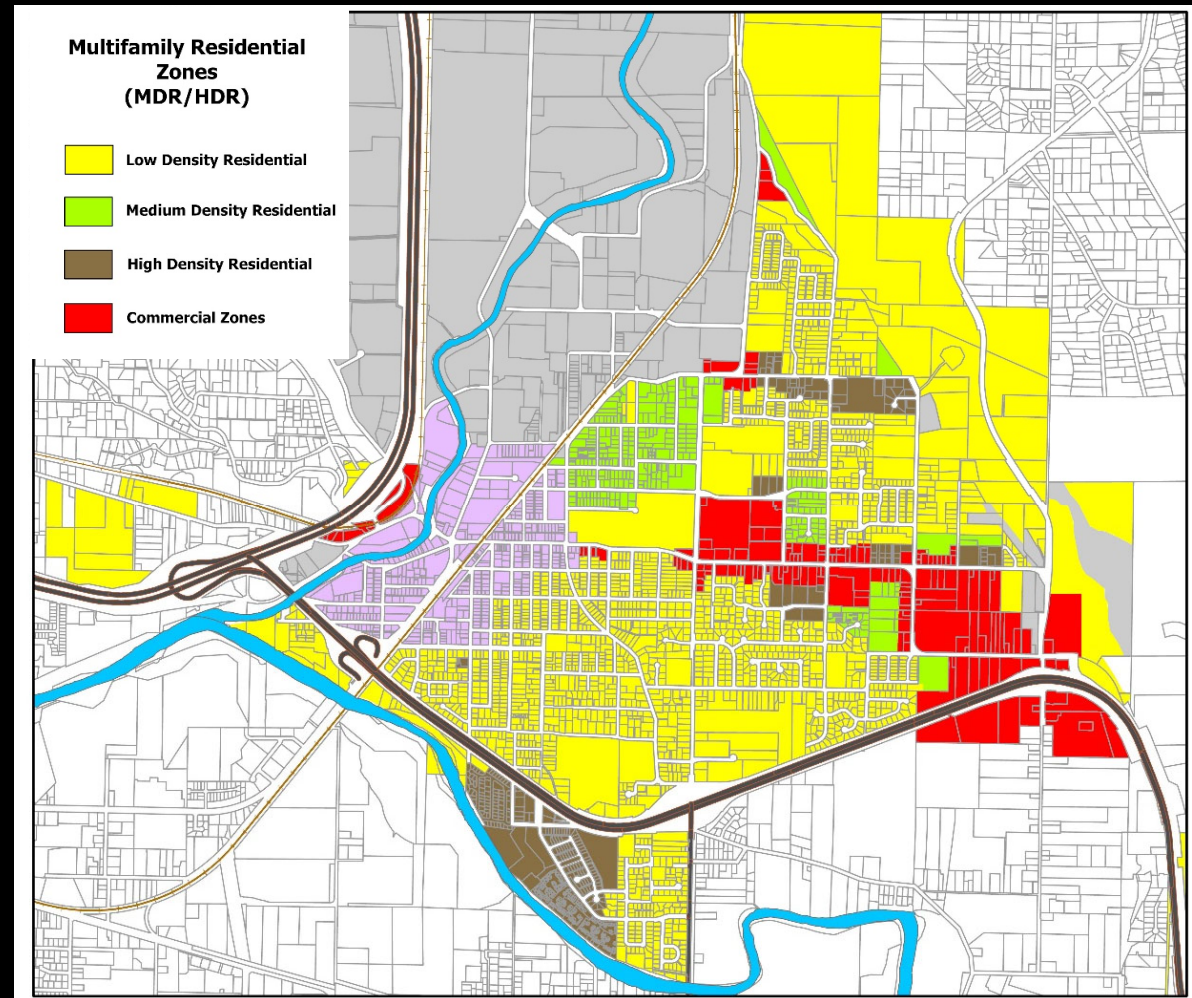
PREFERRED ALTERNATIVE

Small Apartments:

- Would allow small apartment buildings (up to 3 stories) in MDR and HDR zones. Not currently allowed.
- Small apartment building: Smaller multifamily, 2-3 stories, facing street w/courtyards or parking behind, 15-22 units/acre.



