



CITY OF
SUMNER
WASHINGTON

SPECIAL STUDY SESSION
City Hall – 1104 Maple Street
October 16, 2024 2:00 PM

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.

Please click the link below to join the webinar:

<https://sumnerwa-gov.zoom.us/j/85238355948>

Or One tap mobile:

+12532050468,,85238355948# US

+12532158782,,85238355948# US (Tacoma)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 253 205 0468 US

Webinar ID: 852 3835 5948

CALL TO ORDER

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

SPECIAL STUDY SESSION BUSINESS

1. Stewart Road Bridge - Construction Contract Award
2. Comprehensive Plan Elements 1-10

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: Stewart Road Bridge - Construction Contract Award

CATEGORY: Motion

BUDGET IMPACT:

Expenditure Required: Yes

Within Budget Allocation: Yes

ATTACHMENTS:

STAFF CONTACT: Andrew Leach, Associate Engineer

SUMMARY BACKGROUND:

The Stewart Road corridor provides an important transportation link between West Valley Highway, East Valley Highway, and SR 167 from Auburn, Pacific, Bonney Lake, Pierce County, and Sumner. The existing bridge over the White River is considered “functionally obsolete” and is operating at overcapacity due to the increasing traffic volumes using this corridor. Replacing this bridge is vital to providing the transportation infrastructure for development of the Sumner/Pacific Manufacturing Industrial Area.

Bids will be opened on October 15, 2024 for this project. Staff will quickly review and evaluate the bids and share details about the responsive bids during the meeting. The advertised construction value for this project is between \$22.5 Million and \$29.5 Million. This project was very successful in obtaining grant funding for nearly the entire cost of the project. The Contractor will have 899 working days to complete the new bridge after notice to proceed.

COUNCIL COMMITTEE/STUDY SESSION: Study Session
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MEETING/STUDY SESSION DATE: 10/16/2024
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COMMITTEE RECOMMENDATION: Study Session

STAFF RECOMMENDATIONS/MOTION:

Move item to a regular council meeting for future consideration.

SUBJECT: Comprehensive Plan Elements 1-10

CATEGORY: Information Only

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Presentation - Comp Plan Overview & Elements 1-10
2. Staff Memo - Comp Plan Update - 10-08-24
3. Exhibits - Draft Comp Plan Elements -10-08-24

STAFF CONTACT: Ann Siegenthaler, Senior Planner

SUMMARY BACKGROUND: The purpose of this meeting is to present the first set of Planning Commission recommendations on the Comprehensive Plan to the City Council. The Planning Commission's role is to review the Comprehensive Plan (Comp Plan) and development regulations, and make recommendations to the City Council. In April 2023, the Planning Commission started its review of the 2024 Comp Plan Update. After multiple study sessions in 2023-2024 and a public hearing, the Commission made its final recommendations in September 2024.

The Comp Plan consists of 18 Elements (chapters), an Environmental Impact Statement (Draft/Final EIS), updated Transportation Plan, Capital Facilities Plan, a number of new regulations to implement the Comp Plan, and a public outreach effort. Staff will present the first set of updated documents on October 16 and the remaining documents at future meetings. Included in this Council packet are updates to the following Comp Plan elements:

- Introduction
 - Community Vision
 - Community Values
 - Plan Monitoring and Amendment Element
 - Governance and Permit Process Element
 - Community Character Element
 - Family and Human Services Element
 - Economic Development and Employment Element
 - Essential Public Facilities Element
 - Parks and Open Space Element
 - Shorelines Element
-

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

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Review the proposed updated Elements and suggest edits or comments to staff.

Planning Sumner's Future

2024 Comprehensive Plan Update



City Council – October 16, 2024

Meeting Goals

- Brief overview of Comprehensive Plan Update process and timeline
- Request for Council feedback on first parts of the Update – Elements 1-10

Why is the Update Required?

State Growth Management Act (GMA)

- Requires cities to complete a “10-year periodic update” of their Comprehensive Plans and development regulations.
- 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, MFTE
- Capital Facilities Plan
- Transportation Management Plan
- Preparation of Environmental Impact Statement (Draft & Final) Evaluates potential impacts of proposed policy and regulation changes
- Public Outreach (Ongoing)

City of Sumner Draft Comprehensive Plan March 2024



Consultant Team
BERK Consulting
Parametrix
Transpo Group

DRAFT Proposed Code Changes

2024 Comprehensive Plan Periodic Update

March 1, 2024

Housing and Land Use

Definitions

3.52.020

A. "Affordable housing" means residential housing that is rented by a person or household whose monthly housing costs, including utilities other than telephone, do not exceed 30 percent of the household's monthly income. For the purposes of housing intended for owner occupancy, "affordable housing" means residential housing that is within the means of low- or moderate-income households.

18.04.0035 Accessory unit

"Accessory unit" means a second dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, or townhome, either in or added to the principal unit, an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the main dwelling unit, for use as a complete, independent living facility with provision within the accessory apartment for cooking, eating, sanitation, and sleeping. Such a dwelling is an accessory use to the main dwelling. Accessory units are also commonly known as "mother-in-law" units or "carriage houses."

NOTE: THIS DEFINITION COMES DIRECTLY FROM NEW STATE LEGISLATION DEFINING ADUs AND WHAT IS CONSIDERED THE MAIN DWELLING.

18.04.0115 Apartments. "Apartments" means a building designed for the purpose of human habitation containing two or more more than two dwelling units where units are stacked vertically one upon another, but does not include a multiplex such as a triplex or fourplex.

18.04.0375 Family. "Family" means an individual, or two or more persons related by blood, marriage, or adoption; for the purposes of this title, "family" includes a group of not more than five persons who are not related but a group of persons who may be related who are living and sharing kitchen facilities together as a single housekeeping unit, five or more unrelated persons living together constitutes a "Group residence." See "Group residence."

NOTE: RCW 35.21.682 AND RCW 35A.21.314 PROHIBIT CITIES FROM LIMITING THE NUMBER OF UNRELATED PERSONS IN A HOUSING UNIT.

1

DRAFT Proposed Code Changes - 2024 Comprehensive Plan Periodic Update

City of Sumner Draft Capital Facilities Plan

March 2024



Consultant Team
BERK Consulting
Parametrix
Transpo Group

City of Sumner Draft Transportation Plan

March 2024



City of SUMNER
WASHINGTON

Consultant Team
BERK Consulting
Parametrix
Transpo Group

City of Sumner Draft Environmental Impact Statement

2024 Comprehensive Plan Periodic Update
(Volume II)

March 2024



Consultant Team
BERK Consulting
Parametrix
Transpo Group

Public Outreach



City E-News and Social Media

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

City Newsletter

- Winter 2023
- Summer 2023
- 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
- Fall 2024

Public meetings and hearing notices

- Planning Commission and City Council public meetings
- Public Hearing notices
- Notices for SEPA Environmental reviews

Updates to the Comprehensive Plan



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

Goal for this meeting

Review the first set of Elements:

Introduction Chapter

1. Community Vision
2. Community Values
3. Plan Monitoring and Amendment Element
4. Governance and Permit Process Element
5. Community Character Element
6. Family and Human Services Element
7. Economic Development and Employment Element
8. Essential Public Facilities Element
9. Parks and Open Space Element
10. Shorelines Element



Additional updates for future review

At upcoming meetings in October and November, staff will present the other Comp Plan elements, which include:

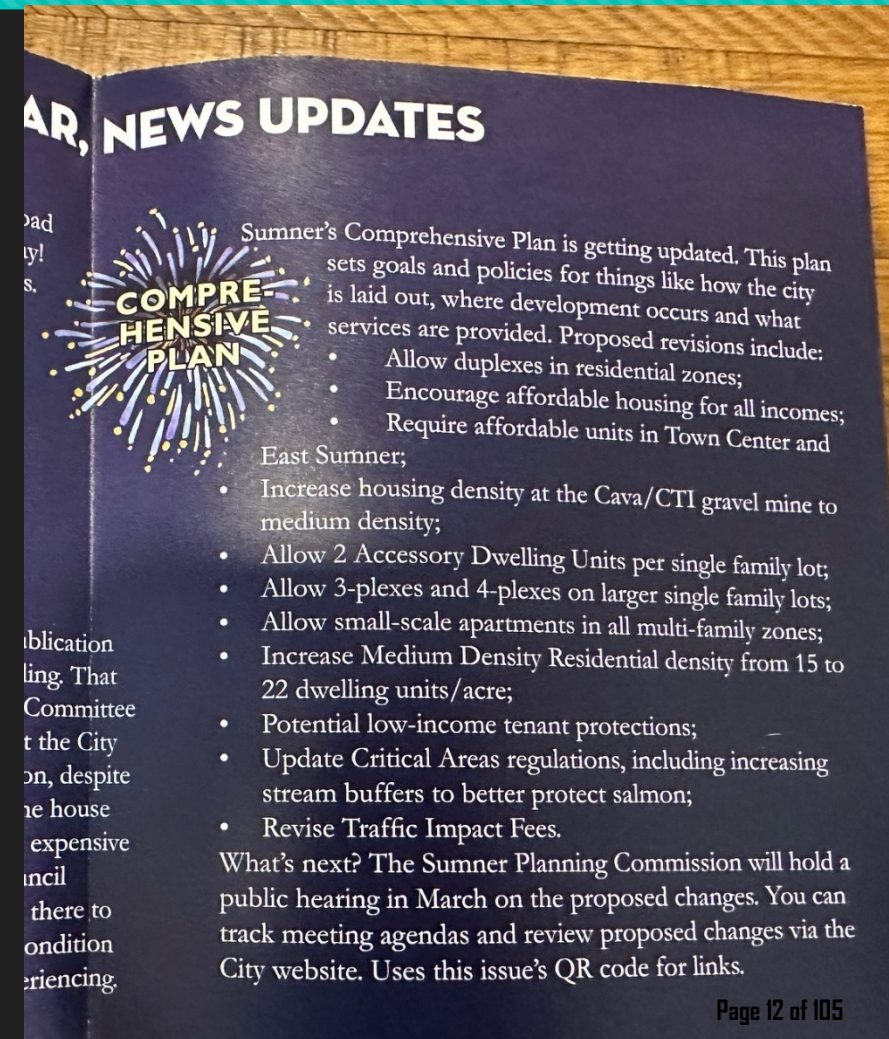
- Housing Element
- Land Use Element
- Housing/Land Use Regulations
- Environment Element
- Climate Element
- Critical Areas Regulations
- Historic/Cultural Resources Element
- Historic/Cultural Resources Regulations
- Transportation Element
- Transportation Plan
- Capital Facilities Element
- Capital Facilities Plan
- Utilities Element.



Process and Timeline



- Planning Commission held study sessions 2023-2024
- Draft Comprehensive Plan and Draft EIS issued March 1, 2024
- Public comments received from March 1-April 30, 2024
- Public hearing held April 4, 2024
- Planning Commission made final recommendations September 2024
- City Council study sessions start 2024 and public hearing scheduled for Fall 2024
- Tentative Council decision in early 2025.



Introduction Chapter



- Gives overview of regulatory framework for developing the Comprehensive Plan
- Updates list of current city plans
- History of Comp Plan updates
- Explanation of a Goal, of a Policy

1. Community Vision

- Updates to reflect more current city characteristics, demographics, etc.
- Emphasis on walkable neighborhoods
- 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.



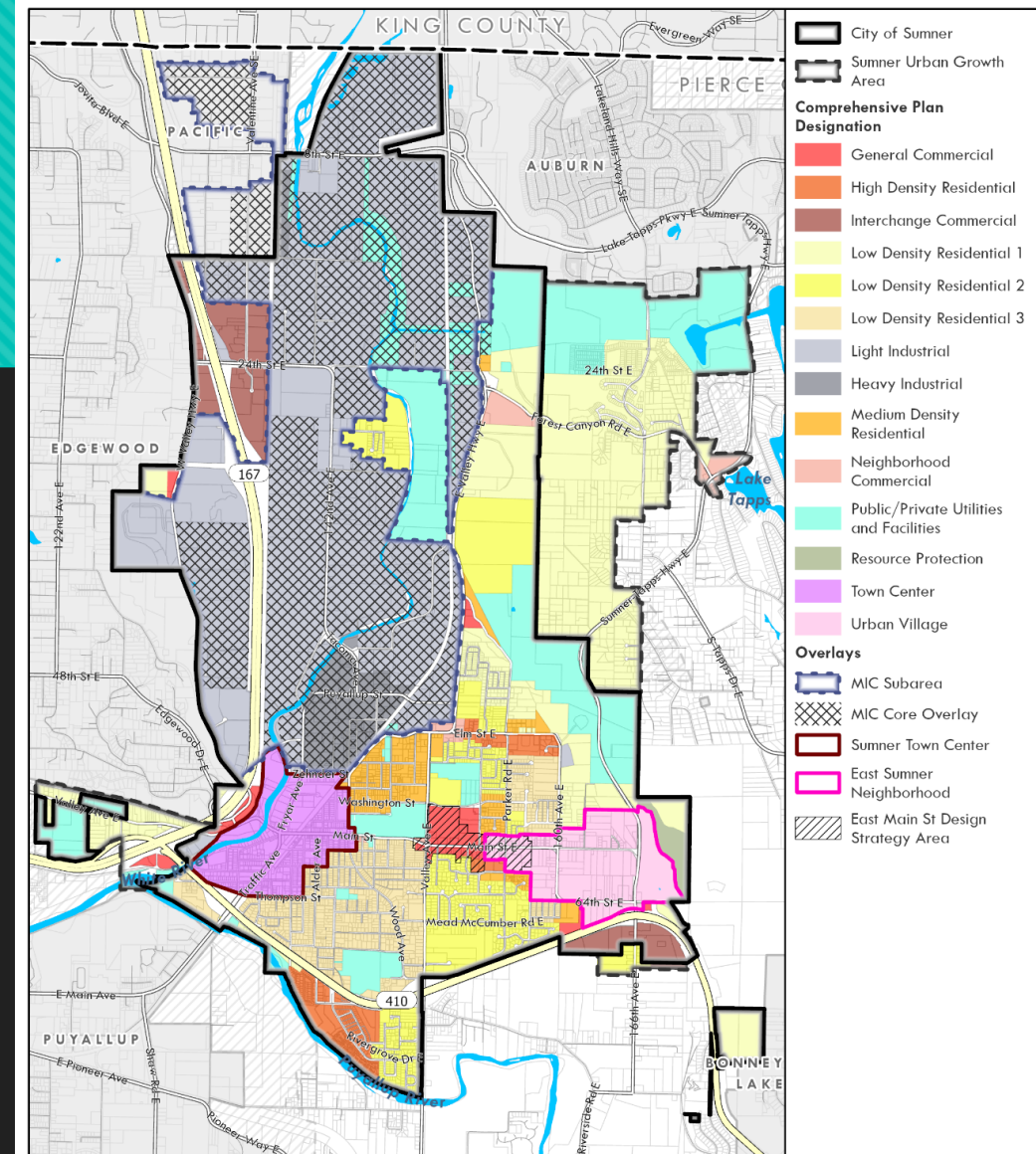
2. Community Values

- 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.



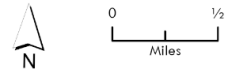
3. Plan Monitoring and Amendment

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



CITY OF SUMNER

Comprehensive Plan Map



Disclaimer: Map features are approximate only. The City of Sumner does not guarantee the accuracy of this map nor assume any liability from the use of or reliance on the information herein.

4. Governance and Permit Process

- 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).



5. Community Character

- Change emphasis on single family dwellings to small-scale residential character
- New policy to allow reasonable advertising signs while protecting the community from adverse impacts
- 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 160th Avenue
- New policy supports alternative parking approaches in East Sumner
- New policy supporting neighborhood centers (focal points) and encouraging services within walking distance of these
- New policy to distribute streetscape amenities equitably
- New policy supporting transit linkages to the transit station



5. Community Character, cont.

- Replaced specific Sumner Historical Society reference with generic historic preservation organizations
- New policy to clarify what is actual area of “historic downtown”
- Replaced downtown & chamber group names with generic names
- Added policy to implement the 2021 Main Street Visioning Plan
- New policy to support alternative parking approaches in Town Center
- 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 to reduce through-traffic



6. Family and Human Services

- Updates to clarify City's role in various community programs
- New policy for the City to "support funding" for school district recreation programs
- 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 promote programs for older adults to work and volunteer
- New policy to distribute parks facilities equitably across the city
- New policies to further climate resiliency and emergency preparedness.



7. Economic Development & Employment



- Policy updated to encourage agritourism
- Update to encourage sustainable and environmentally responsible industries
- New policy to coordinate economic development regionally
- Updates to support infrastructure and programs that promote qualified workforce
- New policy to monitor impacts on historically underserved communities
- Policies added about improving the climate resiliency of the local economy and to reduce carbon emissions
- New policy to invest in programs that enhance safety downtown
- Updates references to downtown organizations to be more generic



8. Essential Public Facilities

- Extensive policy updates and new policies to establish guidelines for siting facilities and complying with new State guidelines.
- EPFs include: Regional facilities like solid waste, other facilities like group homes, recovery residences.
- City Council adopted the new EPF regulations in February 2024.

Pierce County's Thun Field



9. Parks and Open Space

- Parks policies are a required part of a Comprehensive Plan, even though it is a separate document
- Updates to policies to be consistent with recently adopted 2024 Parks and Trails Plan.



10. Shoreline Master Program

- Shoreline policies are a required part of a Comprehensive Plan, even though it is a separate document
- Introduction text modified for clarity, but no changes to shoreline policies or regulations.



Conclusion

GOALS FOR THIS MEETING

- This meeting – Review the first set of Elements
- Ask Council for revisions, comments, direction on these Elements

FUTURE MEETINGS:

- Housing Element
- Land Use Element
- Housing/Land Use Regulations
- Environment Element
- Climate Element
- Critical Areas Regulations
- Historic/Cultural Resources Element
- Historic/Cultural Resources Regulations
- Transportation Element
- Transportation Plan
- Capital Facilities Element
- Capital Facilities Plan
- Utilities Element.

Questions?

Ann Siegenthaler, Community Development

253-299-5520 annsi@sumnerwa.gov



MEMORANDUM

DATE: October 7, 2024
TO: Mayor Hayden and City Council
FROM: Ann Siegenthaler, Senior Planner
RE: **2024 Comprehensive Plan Update – Elements 1 through 10 Discussion**

I. BACKGROUND

Why is the update required

The State Growth Management Act (GMA) requires cities to complete a 10-year periodic update of their Comprehensive Plans and development regulations (2024 for Sumner). This involves extensive revisions to the Comprehensive Plan (Comp Plan) and development regulations to reflect new laws and changes over the last decade. Sumner will be required to complete updates to policies and regulations related to housing, affordable housing, displacement, climate change, critical areas, etc. to comply with new legislation.

What is in the update

The Comp Plan Update consists of the Comprehensive Plan with 18 Elements (chapters), an Environmental Impact Statement (Draft/Final EIS), updated Transportation Plan, Capital Facilities Plan, new regulations to implement the Comp Plan, and a public outreach effort. Staff will present the first set of updated documents on October 16, 2024 and the remaining documents at future meetings.

Public Participation

The Comprehensive Plan Update has also involved a broad range of public outreach efforts. These included creating a website dedicated to the project on Sumner Connects, frequent updates in City E-News and social media, updates in the City's quarterly printed newsletter, mailing/delivery of flyers to agencies and service providers, Open House presentations during 2023-2024, and public meetings and hearings. Extensive comments were received during the public comment period March 1-April 30, 2024. Comments received from the public and agencies were forwarded to the Planning Commission prior to final recommendations.

Process and Timeline

The Planning Commission's role is to review the Comp Plan and development regulations, and to make recommendations to the City Council. The Commission made its final recommendations on the Comp Plan in September 2024. The purpose of this meeting is to present the recommendations to Council. The timeline for the Comp Plan Update is:

- Planning Commission held study sessions 2023-2024
- Draft Comprehensive Plan and Draft EIS issued March 1, 2024
- Public comments received from March 1-April 30, 2024
- Public hearing held April 4, 2024
- Planning Commission made final recommendations September 2024
- City Council study sessions start 2024 and public hearing scheduled for Fall 2024
- Tentative Council decision in early 2025.

II. OVERVIEW OF PROPOSED UPDATES - Comprehensive Plan Elements 1 through 10

Included in the Council packet are 10 updated elements of the Comp Plan. The revisions are shown as underline/strikeout changes to the original adopted documents, and reflect the Planning Commission's recommendations. Below is a summary of the changes proposed to each chapter.

Introduction (not policies)

- General cleanup, updates to timelines and document dates

1. 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.

2. 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.

3. 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.

4. 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).

5. 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 for owners while protecting the community from adverse impacts
- 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 160th 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 to transit and services, and working to reduce through-traffic
- New policy to require development in Manufacturing Industrial Center (MIC) to provide adequate screening.

6. 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.

7. Economic Development and Employment Element

- Policy updated to identify redevelopment opportunities as land supply decreases
- Policy updated to encourage agritourism
- Update to encourage industries that are sustainable and environmentally responsible
- New policy to coordinate economic development regionally
- Updated policy wording to support infrastructure and programs that promote qualified workforce
- New policy to monitor policy impacts on historically underserved communities
- Policies added about improving the resiliency of the local economy to withstand climate change and reduce carbon emissions
- New policy to invest in programs that enhance downtown public safety
- Updates references to specific downtown organizations to be more generic
- Added policies from existing MIC area plan about supporting the MIC.

8. Essential Public Facilities Element

- Extensive policy updates and new policies to establish guidelines for siting facilities and complying with new State guidelines
- EPFs include: Regional facilities like solid waste, other facilities like group homes, recovery residences
- City Council adopted the new EPF regulations in February 2024.

9. Parks and Open Space Element

- Policies are a required part of a Comprehensive Plan, even though it is a separate document
- Updates to policies to be consistent with recently adopted 2024 Parks and Trails Plan.

10. Shoreline Master Program Element

- Policies are a required part of a Comprehensive Plan, even though it is a separate document
- Introduction text modified for clarity, but no changes to shoreline policies or regulations.

III. ADDITIONAL UPDATES TO BE REVIEWED

At upcoming meetings in October and November, staff will present the other Comp Plan elements, which include:

- Housing Element
- Land Use Element
- Housing/Land Use Regulations
- Environment Element
- Climate Element
- Critical Areas Regulations
- Historic/Cultural Resources Element
- Historic/Cultural Resources Regulations
- Transportation Element
- Transportation Plan
- Capital Facilities Element
- Capital Facilities Plan
- Utilities Element.

IV. STAFF RECOMMENDATION

Staff requests that the City Council review the proposed updated Elements and suggest edits or comments to staff.

V. EXHIBITS

1. Community Vision
2. Community Values
3. Plan Monitoring and Amendment Element
4. Governance and Permit Process Element
5. Community Character Element
6. Family and Human Services Element
7. Economic Development and Employment Element
8. Essential Public Facilities Element
9. Parks and Open Space Element
10. Shorelines Element

EXHIBITS

DRAFT COMPREHENSIVE PLAN DOCUMENTS

October 16, 2024

- Introduction Chapter
- 1.** Community Vision
- 2.** Community Values
- 3.** Plan Monitoring and Amendment Element
- 4.** Governance and Permit Process Element
- 5.** Community Character Element
- 6.** Family and Human Services Element
- 7.** Economic Development and Employment Element
- 8.** Essential Public Facilities Element
- 9.** Parks and Open Space Element
- 10.** Shorelines Element

Introduction

City of Sumner Planning

A comprehensive plan is a community's guide to how it will grow and change, how people will live, work, get around, and how businesses and the economy will be supported and grow. serves as a community's constitution for development and the use of its land. It provides direction for the long-term as well as the short-term, and covers multiple subjects. It is a statement of policy identifying environmental, social, and economic desires, and its accompanying maps are a reflection of stated policies. The City of Sumner was one of the earliest communities in the region to begin planning with its first Comprehensive Plan completed in 1960. Sumner's Comprehensive Plan contains the community's goals and policies about land use, housing, transportation, environment, economic development, governance, historic/cultural preservation, capital facilities and other topics. The Plan has been updated throughout the years, following the State Growth Management Act requirements for updates.

The City of Sumner was one of the earliest communities in the region to begin planning with its first Comprehensive Plan completed in 1960, referenced in Ordinance 676. The Plan was updated thoroughly in the 1980s. The City of Sumner completed the first Growth Management Act (GMA) compliant Comprehensive Plan in 1994 with a 10-year update in 2004, a major update in 2010, and a second 10-year update in 2015.