Weaver Apartments on Maple St
50 du/ac (without meeting current parking,
landscaping, other codes)

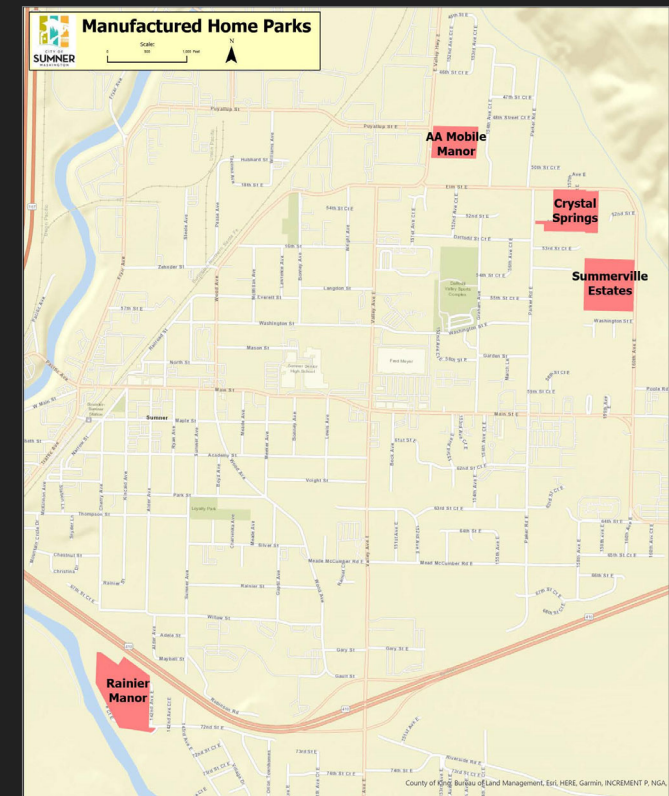


PREFERRED ALTERNATIVE

Displacement provisions for low income



- Required by State to include in Comp Plan
- MANUFACTURED HOME PARK (MFHP) PROTECTIVE ZONING
 - Protective zoning is one of most direct ways for Sumner to meet the State requirement for addressing displacement.
 - Would allow only MFHPs on the 4 sites.
 - Potential to protect approximately 260 low-income households.
 - Reduces the chance of re-development into market rate housing and displacing the low-income residents.
 - Zoning restriction would limit options for owners of MFH parks. City will need to do additional notices.



Displacement Provisions – other strategies considered

Regulations to require landlord actions

WHAT IT WOULD DO: Adopt ordinances that require landlord actions, such as relocation assistance; written notice and “just cause” for eviction; posting notice of intent to sell ordinance, etc.

NOT RECOMMENDED: these actions can become onerous for landlords and difficult for the City to administer. Other agencies are better suited to this role.

Non-regulatory, information dissemination/advocacy

WHAT IT WOULD DO: City could take active role in using media to connect residents with information on tenant protections, through agency links on the City website and targeted outreach through community organizations.

NOT RECOMMENDED: the City does not have the resources to stay current on laws and programs and other agencies are better suited to take on that role.