As needed, the City will consider amendments to the Plan annually in accordance with the GMA.

Growth Management Act

Despite the planning efforts of many regional and local jurisdictions, wWestern Washington began to grow rapidly in the 1970s and 1980s leading to additional population, sprawl, and increased traffic congestion. Growth also resulted in impacts to the natural environment and threatened the state's quality of life. To address the increasing concerns of citizens, the Washington State Legislature passed, and the Governor signed into law, the Growth Management Act (GMA) of 1990. Subsequent amendments to the Act GMA have been made by the Legislature almost every year since.

The GMA requires urban counties and cities within the counties to do the following:

- Prepare Countywide planning policies. Each jurisdiction's comprehensive plan will be reviewed against the countywide policies for consistency.
- Prepare multi-county planning policies which are required for two or more counties with a population of 450,000 or more, and with contiguous urban areas. This has culminated in the VISION 2040 and 2050 plans prepared by the Puget Sound Regional Council (PSRC).

- Require coordination between counties and cities to define urban growth areas (i.e. the extent of urban development). Population is allocated among the urban growth areas (UGA) within the county. Each jurisdiction must plan appropriately in its UGA to accommodate the population growth expected.
- Define critical areas and adopt regulations for critical areas such as wetlands, mineral resources, aquifer recharge areas, geologic hazard areas, etc. and require that future updates to the critical areas regulations be based on “best available science” and give special consideration to habitat for anadromous fisheries.
- Prepare a comprehensive plan which must include the following elements:
 - Land Use
 - Housing - [Recent changes to GMA require jurisdictions to identify sufficient capacity for to meet housing needs of all income bands, identify local policies and regulations that result in racially disparate impacts, establish anti displacement policies, allow two or more units per lot in all residential zones, and allow two accessory dwelling units \(ADUs\) per lot in zones that allow single-family homes.](#)
 - Transportation
 - Capital Facilities
 - Utilities
 - Parks and Recreation and Economic Development are also identified elements under GMA, that should be incorporated when the state provides funding at least two years ahead of periodic reviews (RCW 36.70A.070 and RCW 36.70A.130).
 - As an option, the comprehensive plans may include elements for Conservation, Solar Energy, and Sub-Area Plans. The elements must address State Planning Goals identified in the Growth Management Act and Countywide planning policies.
 - [Climate Change & Resiliency - In 2023, the State Legislature added a new requirement to GMA for local jurisdictions to include a Climate Change & Resiliency element to their comprehensive plan, along with the inclusion of new topics in other plan elements, such as wildfire risk and tree canopy cover.](#)
- Adopt regulations consistent with and implement the comprehensive plan (e.g. revise the zoning ordinance, subdivision ordinance, etc., or prepare new implementation mechanisms).
- Prepare a Shoreline Master Program consistent with RCW 90.58. Its goals and policies are considered an element of the Comprehensive Plan and its regulations are considered part of the City’s development regulations (RCW 36.70A.480)

The City has chosen, over the years, to implement the GMA in a number of ways with additional planning and guidance as follows:

- 1994–Community Character Strategy
- 1996–Design and Development Guidelines
- 2001–East Sumner Neighborhood Plan
- 2002–East Main Street Design Strategy
- 2015–East Sumner Neighborhood Plan Update

- 2018–Sumner -Pacific Manufacturing Industrial Center Subarea Plan
- 2018–Town Center Plan
- 2020–East Sumner Neighborhood Plan Update
- [2021–Main Street Visioning Plan](#)
- [2021–Housing Action Plan](#)

Coordination with State and Regional Goals and Policies

[State Goals](#)

Section RCW 36.70A.020 of the Growth Management Act lists the 1~~5~~³ planning goals which are to guide the preparation of a community's comprehensive plan and development regulations. [The fourteenth goal was added to address climate change and a](#) ~~A fifteenth~~ ^{fourteenth} goal was added to address the State's shoreline policy of appropriate shoreline uses, public access, and ecological conservation.

The goals address the following topics:

- Urban Growth
- Reduce Sprawl
- Transportation
- Housing
- Economic Development
- Property Rights
- Permits
- Natural Resource Industries
- Open Space and Recreation
- Environment
- Citizen Participation and Coordination
- Public Facilities and Services
- Historic Preservation
- [Climate Change & Resiliency](#)
- Shorelines

Each comprehensive plan should consider and be consistent with the State goals. The state goals were reviewed by staff and decision makers as this Comprehensive Plan was prepared. The Draft EIS contains a policy analysis.

[Multi-County Planning Policies \(VISION ~~2040~~ 2050\)](#)

Multi-county planning policies are required by RCW Section 36.70A.210 of the GMA for two or more counties with a population of 450,000 or more, and with contiguous urban areas. King,

Pierce, and Snohomish Counties were required to adopt multi-county planning policies. Kitsap County chose to also participate in this effort.

VISION ~~2040~~ 2050 is a regional plan facilitated by the Puget Sound Regional Council (PSRC) and adopted by local governments in the four-county Puget Sound region (King, Kitsap, Pierce, and Snohomish Counties). The original regional plan, VISION 2020, was adopted as the Multi-County Planning policies in March 1993 and amended in 1995. In April 2008, following several years of public process, PSRC the Puget Sound Regional Council adopted VISION 2040 as an update to VISION 2020, and later adopted VISION 2050 in October 2020.

VISION ~~2040~~ 2050 includes framework policies, designation of urban growth areas, contiguous and orderly development (including “Regional Growth Centers” and “Manufacturing/Industrial Centers”), transportation facilities and strategies, regional capital facilities, inter-jurisdictional planning, economic development, affordable housing, and open space linkages, resource protection and critical areas. VISION ~~2040~~ 2050 and the Multi-County Planning Policies were reviewed by staff and decision makers as this Comprehensive Plan was developed and for all subsequent amendments and updates. Further, the Draft EIS, and supplemental EISs, contain a policy analysis.

One of the important functions of the PSRC is to certify jurisdictions’ Transportation Plans to ensure that they are consistent with the regional Transportation Plan and VISION ~~2040~~ 2050 and therefore eligible for federal funding.

Countywide Planning Policies for Pierce County

In accordance with the Growth Management Act, Pierce County and the cities and towns located in the County prepared Countywide Planning Policies (CPPs). They were ratified and adopted by the local jurisdictions and Pierce County Council in 1992. The ~~CWPPs~~ were amended in 1996 to incorporate elements that are consistent with VISION ~~2020,2050~~, namely providing policies specifically addressing the achievement of compact urban development and concentrated growth in centers served by multi-modal transportation systems. The CPPs have been amended over the years to include, among other things, an update to the designation of “Urban Centers” and “Manufacturing/Industrial Centers”. The CPPs were again updated in May 2020, with input from the various jurisdictions in Pierce County, for consistency with the new VISION 2050. The CPPs Countywide Planning Policies address required topics outlined in the Growth Management Act as well as optional topics considered important to the region. The eleven areas addressed include:

- Affordable Housing
- Agricultural Lands
- Economic Development and Employment
- Education
- Fiscal Impact
- Historic, Archaeological and Cultural Preservation
- Natural Resources, Open Space and Protection of Environmentally Sensitive Lands
- Siting of Public Capital Facilities of a Countywide or State-Wide Nature

- Transportation Facilities and Strategies
- Urban Growth Areas
- Amendments and Transition

The ~~Countywide Planning Policies~~ CPPs provide a framework for the preparation of local jurisdictions' comprehensive plans. Since all jurisdictions must meet these policies, consistency between plans is more assured. The CPPs were reviewed as this Comprehensive Plan was originally prepared. Amendments and updates to the Comprehensive Plan have been reviewed for consistency with the CPPs.

The City of Sumner Comprehensive Plan promotes a sustainable growth pattern in support of VISION ~~2040~~ 2050 and ~~Pierce County Countywide Planning Policies~~ the CPPs through its environmental policies promoting low impact development and critical areas protection, enhancement of parks and trails systems, multimodal travel and mixed use growth in the Town Center around the Sounder Station and in East Sumner along the East Main Street Corridor, fiscal and capital investment policies that promote growth concurrent with transportation, sewer and water infrastructure, compact residential neighborhoods in traditional grid patterns, and service as a regional family wage industrial hub for east Pierce County.

GMA

Sumner's Comprehensive Plan History

The City of Sumner was one of the earliest communities in the region to begin planning with its first Comprehensive Plan, completed in 1960, ~~referenced in Ordinance 676~~. The Plan ~~was updated thoroughly~~ underwent major updates in the 1980s. ~~The City of Sumner completed the first Growth Management Act (GMA) compliant Comprehensive Plan,~~ in 1994, ~~with a 10-year update in 2004, a major update in 2010, and a second 10-year update~~ again in 2015. As needed, the City ~~will consider~~ considers amendments to the Plan annually in accordance with the GMA.

1994 Comprehensive Plan

The Comprehensive Plan Advisory Committee was appointed by the Mayor in February 1992, consisting of 15 members, including 7 Planning Commissioners. Between February 1992 and October 1993, the Committee held over 40 public meetings, hearings, and workshops as they conducted visioning exercises, prepared a vision statement, determined urban growth boundary recommendations, prepared alternative plans, conducted environmental review, and lastly selected a preferred plan with accompanying goals, policies and objectives. Committee activities were advertised through newspaper articles, display ads, legal ads, posted agendas/notices, bulk mailings, and letters sent to those on a mailing list. In addition to regular meetings, the Committee members and City staff participated in an outreach process by attending 14 meetings of community groups such as Rotary, Sumner Promotion, Sumner Senior Center, Sumner Historical Society, neighborhood community halls, as well as others, during the visioning process and alternative plan review process. In addition ~~to meetings by the Advisory Committee~~, the City

Council held three public hearings to consider comments on the Comprehensive Plan. ~~The Plan was adopted via Ordinance No. 1625. These hearings were held on November 8 and November 16, 1993, and March 23, 1994. They were advertised through mailings, legal ads, and display ads.~~

~~Public participation is documented under separate cover in the related plan documents.~~

~~The final adoption of the Comprehensive Plan occurred on April 4, 1994 via Ordinance No. 1625. Nearly annual amendments were approved for the Comprehensive Plan and are listed in the side bar above.~~

2004 Comprehensive Plan Amendments (Shoreline Master Program)

When the Shoreline Master Program was updated in 2004, the Comprehensive Plan was amended to include a Shoreline Master Program Element that contains the goals as presented in the Shoreline Master Program. The update to the Shoreline Master Program involved 13 public meetings and notice to all property owners along the rivers as well as notice in the newspaper and articles in the City newsletter. This amendment was outside the annual amendment process and is allowed per GMA. Ordinance No. 2091, July 25, 2004.

2004 Comprehensive Plan Update

The City provided information to the public through public hearing notices in the newspaper, articles in the community bi-monthly newsletter, mailed notice and posting information on the City's website. There were a total of 9 location-specific Comprehensive Plan map amendment requests, as well as amendments to the East Sumner Neighborhood Plan area map designations and creation of a Town Center Plan. The 2004 Comprehensive Plan update involved the public in several ways and on two different "tracks". The most significant was the development of the Town Center Plan as part of this update. Public outreach included two public workshops one in July 2003 and one in September 2004; a focus group of consultants, business owners, residents and City representatives to discuss potential for downtown in December 2002; a housing charrette in January 2004 that included local stakeholders and developers and finally several public workshops with the community to finalize the recommendations in the Town Center Plan. The Economic Development element was also updated after a business survey, individual interviews with businesses, and a workshop in May 2004 asking for recommendations on how the City could assist businesses. Both the Planning Commission and the City Council held public hearings. The amendments were adopted on June 20, 2005 via Ordinance No. 2133 for the Comprehensive Plan in general, and Substitute Ordinance No. 2133A was adopted on December 5, 2005 to include the Town Center Plan.

Amendments to the 2004 Comprehensive Plan

2007 Amendments

Ordinance No. 2221, adopted July 16, 2007, amended the Comprehensive Plan Map and Zoning Map as it pertains to three separate proposals; 1) amended the map to show changes in ownership between private to public entities and where necessary changes in the zoning; 2) amended the

urban growth boundary line to include parcels that are more than 50% within the urban growth area; and 3) redesignated/rezoned property in the vicinity the 700 Block of Cherry and Narrow Streets.

2008 Amendments

Ordinance No. 2276, adopted December 1, 2008, amended the Comprehensive Plan Map and Zoning Map as it pertains to three separate proposals summarized as follows: 1) amended both maps such that 0.18 acres at 914 Meeker Street is redesignated/rezoned to Central Business District (CBD); 2) amended the Comprehensive Plan Map such that 90 acres in proximity of 14218 Stewart Road contains an Urban Village Overlay District; and 4) amended the Comprehensive Plan Map to add a Low Density Residential-3 designation on approximately 265 acres.

2009 Amendments

Ordinance No. 2298, adopted December 7, 2009, amended the Comprehensive Plan policy and text to include those related to: Community Linkages and the Community Linkages Map; City Mission, Vision, and Values; Code Enforcement; Staff Qualifications and Training; Low Impact Development; and Historic Preservation.

Ordinance No. 2299, adopted October 5, 2009 amended the Comprehensive Plan policy and text to include a Manufacturing/Industrial Center (MIC) designation on generally all the industrially zoned land in the northern area of the City. ~~This designation does not include any commercially zoned land but would increase in a limited way opportunity for commercial/retail and office development in the industrial zones.~~ This MIC designation included areas within the City of Pacific and created an opportunity for the MIC to become ~~a Countywide center as well as~~ a regional center. In 2016, the MIC was designated a Regional Manufacturing/Industrial Center. Such centers are characterized by a significant amount of manufacturing, industrial, and advanced technology employment uses. Being a regional MIC ~~would allow~~ allows access to more funding sources for transportation improvements.

2010 Major Amendments-Update

Ordinance No. 2342, adopted November 15, 2010, amended the Comprehensive Plan policy and text and the Comprehensive Plan Land Use map to include amendments to the urban growth area that resulted in a net decrease of residential capacity. The urban growth area was expanded to the south by approximately 188 acres and reduced by approximately 250 acres on the east hill for a net reduction in the overall UGA area of 62 acres. A Draft Supplemental Environmental Impact Statement (DSEIS) and a Final Supplemental Environmental Impact Statement (FSEIS) were prepared for this major amendment.

These amendments also included a private proposal to amend the MIC designation in the vicinity of the old Fleischmann Yeast Plant and was denied. The Fleischmann Industrial Park, LLC appealed the City's decision to the Growth Management Hearings Board and the Board ruled that the City had complied with GMA but not the procedural requirements of the State Environmental Policy Act and ordered the City to prepare further environmental review specific to the Fleischmann Industrial

Park, LLC proposal for amending the MIC. The City completed a Supplemental EIS and on April 16, 2012 the City Council adopted the Supplemental EIS, but continued to deny the MIC amendment request. Minor clarifying amendments that had been in the original ordinance were retained.

In 2011 the City applied to Pierce County for an amendment to the urban growth area consistent with the 2010 amendments to the City's Comprehensive Plan. The amendment was approved by the Pierce County Council on October 25, 2011 and subsequently appealed to the Growth Management Hearings Board and denied.

2013 Amendments

Ordinance No. 2494, adopted September 15, 2014, amended the Comprehensive Plan as it related to the surplus of the city-owned Sumner Meadows Golf Course and subsequent sale. The amendments redesignated approximately 154 acres from a Private-Public Utility-Facilities designation to M-1 Light Manufacturing along with re-designating additional commercial and high density residential zoning in the immediate vicinity. Additional policy amendments were made to reflect that the golf course was no longer operating and available as park and open space. A Draft Supplemental Environmental Impact Statement (DSEIS) and a Final Supplemental Environmental Impact Statement (FSEIS) were prepared for this annual amendment.

2015 10-year Update

In 2015 the City underwent a major 10-year update to the Comprehensive Plan as mandated by GMA. The Update included adopting updates to the East Sumner Neighborhood plan, adopting and updated Transportation Plan and Capital Facilities Plan, six Comprehensive Plan Map amendments including rezoning Agricultural lands to Residential Protection along with numerous minor text amendments. The Amendments were adopted on July 27, 2015, Ordinance No. 2530. Through Ordinance 2530, a Planned Action Ordinance was also adopted pursuant to RCW 43.21C.440 following completion of a Supplemental Environmental Impact Statement.

2017 Amendment

Ordinance No. 2645, adopted June 4, 2018, amended the Comprehensive Plan Map and Zoning Map as it pertains to two separate proposals summarized as follows: 1) amended both maps such that 23.05 acres at 5710 160th Avenue East is re-designated/rezoned to Low Density Residential 1 (LDR 1) and Low Density Residential 6,000 (LDR-6) respectively; and 2) amended both maps such that 2.78 acres located along the north portion of the 15800 block of Elm Street is re-designated/rezoned to Medium Density Residential (MDR).

2018 Amendments-Updated Town Center Subarea Plan

Ordinance No. 2652 adopted August 6, 2018 amended the Comprehensive Plan as it related to the Sumner-Pacific Manufacturing/Industrial Center. The amendments created a Sumner-Pacific Manufacturing/Industrial Center Subarea Plan with goals and policies that ensured a coordinated approach to development, environmental review, and strategic capital investments in the Sumner-

Pacific Manufacturing/Industrial Center. A Determination of Non-significance for this amendment was issued on this proposal on June 6, 2018 in compliance with the State Environmental Policy Act.

2020 Amendments

Sumner Comprehensive Plan and Zoning Amendments 2020 and East Sumner Neighborhood Plan Update and Planned Action Ordinance 2773 amended the Comprehensive Plan and zoning addressing annual map and text amendments across the city, with a particular focus on East Sumner Neighborhood Plan. A Supplemental EIS was prepared and the 2015 Planned Action Ordinance [for East Sumner](#) was updated.

2022 Amendments

[Amendments in 2022 consisted of City-initiated updates to: Land use descriptions in the Comprehensive Plan related to density ranges, a zoning code update related to restricting gas stations in commercial areas, and a sign code update to electronic readerboard sign allowances. The Planning Commission held a public hearing on the proposed amendments, and the City Council adopted the proposals with revisions in Ordinances No. 2822, 2823, and 2824.](#)

2024 10-Year Periodic Update

[The City began this update process in January 2023, inviting the public to submit proposals for text or map amendments. No private proposals were received. This update consisted primarily of: Updates to Housing Element to address new State requirements for affordability, Environment Element and Critical Areas Ordinance to address current Best Available Science, Essential Public Facilities Element and related zoning code revisions to respond to State requirements for facilities; and a new Transportation Plan and Capital Facilities Plan. Information was provided to the public through public hearing notices in the newspaper, articles in the community quarterly newsletter and City e-news, posting information on the City's website, postcard mailings to agencies and service providers, flyers provided at community events, and information provided at several City open house drop-in sessions. In addition, both the Planning Commission and the City Council held public hearings with required notices published. The amendments were adopted on \[REDACTED\] via Ordinance No. \[REDACTED\] for the Comprehensive Plan in general, and Ordinance No. \[REDACTED\] for related zoning code amendments.](#)

Plan Documents

The State Environmental Policy Act (SEPA) (RCW 43.21C) requires government officials to consider the environmental [impacts consequences](#) of actions they are about to take and [identify reasonable alternatives and mitigation measures that would avoid or minimized environmental impacts of the proposed action](#). ~~seek better or less damaging ways to accomplish those proposed actions.~~ They must consider whether the proposed action will have a probable, significant, adverse environmental impact on the following elements of the natural and built environment: earth, air, water, plants and animals, [housing, employment, aesthetics](#), energy and natural resources, environmental health, land and shoreline use, transportation, and public services and utilities.

The Growth Management Act (GMA) requires preparation of a Comprehensive Plan addressing several elements including Land Use, Housing, Transportation, Utilities, Capital Facilities, Economic Development, ~~and~~ Parks and Recreation, [and Climate Change](#).

SEPA and GMA requirements are similar in many ways. Integration of SEPA with GMA eliminates duplication of effort and assures consistency between SEPA and GMA requirements.

As adopted by Ordinance No. ~~___ 2530~~, the Sumner Comprehensive Plan consists of this Comprehensive Plan document, ~~the East Sumner Neighborhood Plan~~, and the Draft and Final ~~Supplemental~~ EIS as described below:

- Sumner Comprehensive Plan Update, Draft Environmental Impact Statement. In compliance with the State Environmental Policy Act, the Draft EIS analyzes ~~twenty-six~~ [twenty-nine](#) different environmental topics comparing the impacts of their plan alternatives: the Existing Comprehensive Plan (No Action Alternative) and two Proposed Action Alternatives. Since many requirements for SEPA analysis are similar to the analysis required by the Growth Management Act for plan elements, the Draft EIS was prepared in a manner to combine documentation as allowed in WAC 197-11-210 through 238 and 197-11-640. The background information to support the Plan Elements - as required by the Growth Management Act - is provided in this document. Many of the proposed mitigation measures have been incorporated as goals, policies, and objectives in this Comprehensive Plan.
- Sumner Comprehensive Plan Update, Final Environmental Impact Statement. The Final EIS analyzes the Preferred Alternative Sumner Comprehensive Plan. It provides an updated project description of the Preferred Alternative, supplements the Draft EIS analysis, and responds to comments received on the Draft EIS. It also documents how the Preferred Alternative incorporates many of the Draft EIS mitigation measures. With the provisions of Ordinance No. ~~2530~~, the City Council adopted the Preferred Plan as the Comprehensive Plan.
- ~~East Sumner Neighborhood Plan, 2020. The East Sumner sub-area is approximately 174 acres of lowland located in the eastern portion of the City of Sumner. The core of the area is bordered by 160th Avenue East, 64th Street East, Main Street East, Sumner-Tapps Highway East, and State Route 410. The East Sumner Neighborhood Plan (ESNP) was updated in 2001, 2015, and again in 2020. In 2020, the plan was amended to focus on conservation of the central wetland and Salmon Creek corridor, and creating a variety of housing and employment opportunities on less constrained property. The plan also included adoption of a planned action ordinance to further expedite environmental review and encourage development.~~

Related Documents

~~Sumner's 2015 Comprehensive Plan Update process is documented in several texts:~~

- ~~Community Survey Report. This report is a compilation and summary of a Community survey that was conducted in December 2014. The purpose of the Survey was to assess quality of life, perceptions of community services, and economic and business-related information.~~

The following documents support the Comprehensive Plan and should be consulted for more detailed information on strategies, planned facilities, financing, etc.:

- Sumner Parks and Open Space Plan. This plan, adopted February 2018, presents the recommendations of the Sumner Parks Board and Planning Commission. The plan includes an inventory of parks and facilities, recommended levels of service, open space programs, proposed park improvements, funding, a 20-year facility plan and a detailed 6-year capital improvement program, and goals, policies and objectives which have been incorporated in this Comprehensive Plan.
- Community Character Strategy. Prepared by A. Nelessen Associates, Inc. for the City of Sumner in May 1993, and amended and adopted on April 4, 1994. This Strategy documents the findings of the Community Character Workshops, and uses ideas from the workshops on how to maintain and improve Sumner's character. Recommendations and implementation strategies are provided for Downtown, East Main Street, the Eastside Urban Village, West Sumner, various districts and neighborhoods, and Employment Centers. The document also establishes a basis for a community linkage network between the various parts of the community. The Community Character Element chapter of this Comprehensive Plan is based upon this referenced document, and utilizes many of the Community Design Principles and Implementation Strategies.
- Sumner Comprehensive Transportation Plan, 2024¹⁵. Prepared by the Transpo Group, Inc. for the City of Sumner the plan addresses existing traffic conditions, future traffic conditions, and proposes a package of network improvements as well as goals, policies, objectives, and level of service standards for a variety of transportation modes. The plan also contains an analysis for transportation impact fees. The study area includes the City limits as well as a larger analysis area where development may impact the Sumner transportation system. Refer to the Transportation Element for the goals, policies, and objectives.
- Sumner Capital Facilities Plan, 2024. Prepared by BERK Consulting, Transpo Group, Inc., and Parametrix, the Capital Facilities Plan was updated to reflect data in the various system plans and to analyze future levels of service and funding impacts.
- General Water Plan, Update, 2020. Prepared by BHC Consultants for City of Sumner, the Water System Plan details current water system facilities, water supply, water storage, water quality, and other issues for the City and future service area. A list of proposed capital facilities and funding mechanisms are included.
- Stormwater Comprehensive Plan, 2011. Prepared by Parametrix for the City of Sumner this plan describes existing drainage facilities, deficiencies, water quality, proposed plan improvements, and funding mechanisms for the City and future service area and addresses NPDES requirements.
- Sewer Collection System Comprehensive Plan, Update 2020⁰⁰. Originally Pprepared by Parametrix for the City of Sumner in 2000, the plan describes existing sewer facilities, deficiencies, proposed plan improvements, and funding mechanisms for the City and future service area. The plan also discusses the wastewater treatment plant and contractual arrangement with the City of Bonney Lake regarding capacity. The Plan was updated by BHC Consultants in 2020.
- Critical Areas Ordinance. This document was updated with the 2024 periodic update to reflect best available science.