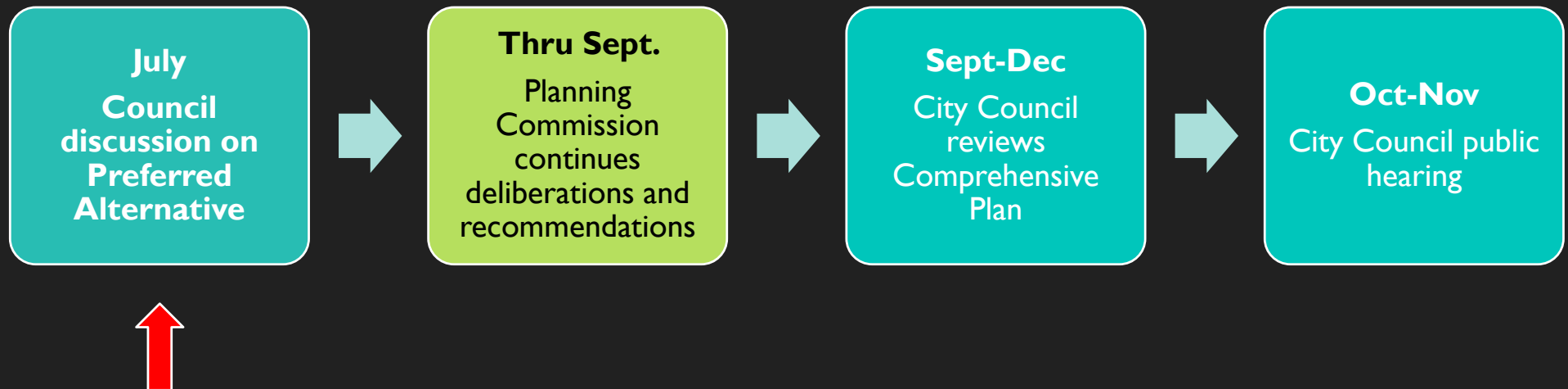


Direction on Preferred Alternative

- Preferred Alternative meets required targets for housing and units affordable to a range of household “income bands.”
- Meets State and regional requirements for including new policies and best available science.
- Preferred Alternative is recommended as the best combination of strategies.
- Not a final decision – But does this sound like the right approach?
- From here, the Final EIS and refinement of policies and regulations starts.



Next Steps



Questions?

Ann Siegenthaler, Community Development

253-299-5520 annsi@sumnerwa.gov





REFERENCES

Summary of Alternatives Evaluated in the DEIS

Alternative I (No Action)

- Continues the existing plans and regulations.
- Does not meet the housing targets for each income band.
- Inconsistent with other State and regional plans.

Summary of Alternatives Evaluated in the DEIS

Alternative 2

- Addresses state law, regional plans and policies.
- Allows 2 units per residential lot (as required by the State).
- Housing growth is focused in Town Center (TCP) and East Sumner; also distributed throughout the city as middle housing.
- More “middle” housing (townhomes, triplexes, cottages).
- Allows small apartment buildings (3 stories) in MDR and HDR zones.
- Supports affordable housing by religious organizations.
- Allows up to one 4-plex in LDR-8.5 and LDR-12 where one unit is affordable.
- Increases density in MDR zones from 15 to 22 units/acre.
- Cava Mine Site: Redesignate from LDR to MDR.
- Housing policies emphasize incentives for affordability in Town Center and East Sumner.

Summary of Alternatives Evaluated in the DEIS

Alternative 3

- Addresses state law, regional plans and policies.
- Allows 2 units per residential lot (as required by the State).
- Housing growth is focused in Town Center (TCP) and East Sumner; also distributed throughout the city as middle housing.
- More “middle” housing (townhomes, triplexes, cottages).
- Allows small apartment buildings (3 stories) in MDR and HDR zones.
- Supports affordable housing by religious organizations
- Allows up to one 4-plex in LDR-8.5 and LDR-12 but affordable not required
- Increases density in MDR zones from 15 to 17 units/acre.
- Cava Mine Site: Does not redesignate, keeps LDR.
- Emphasizes mandatory affordability.

Housing Types & Density - Examples

Multiplex

Single-family attached, up to 4-plex, typically 8-15 units/acre. (Single family homes typ. 2-8 units/ac.)



4-plex on Graham Ave
14-17 (dwelling units/acre)

Housing Types & Density – Examples

Townhomes

Single-family attached,
typically 2 stories,
12-18 units/acre
allowed in MDR &
HDR.



Aster Townhomes – 13-14 du/acre

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Housing Types & Density - Examples

Small Apartment Buildings

Smaller multifamily, 2-3 stories, facing street w/courtyards or parking behind, 15-22 units/acre.



Weaver Apartments on Maple St
50 du/ac (without meeting current
parking, landscaping, other codes)

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Housing Types & Density - Examples

Garden Apartments

Larger structures or clusters of structures on larger sites, 2-3 stories, parking around sides and interior;
19-25 units per acre



Cavalla on 64th St E –
14-15 du/ac



Sumner Commons Affordable Senior
Housing - 19 du/ac



Main + Lofts Apts. at Main &
Graham - 26 du/ac

Housing Types & Density - Examples

Three- to Four-Story with Surface Parking

Apartments at the street, with parking around sides and interior, typically 25-35 units/acre.

In Sumner, the High Density Residential Zone allows 25 units/acre. East Sumner allows 26-40 units/acre.



Sumner Mill
on 160th – 26 du/ac



Nemeth Apartments on
East Main - 28 du/ac

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Housing Types & Density – Examples

Four- to Five-Story with Central Garage

Apartments at the street, built around a central parking structure, often underground parking, 41-95 units/acre.