- Best Available Science Report, 2015. This document was updated and approved by the Department of Ecology in 2014. Its purpose is to protect the shoreline and increase public access. The plan includes five shoreline designations (urban, shoreline residential, urban conservancy, natural and aquatic) along the Puyallup and White Rivers and policy and development standards for each category. A periodic review was completed in 2020 to refresh the plan to address changed conditions including the Town Center Plan and associated building heights as well as updates to the Shoreline Management Act and implementing rules.
- Sumner Shoreline Master Program, 2014 and Periodic Review 2020. This document was updated and approved by the Department of Ecology in 2014. Its purpose is to protect the shoreline and increase public access. The plan includes five shoreline designations (urban, shoreline residential, urban conservancy, natural and aquatic) along the Puyallup and White Rivers and policy and development standards for each category. A periodic review was completed in 2020 to refresh the plan to address changed conditions including the Town Center Plan and associated building heights as well as updates to the Shoreline Management Act and implementing rules.
- School District Capital Facilities Plans, 2015. Both the Sumner [Bonney Lake](#) and Dieringer School Districts have adopted respective capital facilities plans that contain projected student population, demand for new facilities and costs over the next 20 years. [Sumner-Bonney Lake's Plan was last updated in October 2021 and Dieringer's Plan was last updated in August 2020.](#) These plans also provide the background documentation for the school impact fees adopted by the City of Sumner.
- Sumner-Pacific Manufacturing/Industrial Center Subarea Plan. Prepared by BERK Consulting for the City of Sumner; [in](#) July 2018. The Plan details existing land use, transportation, environmental, economic, and market conditions, a shared vision, and goals, policies and objectives for the Sumner-Pacific Manufacturing Industrial Center, which have been incorporated in this Comprehensive Plan.

Implementing Plans and Strategies

To implement the Sumner Comprehensive Plan, the following plans and strategies have been completed:

- Sumner Urban Design Concept Plan, 1995. Prepared by Dennis Tate Associates and Kasprisin Pettinari Design, July 1995. It ensures a unified approach to community development to reinforce Sumner's small town character and addresses City gateways, pedestrian linkages, building scale and character, signage, and streetscape.
- Urban Forestry Strategy, 1996. The City's Forestry Commission, this Strategy is intended to guide the community's investment in trees on public and private property for the subsequent 5 years. The Strategy inventories the state of the City's urban forest and proposes numerous projects to implement the policies of the Comprehensive Plan. The Strategy was adopted in February 1996 by Resolution No. 912.
- Cemetery Master Plan. Prepared by the Community Development Department, the Cemetery Advisory Committee, and the consulting firm of WCA Northwest, this Master Plan outlines the

policies for operation and capital improvements to the City's cemetery. The Plan was adopted November 3, 1997 by Resolution No. 968. The Cemetery Plan is being updated in 2015.

- Sumner Parks and Trails Plan, 2018. This Plan provides the location, standards, and cost estimates for the trail system which extends from the King County Interurban Trail in the City of Algona to the Pierce County Foothills Trail in the City of Puyallup. The plan was originally adopted June 2, 2008 and updated in 2018.
- Sumner Capital Facilities Plan, 2015²⁴. Prepared by BERK Consulting, Transpo Group, Inc., and Parametrix. ~~the Community Development Department, with~~ With approval by the Planning Commission and City Council, this document provides an inventory of existing capital facilities; establishes the level of service for transportation, water, sewer, storm sewer, parks, police, fire, schools, and general government facilities; analyzes them for deficiencies; and sets forth a 6-year financial plan for funding any improvements. A capital facilities plan is a required element of the Growth Management Act and was adopted with the 2024¹⁵ Comprehensive Plan Update.
- East Main Street Design Strategy, 2002. The design strategy was originally adopted on May 16, 2002 (Ordinance No. 2056) and is intended to provide a framework for converting the section of Main Street from Valley Avenue to 160th Street East from a largely automobile oriented landscape to a more walking friendly environment. The strategy was implemented in the zoning ordinance and will result in wider sidewalks, connected parking, reduced driveways and buildings closer to the street.
- Town Center Plan, 2018. The update to the 2005 subarea plan was completed with assistance from consultant team BERK, The Transpo Group and ECONW. This document provides the policy and real estate market analysis for revitalizing the downtown core and encouraging development of more housing to serve local businesses and utilize the Sounder station. The update included adoption of a Planned Action Ordinance per RCW 43.21C.440 following completion of a Supplemental Environmental Impact Statement
- Design and Development Guidelines, 2018. The design guidelines supplement the zoning code and provide a greater level of detail regarding landscaping, building and architectural treatments and pedestrian friendly amenities. The design guidelines were originally adopted in 1996 and underwent a major rewrite in 2008 with minor updates in 2018.

Plan Boundaries

The adopted Pierce County Comprehensive Plan, November 1994, which took effect January 1, 1995, establishes two types of boundaries: the Comprehensive Urban Growth Boundary (CUGA) and Urban Service Areas (USAs). The Comprehensive Urban Growth Boundary is Pierce County's 20-year Urban Growth Boundary for unincorporated Pierce County and for the cities and towns within the CUGA, which includes the cities of Edgewood, Fife, Fircrest, Lakewood, Milton, Puyallup, Ruston, Steilacoom, Sumner, Tacoma and University Place.

USA's are located within the CUGA as being those areas proposed by the cities where urban growth and urban services will occur. USA's do not extend beyond the CUGA.

Refer to Figure 9-1 regarding the location of the City's Urban Growth/Urban Service Area. In addition, the City identifies the area south of SR-410 and east of SR-162 be considered a joint planning area with Pierce County, although not included in Sumner's future urban service area. Also, negotiations with the City of Pacific include commitments to ongoing joint planning as it relates to the Sumner-Pacific Manufacturing/Industrial Center.

Definitions

This section describes the definitions of key words, the document format, and interpretation of the text.

Goal

A goal is a broad statement of what ought to exist in a community or what is desired to be achieved in the future, usually determined through a citizen involvement process. (Washington State Planning and Community Affairs Agency, The Language of Planning: A Glossary of Selected Land Use Planning and Zoning Words and Phrases, 1981)

Policy

A policy is a more specific statement than a goal which describes a particular course of action to accomplish the purposes of the comprehensive plan. Policies represent the will of the people translated into decision oriented statements which are continuously available to the legislative body while evaluating a new project or proposed change in ordinance. (Washington State Planning and Community Affairs Agency, The Language of Planning: A Glossary of Selected Land Use Planning and Zoning Words and Phrases, 1981)

Objective

An objective is something toward which effort is directed: an aim or end of action. (Merriam-Webster, Webster's Ninth New Collegiate Dictionary, 1986.

Format of Sumner elements

The text in the Comprehensive Plan includes:

- Goals which are highlighted in a **bold cursive italic** font;
- Policies with a related numbering system to the goals they support (e.g. # 1.1); and
- Objectives Implementation strategies which indicate quantified targets or specific actions with a related numbering system to the policies they implement (e.g. # 1.1.1).

Interpretation

The words and terms used in the Sumner Comprehensive Plan Update are defined as set forth in the Growth Management Act, Procedural Criteria, Countywide Planning Policies, and other Sumner plans and ordinances. Where terms are not defined in such documents, words and terms shall be given their plain and ordinary meanings.

It is understood that the City of Sumner is responsible for implementing the goals, policies, and objectives of this plan, unless otherwise stated. There is no prioritization of the goals, policies, and objectives; decisions based on the Plan will have to balance the applicable goals, policies, and objectives and apply whatever weighting that may be appropriate.

The timing of implementation and the amount of resources devoted to the goals, policies, and objectives shall be determined by the City Council through the budget and resource allocation process over the 20-year horizon of the Plan.

The Plan has been prepared with the understanding that it will be amended as needed in the future.

Community Vision

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

Note: moved to paragraph below.

~~Through the Community Vision element, Sumner sets out its long-term aspirations for the community relative to the health and well-being of people, economic vitality, protection of resources and heritage, and maintaining community character. These vision statements are broad statements of desired outcomes, and are not to be construed as policies or mandates.~~

Sumner: The Vision

Today and into the future, Sumner is bound together by its community pride, respect for neighbors, ~~agricultural and~~ small town heritage, support for small businesses as well as industry, and concern for ~~the environment protecting our community's natural resources~~. We recognize that there are community needs, such as the improvement of the Downtown business area, repair of streets and sidewalks and management of traffic, along with maintaining adequate public services and parks, ~~and family and human services for our residents~~. In the coming decades the community works together to maintain a high quality of life and to address community needs.

In 2050 Sumner shows strongly its unique "small town" characteristics and appeal, even in the face of a changing world. ~~In embracing our heritage while also looking forward, we set the standard of excellence for a progressive small city.~~ Through ongoing cooperation and communication between residents, business, industry, schools, and local government, an environment exists which reflects the community's pride in itself. This environment reflects our ~~our agricultural small town~~ heritage, our desire for open space, our support for quality education ~~and human services, our commitment to responsible governance,~~ and our readiness for the future.

Community Layout

In 2050, the community is committed to planning for sustainability through our physical layout, the character of our residential districts, our growth patterns, the maintenance of our parks and recreation investments, and our continued economic development.

~~In 2050, the streets of Sumner are primarily a gridded layout of surfaced streets with curbs, gutters, and sidewalks, and accessibility features. The City promotes a complete street grid and walkable neighborhoods, that include alternative connections between residential and commercial areas such as alleys and pedestrian access corridors, through development incentives, and the most garages are entered from them, making the sidewalks straight, flat and in good repair. The yards are well kept, many with various trees. Scenic views are maintained where possible. As a result of the Clean Air Act, many properties have a crystal clear view of Mt. Rainier.~~

The community recognizes the central role that the downtown transit station plays in providing alternate modes of transportation for Sumner residents and workers and for the region. Neighborhoods are connected to the transit station and each other through an efficient transit network. In 2050, streets are maintained, clean and have been improved to accommodate growth demands so that residents have adequate sidewalks and reduced congestion. Major streets in town are designed for vehicles, pedestrians, bicycles and transit.

It is easy to see that the owners of the homes and business buildings as well, Homeowners, residents and business owners take care of their properties, showing great pride in their surroundings as well as pride in the community as a whole. Buildings and property are maintained and in good repair, designed to encourage walking and community interaction, and exemplifies our small town character and which promotes mental and physical wellbeing.

Pride in the community goes beyond the homes in the residential section, beyond the commercial section, beyond the industrial section, in fact much of the source of pride is in the ground where, due to the foresight of the City Council, administrators, and leading citizens, Sumner has developed and maintained Sumner maintains its investments in an adequate water system, tertiary sewage treatment facility, and adequate storm water system. Utilities are provided to all neighborhoods and businesses and support everyday resident needs and economic growth have been and are encouraged to place as many of their systems as is practical underground.

Sumner remains "quiet" with a retains its small town atmosphere and "walkability", by building an extension of 24th Street to East Valley Highway and to the north, working with WSDOT to complete improvements to the interchanges on SR410, and reducing by taking appropriate steps to improve the street system and to reduce commuter traffic through town. Sumner is unique in that most of the traffic on the streets is local and very few of the cars or trucks pass through. Traffic calming and other measures have been taken to reduce speeds, making streets safer for pedestrians and bicyclists.

Where appropriate, Sumner has maintained the separation of incompatible uses by using and strengthening the Comprehensive Land Use Plan and Zoning Code. Where compatible, there are areas of "mixed-use," predominately around the train/transit station and in the Town Center, where a mix of housing and businesses creates a vibrant and diverse living environment. Sumner has found a balance between parking for transit riders to gain access to a regional transit system and maintaining the City's small town atmosphere and character.

Through adequate planning for both jobs and housing, we strive to have a larger portion of the nearby workforce living in the City and using alternate modes of transportation. There are numerous options for commuters to use rail, buses, bicycles, and other choices to travel back and forth from work and shopping. Sumner neighborhoods are linked by a network of sidewalks, trails, bicycle routes and a small-scale inter-city transit system.

New parks, recreational areas, greenbelts, and buffers have been added to the landscape of the City to define the various districts as well as provide open space and recreational opportunities within walking distance of all neighborhoods.

Residential Character

In 2050, ~~Sumner's housing is predominately owner-occupied, and the community enjoys more residents are able to enjoy the benefits of home-ownership, and others are able to find high quality, well-maintained residences close to services. Primarily, The majority of~~ residential areas consist of single-family and owner-occupied multifamily housing. A diversity of housing styles, sizes and types is found, creating ~~to the community's character and creates~~ housing opportunities for all of life's stages ~~and various incomes~~. Many homes include porches and yards where families and neighbors interact, ~~adding to the community character and neighborhood connections~~. ~~Where renter-occupied multifamily is found, the developments are Multi-family housing that is leased is well-designed with attractive features, and well managed and maintained through voluntary programs and partnerships and proper and timely enforcement of nuisance codes. Such developments provide safe connections to schools and services, attractive amenities, and provide outdoor green spaces and recreation spaces for residents.~~

In 2050, Sumner continues to be a place where we and our children can afford to live and work, ~~and where older residents can continue to age in place. The improvements envisioned in this statement shall not be allowed to create an upscale community that is beyond the financial resources of our people.~~[†]—To that end, we are willing to see lot sizes decrease ~~and to allow other housing types if that becomes necessary, in appropriate ways and areas,~~ to make lots, houses, and accompanying utilities affordable to our growing population. City codes and plans support a diversity of lot sizes and variety of housing types to meet the varied needs and lifestyles found in Sumner.

A higher density of ~~housing that is typically owner-occupied and small-lot single family homes in a more traditional neighborhood pattern is concentrated in the downtown area, where it~~ reflects the overall small town character of Sumner, ~~is concentrated in the downtown~~ and where it is within easy walking distance of downtown services and the train station. ~~In the Town Center area and East Sumner area, higher density multifamily is allowed, providing alternative housing options for a range of incomes and lifestyles. These neighborhoods include a mix of commercial uses that provide nearby services to residents and promote community interaction.~~

Growth

Sumner is the envy of many of our neighboring cities in the year 2050, ~~as an outstanding model~~ of many years of good planning and a common sense approach to applying zoning and environmental codes, ~~where community character has been maintained while allowing for growth~~. By listening to the people of the community, then passing and enforcing laws they desired, and

[†]City monthly operating expenses, and, therefore, individual taxes shall not increase to the point that living in Sumner is beyond the financial resources of our people. However, because there is not always a direct relationship between cost and quality, we realize that if the market determines that homes and other real estate is worth more in Sumner than other areas, we cannot control this factor. But we can control our homeowners' costs for City government expenses:

providing incentives, Sumner has been able to encourage and promote the development of "vacant areas" in the downtown where public utilities and services were available vacant and underutilized areas before allowing growth to stretch out and create sprawl. Infill is the rule, as far as practical, within the limits of our growth area.

Environment

Sumner has preserved its system of natural resources through innovative, sustainable and environmentally responsible practices. Infill, clustering, and other types of techniques help protect valuable natural resources and focus density away from valuable resource areas such as farmland, mineral resource lands, rivers, streams, wetlands, groundwater, and forested hillsides, while allowing site-sensitive, sustainable development. As appropriate to a site's constraints, lower density development is supported in environmentally sensitive areas. However, Sumner continues to recognizes that the long-term needs of the City may necessitate further growth to the south into our Urban Growth Area. While agriculture is no longer one of the mainstays of the area, Sumner is committed to the "right-to-farm" in certain areas where some agriculture is allowed to still exist.

Along with the desire to protect valuable resources and sensitive areas, City plans and ordinances ensure protection of property rights. Fair compensation practices are in place to compensate owners if property rights are taken for public use. Consideration is also given to environmental justice implications of proposed projects and policies, such as disproportionate exposure of communities of color and the poor to pollution, noise and other environmental and health hazards.



Parks, Recreation, and Open Space

In 2050, Sumner's park system is a unified system of a variety of parks and recreation opportunities, such as a major sports complex, community parks, and neighborhood parks situated in the various areas of the City. Each residential neighborhood has access to a neighborhood park which becomes a focal point for interaction. Residents and workers alike enjoy active and inclusive recreational facilities and programs such as baseball, soccer, tennis, or others. Picnic areas, grandstands and other amenities allow opportunities for concerts and community gatherings.

Community partnerships, such as with the City, YMCA and school district, provide a cost-effective, collaborative approach to filling out the range of recreation facilities. Sumner's recreational facilities are linked by a safe network of sidewalks and trails along the Puyallup and White Rivers and connecting other areas throughout town.

The trail system provides recreational pleasure for ~~non-motorized cyclists, walkers, and joggers~~ all ages and abilities as well as aesthetic enjoyment of our natural resources and provides options for exercise and healthy living. Trails and park features are designed to protect riparian buffers and assist in the preservation of our natural resources. The City has preserved lands in a natural state along rivers and wetlands for passive enjoyment and to benefit fish and wildlife and biodiversity.

Sumner's park and recreational system is designed for the benefit of all ages, including persons with physical limitations. The safety of adults and children is considered in the design, maintenance and management of system parks and recreational areas. Maintenance of the parks and trails system is a cooperative effort of the City and community. Volunteer assistance by residents, youth, local organizations, and Adopt-a-Stream/Parks programs assist with the upkeep and enhancement of facilities, as well as promote community pride. Maintenance of existing recreational facilities is a priority ahead of the development of new facilities. Land is acquired as needed for future park needs.

History and Culture

Sumner expresses its history, heritage and uniqueness through historic preservation, the arts, and community events. Art is incorporated into the community through design and features of public spaces, entrance ways, concerts, events, murals, and sculptures. Preservation of historical and cultural landmarks helps sustain our city's heritage. Historical, cultural, and educational features are seen throughout our recreation system and throughout downtown in a variety of ways, such as interpretive signs on trails, an old-fashioned bandstand/gazebo in Loyalty Park, murals reflecting history and nature, and community events celebrating agricultural heritage as well as the traditions of indigenous and ethnic communities. Sumner's visual, cultural and environmental connection to Mt. Rainier is celebrated in the arts and events. ~~The Sumner Historical Society finds support from a community aware~~ The community supports organizations that help further awareness of Sumner's history and heritage. History and heritage are also maintained through established landmark and historic programs that preserve the character of buildings in the downtown. The City will have an active Historic Preservation Board that also helps promote the preservation of the historic downtown as the heart of and collective memory of the community. The City, in partnership with the downtown business association and others, promotes events such as parades and festivals that strengthen the sense of community and place that is Sumner.



Economic Development

In 2050, small businesses are supported and nurtured throughout the community. Essential business services are found within walking distance of most neighborhoods. Our City policies and strategies provide opportunities for businesses that conform to our small town atmosphere. [We also encourage innovative, incubator businesses that add variety to our economy through alternative products and workstyles.](#) A viable, economically stable business community is promoted which [includes and celebrates minority, women and veteran owned businesses and](#) is distinct and separate from the manufacturing and industrial center.

[In appropriate areas,](#) planned industrial and commercial uses are encouraged and these uses employ measures to ensure compatibility with surrounding neighborhoods, such as landscaping and limiting noise, lighting, and traffic. Employment in manufacturing is encouraged over warehouse distribution for quality jobs and reduced truck traffic. The north end of the city has become a burgeoning, modern manufacturing and industrial center of regional significance that accommodates growth and redevelopment while integrating environmental sustainability. Through lasting partnerships with educational institutions, business interests, and developers the city has a well trained workforce for industry and manufacturing.

Downtown and the main commercial core of the city are enhanced with pedestrian amenities, landscape, streetscape, and other improvements which complement the efforts of Downtown businesses to create a coherent theme. These improvements play a major role in linking Downtown with West Sumner and East Main Street and help create a unified and seamless whole. New buildings along Main Street, both in the Downtown but further east on East Main Street, are built in close relation to the street with parking to the rear of buildings creating a place that is more welcoming for walking and interaction.

Governance

In 2050, all residences and businesses are served by full City services including water, sewer, storm drainage, fire protection, emergency medical care, police protection and others. [The City government strives for equity, respect and accountability with the mission statement: "The City of Sumner will set the standard of excellence for a progressive small city."](#) Sumner is a community

that takes financial responsibility for its needs. New development contributes its fair share towards improvements in proportion to its impacts on the community.

Local government, the school district, and private schools work together in the planning process for quality education. Good leadership and educational programs are supported. A primary focal point of the community is the local schools. The school system serves Sumner and Bonney Lake and these communities are able to partner and combine resources to the benefit of the entire school district and all students regardless of City boundaries [and ethnic or demographic backgrounds](#). The community supports integrated educational, recreational, and cultural activities at the performing arts center, stadium, gymnasium, sports complex, public library and other places. The City continues to work actively to address emerging issues related to land use, the environment, economic and business development, energy needs and engage the public to provide guidance for these decisions.

Communication between residents, businesses, industry, and government enables responsive, effective, thoughtful, and fair governance. [City meetings are open and accessible to all](#). Town hall meetings provide a forum for community issues to be discussed in a relaxed setting. Sumner University, Police Citizen's Academy and other formats are utilized to educate youth and other residents about their community and government. [The City strives to increase communication, and uses a variety of established and innovative techniques to keep residents and local businesses informed](#). ~~The City's website is used to communicate to the public and is a major resource for quick and reliable information and the strategic use of social media. A local newspaper keeps local citizens and businesses informed and is part of an increased effort at communication.~~ Our cooperative spirit maintains our community pride, builds community ties, and ensures our readiness for the future.

Community Values

The Sumner Values Statement is the result of the community creating its Vision Statement developing its vision of who and what it aspires to be in the future, and from public participation during the various Comprehensive Plan updates over the years, which have elicited several main community values. The statements in this Element are broad statements of common values and are not to be construed as policies or mandates. Rather, these community values provide a framework for developing the policies in the Sumner Comprehensive Plan. These values are people, environment, security, community, economy, good government, foresight, stewardship, and education.

People

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

Environment

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

Security

Our security not only comes from our continuing investment in the public safety services available through the City government, but it comes from ourselves. The community's commitment to treating each other with kindness and respect helps keep us safe; our neighbors are our greatest source of security and a source of help when we need it. Through education, our children know the importance of avoiding drugs ~~and gangs and alcohol~~, and are aware of the dangers of crime. Our schools, parks, families and community offer constructive alternatives for young and old alike. We keep our eyes and

ears open, and we design places where we can be secure. Our security includes preparation for all types of emergencies. We will be ready when they happen.

Community

Our sense of community is our greatest strength. Our understanding and respect for each other, our commonalities, and our diversity make our community stronger and better able to handle the tough challenges we face. Our sense of community brings together the places we work, live, play, learn, worship and govern to create the true "City of Sumner."

Economy

The people of Sumner support a strong and diverse economy, the retention of existing businesses and recruitment of new businesses. As such, a variety of industrial, business and employment opportunities are supported within the city. Large employers are encouraged, and the services they require are provided. Similarly, small business is fostered and opportunities for entrepreneurship and innovation are created. A strong economy provides opportunity for our residents, tax base to support our services, employment for the region, security for our people and balance to our community. Our economy respects our values and does not overwhelm us.

Government

We value the role of good government in our society. We understand and appreciate its responsibilities and work with its limitations. Our government is responsive to the people, ethical and fair in its conduct, and fiscally responsible. We participate in solving regional problems and planning. Communication between government and the people exists in all forums. Government is 'by the people', invites the people to actively participate, and seeks innovation to solve complex problems. The people take the time to participate responsibly and address issues. City resources support participation and encourage citizen boards and commissions, public notice and information, and volunteerism.

Foresight

The City plans ahead for its future. Through comprehensive planning, utility and infrastructure planning, coordination with neighboring jurisdictions, and capital facilities programs, the City is able to ensure it has the resources for future needs. The City uses this foresight to maintain its vision of the future. We communicate regularly and determine if we are achieving the vision we desire.