In Sumner, the Town Center Plan allows “unlimited” density if other development standards are met.



Kincaid Mixed Use
(Red Apple site) 90 du/ac

CITY COUNCIL AGENDA CALENDAR**Updated July 2, 2024**

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

8/7	EE BBQ	
9/12	All-Staff	Old Cannery
12/10	EE Breakfast	

JULY 15 (RCM)

CA Resolution No. 1673 - Commerce Grant Acceptance Cemetery Facility
CA Resolution No 1692 - Interlocal Agreement (ILA) with Pierce County for Updating the Commute Trip Reduction (CTR) Plan
CA Resolution No. XXXX - Accepting Community Court Funding
CA Rivergrove Pedestrian Bridge - Consultant Supplement for Design
NB Ordinance No. XXXX – Budget Amendment
NB Lift Stations 2 & 6 Control Panel Replacement – Construction Contract Award
NB Contract with CDW-G for Microsoft 365 annual software license
NB Ordinance No. 2892 - Updating the City of Sumner Building Codes (*G. Naill*)
NB Stewart Road Bridge – PSE Easement Acquisition

JULY 22 (SS)

- Heritage Park Remediation Update
- Council Rules and Procedures Updates (*Marquez/Wilson*)

AUGUST 5 (RCM)

CA Council Rules and Procedures Update
NB Ordinance No. XXXX – Public Record Requests

AUGUST 12 (SS)

- Library Update
- Community Partner Fund Presentations (*Windish*)

AUGUST 19 (RCM)**AUGUST 26 (SS) – CANCELLED** (*equipment renovation*)**SEPTEMBER 3 (Tuesday) (RCM)****SEPTEMBER 9 (SS)****SEPTEMBER 16 (RCM)****SEPTEMBER 23 (SS)****SEPTEMBER 30 (SSS)**

- Budget

OCTOBER 7**OCTOBER 14**

- Property Tax

OCTOBER 21

PH Property Tax Ad Valorem

OCTOBER 28

- Budget Review

CITY COUNCIL AGENDA CALENDAR

Updated July 2, 2024

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

Pending

MISC.	MISC.	WHITE RIVER RESTORATION PROJECT
Short Term Rentals	Ordinance – Refuse Collection (Code Enforcement)	
CA State Homeland Security Program Grant Acceptance for Small Unmanned Aerial System	Bond Issuance for Operations Facility	
Ordinance Insurance Requirements	Resolution XXXX – Emergency Incident Sheltering MOU	
Sign Code Update (off premise)	Zoning Code Amendment BESS (Ryan W)	
CTR Ordinance Update	School Impact Fee Update	
Public Memorial Policy	Cemetery Irrigation – Construction Contract Award	
Zoning Code Amendment for Essential Public Facilities		

BUDGET

Clerk publishes notice that preliminary budget has been filed and publishes notice of public hearing(s) on final budget once a week for two consecutive weeks.	November 1, 2024 November 15, 2024	
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Study Session / Budget Review

~~September 30, 2024 (SSS)~~

~~October 14, 2024 (property tax)~~

~~October 28, 2024~~

November 11, 2024

Public Hearings / Council Meetings

~~October 21 (Property Tax Ad Valorem)~~

November 4 (Property Tax Ad Valorem) adoption

November 18, 2024 (preliminary on proposed budget)

December 2, 2024 (final budget hearing)

December 16, 2024 (Budget) adoption

JULY 2024

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6
6:00PM Regular Council Meeting (Hybrid)	4:00PM Public Works Committee (Hybrid)		Independence Day CITY HALL CLOSED 6:00PM CANCELLED Planning Commission		
8	9	10	11	12	13
6:00PM Study Session (Hybrid)		6:00PM **CANCELLED** Design Commission	4:00PM Finance Committee (Hybrid) 4:30PM Forestry/Parks Commission (Hybrid)		
15	16	17	18	19	20
6:00PM Regular Council Meeting (Hybrid)		4:00PM Public Safety Committee (Hybrid)			
22	23	24	25	26	27
6:00PM Study Session (Hybrid)		4:00PM CD Committee (Hybrid)	6:00PM Cultural Arts Commission (Hybrid)		
29	30	31			

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

Name: Michelle Converse, CMC
Title: City Clerk

City of Sumner
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Website: www.sumnerwa.gov