Stewardship

The ~~settlers of the~~ Sumner valley ~~left us~~ is filled with many beautiful and valuable resources. The rivers, streams, open spaces, historic buildings, parks, hillsides, watersheds, and downtown are all vital to the physical and mental well-being of our community. We use our skills, resources, and determination to preserve these as best we can as stewards for the future.

Education and Human Services

Our public school system ~~is at the center of our community. It~~ is a source of pride and provides community identity, education to our young people, and a variety of resources for our residents. ~~We strive for our own broad educational system open to everyone. We strive to provide an inclusive~~

educational system that meets the needs of diverse cultural groups. Our residents have access to a range of family and human services, particularly those services that support vulnerable youth and seniors.

Plan Monitoring and Amendment

Introduction

The Sumner Vision Statement mentions a number of measures that relate to governance and the role of City government in the community. The community vision anticipates a government that is representative, open, and responsible; and one that is fair and accessible to all segments of the community. ~~These policies are not all inclusive with regard to governance of a historic growing community, but attempt to address the concerns expressed during the vision process as they relate most directly to planning and implementing a desired future for the community. The policies in this chapter are not exhaustive, but attempt to address the role of City government in the community and the role of government in maintaining permitting and enforcement measures that support residents, employees, and business owners.~~

Goals, Policies, and Objectives

1. *Monitor implementation of the Comprehensive Plan for consistency with the City vision, Growth Management Act requirements and policies, Multi-County Planning Policies (VISION 20540), and Pierce County Countywide Planning Policies and make amendments to the plan as necessary.*
 - 1.1. ~~Consistent with the reporting requirements of the Growth Management Act, report~~ Make an annual report, due April 1 of each year, to the City Council and general public on implementation of the Comprehensive Plan, identifying the degrees to which City policies are being implemented.
 - 1.1.1. Develop and implement a system of benchmarks and indicators to track and communicate implementation of this Plan.
 - 1.2. Implement procedures for no more than annual amendment of the Comprehensive Plan, ~~and less frequently after a periodic 10-year update.~~ Specific plan amendments may be initiated by the City Council, Planning Commission, City staff, or the general public.
 - 1.2.1. Where the City determines that a Comprehensive Plan amendment is warranted as an emergency action under RCW 36.70A.130(2)(b), the City Council may adopt amendments or revisions to the Plan outside of the annual amendment process, after providing for adequate opportunities for public participation.

[Policy added for emergency action, per State requirement]
 - 1.3. Implement and adopt a public participation strategy appropriate for each amendment cycle.

- 1.4. Review and revise the Comprehensive Plan on a 810-year cycle pursuant to the Growth Management Act.
- 1.5. As required by the Countywide Planning Policies, inventory and monitor buildable lands and report such findings as necessary.
2. *Review Sumner's Urban Growth Area (UGA) boundaries, patterns of development within the UGA, and the densities permitted during the regularly scheduled comprehensive plan update cycle.*
 - 2.1. During the update cycle, determine whether the UGA boundary warrants adjustment to accommodate development pressures.
 - 2.2. Sumner's UGA shall only be reduced where it is determined that a) In the present and foreseeable future it will be infeasible to serve the area with utilities and other urban services; and b) The area will not likely be needed to accommodate future growth and needed housing for the next 20-year period.

Governance and Permit Process

Introduction

The Sumner Vision Statement mentions a number of measures that relate to governance and the role of City government in the community. The community vision anticipates a government that is representative, open, and responsible; and one that is fair and accessible to all segments of the community. ~~These policies are not all inclusive with regard to governance of a historic growing community, but attempt to address the concerns expressed during the vision process as they relate most directly to planning and implementing a desired future for the community. The policies in this chapter are not exhaustive, but attempt to address the role of City government in the community and the role of government in maintaining permitting and enforcement measures that support residents, employees, and business owners.~~

Goals, Policies, and Objectives

Governance

1. ~~Seek broad~~ *Strive for a civic government that is broadly representative of the community, dedicated, participatory, open, visionary and responsible civic government.*
 - 1.1. Recognize all members of the community, such as residents, property owners, business owners and operators, industry, people who work here, people who play and shop here, children, ~~and older adults~~ *senior citizens*, as stakeholders in the future of the City.
 - 1.2. Strengthen communication between government, ~~residents and customers and the people~~ through the use of technology, between the government, residents, and customers.
 - 1.3. Seek broad and diverse representation on boards, commissions and advisory groups in terms of diverse backgrounds, *ethnicity*, ages, *gender* and geographical location.
 - 1.4. Promote volunteerism to address appropriate public needs by providing for recruiting, training, organization and recognition of volunteers within the community including high school students.
 - 1.5. ~~Promote creative, progressive, and innovative solutions to the problems and issues that face the City.~~ The City shall strive *for progressive and innovative* solutions that involve partnerships and collaboration with affected parties.
 - 1.6. Work with civic organizations and the school district to educate the general public on the responsibilities of government and the importance of their participation.

- 1.6.1. Make available on the City's website information on appointed and elected bodies, and local civic organizations to inform citizens on how they may actively be involved.
- 1.6.2. Continue to provide educational events such as Sumner University and the Police Academy.
- 1.6.3. Actively engage the public in government processes and decisions in a manner that is inclusive, meaningful, educates, inspires, and empowers.
- 1.7. Ensure that City government ~~meets environmental and social policies~~ sets the example for compliance and innovation in its own operations and facilities with regard to such as water and energy efficiency, conservation, compatible and sustainable building design, low impact development, noise and glare reduction, accommodations for the disabled, outreach services, and water and air quality, and accessibility for people with disabilities.

2. Equitably distribute City resources and the costs of regulations.

- 2.1. Seek to equitably distribute City resources between existing, older areas of the City and newer growing areas.
- 2.2. In the decision process regarding distribution of City resources and services, consider impacts to and needs of historically underserved populations and groups vulnerable to displacement.
- 2.3. Compensate property owners when property is taken for public use.
- 2.4. Protect the rights of property owners from arbitrary and discriminatory actions, consistent with statutory requirements.

3. Carry out the City of Sumner's adopted mission statement, vision statement and values through daily operations of the City.

- 3.1. MISSION: To provide needed and valued services that promote our sense of community.
- 3.2. VISION: Sumner will set the standard of excellence for a progressive small city.
- 3.3. VALUES:
 - 3.3.1. We are collaborative and professional.
 - 3.3.2. We are innovative and visionary.
 - 3.3.3. We are responsive and accountable.
 - 3.3.4. We serve with respect and integrity.

4. Employ well-trained and highly qualified staff.

- 4.1. Provide opportunities for training and education to ensure that City staff have the necessary knowledge and skills for peak performance.

- 4.2. Provide training opportunities that expose employees to different government functions and disciplines to build a better team and collaboration.
- 4.3. Provide competitive salaries and benefits.
- 4.4. Provide training for, and increase awareness in City staff of concepts related to diversity, equity and inclusion.

5. *Enforce the City's Municipal Code fairly and efficiently.*

- 5.1. Provide necessary resources to adequately and efficiently enforce code violations.
- 5.2. Seek innovative and collaborative solutions to code violations through communication and education of the public, and focus on solutions that enable compliance versus punitive measures.

~~X.X Adopt regulations that are clear, concise, and enforceable and periodically review regulations for improvement:~~

Note: Moved to Permitting Policy 7.1 below.

- 5.3. Ensure that regulations and enforcement measures are applied equitably across all segments of the community, considering unintentional impacts on diverse and underserved populations.

Permitting Process

The State Growth Management Act (GMA) provides a planning goal for permits, stating "Applications for state and local government permits should be processed in a timely and fair manner to ensure predictability." The policies below will support efforts to carry out this mandate. Further, the City's permitting policies encourage an inclusive and accessible process for all.

6. Communicate regularly with developers, business, industry and residents with regard to policies and regulations which could affect development.

- 6.1. Encourage City staff and elected officials to regularly attend civic and community organization meetings.

~~X.X. Working with the Communications Director, provide a regular newsletter to the general public and work with local newspapers and other regularly published periodicals to provide information about policies and regulations:~~

- 6.2. Provide information to the public about policies and regulations through a variety of means, such as a regular newsletter to the general public, electronic media such as social media, Pierce County TV, and on the City website; neighborhood forums and advisory committees; and City open houses.
- 6.3. Support and create communication avenues that reach historically underserved communities, such as providing City information in multiple languages and partnering with community organizations that serve these communities.

X.X. --Use other methods of communication, such as focus groups, advisory committees, the City's website, e-media, surveys and consultations to inform the business and development community about regulations, plans and programs to get feedback.

Note: Redundant with above

7. *Develop and implement a permit process for land use and other local government approvals which is timely, efficient, and fair to all affected parties.*

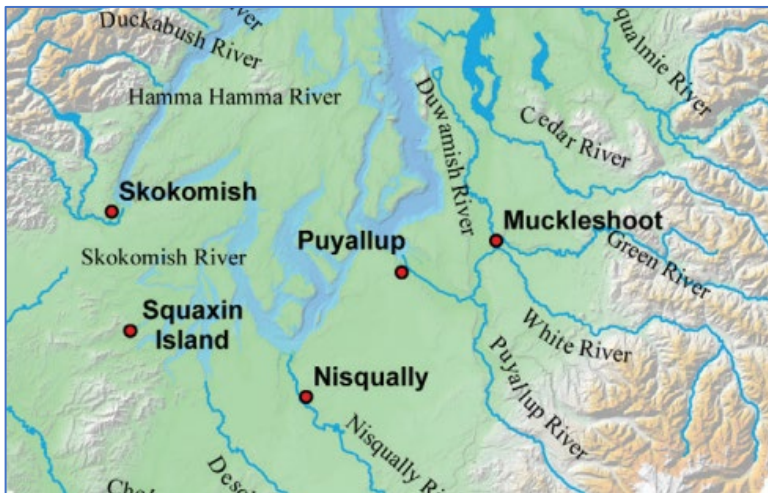
- 7.1. Adopt regulations that are clear, concise, and enforceable and periodically review regulations for improvement.
- 7.2. Review development regulations periodically to ensure they are necessary to implement the adopted Comprehensive Plan and other state and federal mandates.
- 7.3. Eliminate duplicative, unnecessary, and unclear regulations.
- 7.4. Provide procedures to process permits in a timely fashion.
- 7.5. Establish processes that streamline the permit process to the extent possible, such as combined permit processing, uniform applications, standardized public notices, and efficient permit review and appeal procedures. ~~Establish a combined permit process system and uniform application, public notice, permit review and appeal procedures.~~
- 7.6. Implement an online permit system that provides value and convenience to the applicant.
- 7.7. Prepare necessary documents based on the level of environmental impacts to allow for "planned action" as allowed by state law to expedite the review of projects in the Town Center, East Sumner Urban Village and other subareas.
- 7.8. Provide resources, staffing and procedures sufficient to ensure development permit review is adequate to achieve consistency with adopted City policies and regulations within reasonable timeframes.

Tribal Participation

Tribal treaty rights, like fishing and hunting, occur both within reservation lands and in the tribes' "Usual and Accustomed Areas" which were part of their traditional territory. In order to maintain the integrity of federal/tribal treaties, local governments should recognize tribal issues related to land use and planning that may affect treaty resources. In addition to adhering to federal laws regarding required tribal consultations (e.g. Section 106 cultural resources) the Countywide Planning Policies require local jurisdictions to engage tribes in the local land use planning processes.

8. Recognize the importance of early and continuous tribal government participation in local planning activities, acknowledging a tribe's status as a sovereign government with a unique history and interest in the land and natural environment.
- 8.1. Provide meaningful and substantial opportunities for tribal government participation and consultation in significant land use decisions that may have potential impacts to treaty rights.
- 8.2. Tribal governments shall be included in public notices and comment procedures for land use actions that require SEPA environmental review, comprehensive planning efforts, and long-range planning activities.

Figure 5-1. NW Indian Fisheries Commission Member Tribes



(Sumner/Tacoma area) - from NW Indian Fisheries Commission

Stakeholder Involvement

9. ***Strive to involve the public in the permit process such that their comments may be heard and considered.***
- 9.1. Consider accessibility in public notices, publications and website content so that permit information is available to all segments of the community, including traditionally underserved populations.
- 9.2. Provide public notice of major development proposals through a variety of means, such as notices that are published in the newspaper, mailed, emailed, posted on site, and posted on the City's website.
- 9.3. Encourage, and facilitate where possible, early communication between developers and neighbors about the project and its impacts. When appropriate, organize meetings with residents citizens to discuss concerns and potential impacts.
- 9.4. Educate the e-citizens residents about development rules and help them effectively participate in the development and land use regulation process. Reports and

documents should be available in advance and available at appropriate locations, such as City Hall, the library, and other public locations. Use the City's website as a resource for communication material.

Community Character

Introduction

As evidenced in the Vision Statement Sumner's Community Vision chapter and ~~Community Character Strategy~~ neighborhood plans such as the ~~East Sumner Neighborhood, the Town Center and the Manufacturing/Industrial Center~~ identify key issues for the community, including maintaining and promoting Sumner's small town atmosphere, enhancing downtown, providing beneficial employment, ensuring a compatible variety of uses, managing a reasonable rate of growth, protecting and enhancing cultural and environmental resources, providing adequate infrastructure, and promoting property maintenance, among others. This image of Sumner is consistent with the regional strategy (VISION 20450) by envisioning the City as ~~having~~ both a ~~regionally designated~~ town center and a regional manufacturing and industrial center. The variety and concentration of land uses in the downtown core, ~~and~~ proximity to the commuter rail and transit station, creates a strong town center. In addition, the manufacturing and industrial development on the north end of the city has become a regional center for this activity, and ~~will be~~ has been formally designated by the Pierce County Council and Puget Sound Regional Council.

The goals, policies and objectives below are based on these themes and are intended to enhance the sense of community through design of the built environment.

Goals, Policies, and Objectives

1. *Maintain and enrich Sumner's quality of life encompassed in its walkable, friendly, small town atmosphere, while allowing a more urban scale and density in key areas close to services.*
 - 1.1. Encourage development that enhances the human/pedestrian scale, creating a sense of community and place.
 - 1.2. Endeavor to maintain a complete community, consistent and compatible in character and design, containing housing, shops, work places, schools, parks, civic facilities, and community services essential to the daily life of residents.
 - 1.3. Design Guidelines

~~In concert with the Sumner citizens and business community,~~ Maintain design guidelines ~~and a design code, as appropriate, and/or a form-based code that~~ which address streetscape, landscape, and building design to ensure high quality and compatible development. Materials and methods of construction should be of high quality, be specific to the region, ~~exhibit continuity of history and culture,~~ be compatible with the climate, ~~protect historic and archaeological resources, and promote the community's character and identity~~ The design should reflect the historic context of Sumner, respect the historic

character and scale of nearby development, and promote an attractive, pedestrian-scale streetscape.

- 1.3.1. Implement design guidelines that discourage the use of franchise and corporate architecture that detracts from Sumner's unique sense of place.
- 1.4. Implement and maintain a Zoning Code which implements the comprehensive plan and community vision.
- 1.5. Encourage in the community a ~~continuous~~ commitment to ~~maintaining Sumner's character and quality of place, including land~~ natural resource conservation and stewardship, ~~wise~~ management of attractive streetscapes ~~and public viewsheds,~~ property maintenance, and historic preservation, which enhance Sumner's community character and sense of place.
- 1.6. ~~Preserve the single-family residential scale and historic~~ Maintain a small-scale residential character along residential streetscapes through various means such as floor area ratio, small lots, and setback requirements.
- 1.7. Maintain a Sign Code that allows reasonable and fair access to advertising for business owners, while protecting the community from adverse aesthetic impacts, including excessive clutter, distracting animation and excessive lighting and glare.
- 1.8. Maintain a consistent and prompt graffiti removal program, and work with property owners to prevent and abate graffiti.

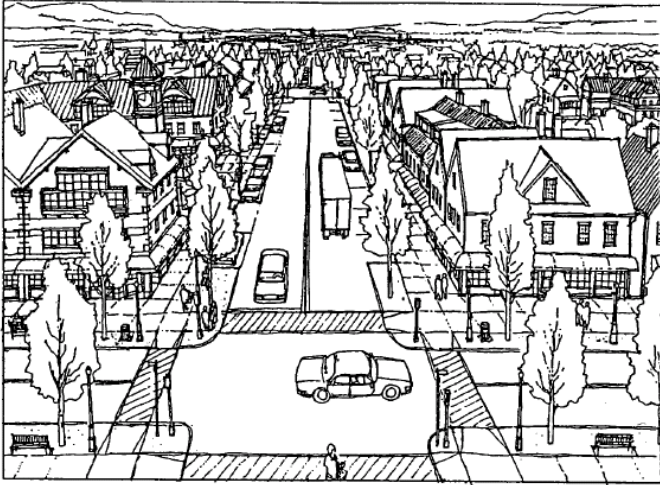
2. *The Sumner community should be designed so that housing, jobs, daily needs, and other activities are within easy walking distance of each other.*

- 2.1. **Urban Villages.** Establish and support Urban Villages in key areas ~~in the Planning Area that allow a mix of~~ residential and commercial uses that support each other and help reduce automobile trips. ~~A mix of uses shall be allowed.~~ Area plans shall be prepared to indicate in more detail allowable uses, design themes, buffering, public spaces, etc.
 - 2.1.1. Urban Villages include:
 - a. Town Center
 - b. East Sumner Neighborhood.
 - 2.1.2. In the East Sumner Urban Village, allow ground floor multifamily (except fronting on East Main and 160th Avenue East) in order to expand the range of housing types available in the city, and to support commercial development in that area.
 - 2.1.3. To encourage businesses that serve nearby residents in the Urban Village, support alternative approaches to required parking for retail, eating and small commercial services establishments, such as reduced on-site private parking, credits for on-street and off-site parking, and parking in split zoning areas, where appropriate.

~~X.X. Define neighborhoods and districts by walking distance to neighborhood centers and other community facilities.~~

Note: Police deleted, since Sumner no longer defines neighborhoods in this way. However, policies below carry forward the goal of establishing services and transit within walking distance of residents.

Figure 6-1. Urban Village Concept



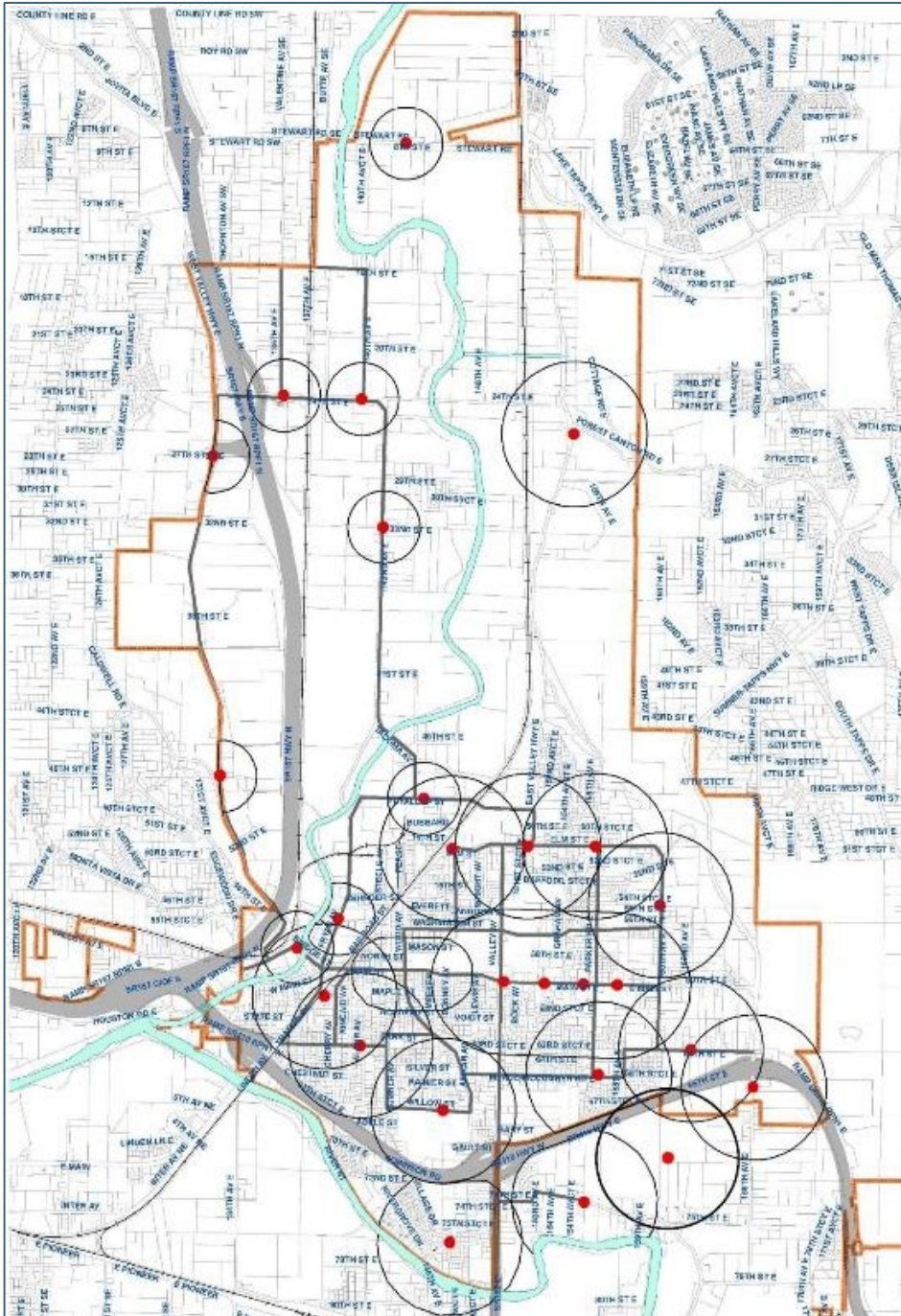
- 2.2. Neighborhood Centers. Identify neighborhood centers for residential neighborhoods as a durable focal point for the neighborhood. This may be a singly important building or a multiple-block area that provides an important "community amenity" to the neighborhood. Examples of a community amenity are:
 - Park or recreation facility, or community recreation center such as the YMCA;
 - Library, City Hall, or other civic/cultural center;
 - Schools;
 - Commercial services (neighborhood commercial zones);
 - Commuter transit station.
- 2.3. Identify for each neighborhood center a walking distance area. A walking distance area is indicated by a circle with a radius of generally 1,500 feet (one-quarter mile) and an estimated walking time of approximately 5 minutes.
 - 2.3.1. Encourage a mix of residential-scale civic, commercial, and service uses, and other community amenities to locate in neighborhood centers and within the walking distance area. Small community parks or greens, or similar neighborhood gathering spaces, shall should be established where appropriate.
 - 2.3.2. Together with Pierce Transit and other agencies explore the feasibility of a transit system for Sumner that is cost effective and is based on a network of transit stops and a transit system in transit linkages connecting the neighborhoods to each other and districts consistent with the Community Linkages Map, connecting to and to the commuter rail stations, and neighborhoods.

- 2.3.3. [In establishing transit stops and linkages, give priority to improvements located within walking distance of neighborhood centers and in neighborhoods most in need of transit options.](#)
- 2.4. In recognition of the need for a variety of housing, allow through the Comprehensive Plan and Zoning Code a mix of residential uses as appropriate to the [neighborhood character of the particular neighborhood.](#)
- 2.5. Through the use of form-based code, street and design standards, promote pedestrian and bicycle friendly streets with trees and other amenities that enhance the streetscape.
 - 2.5.1. [Prioritize sidewalk improvements within neighborhood centers' walking distance, ensuring adequate and accessible sidewalks, ramps and street crossings.](#)
 - 2.5.2. [Ensure that streetscape amenities, such as sidewalks and street trees, are equitably distributed amongst neighborhoods.](#)
- 2.6. Create unique and safe [walking and](#) pedestrian crossings at major intersections through street and crosswalk design and incorporation of art.
- 2.7. In conjunction with the Sumner-Bonney Lake School District, and the Dieringer School District, encourage the location of schools within walking distance of a majority of the population they are intending to serve.

Figure 6-2. Example of a Community Amenity



Figure 6-3: Neighborhood Centers and Walking Distance



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

- 3.1. Plan for the downtown as Establish the Town Center Plan area and as the community core encouraging a combination of commercial, civic, cultural, recreational, and residential uses.
- 3.2. In cooperation with Pierce Transit and Sound Transit, establish the Downtown Town Center area as the intra-community transit hub and Town Center.

- 3.2.1. Where feasible, create transit linkages from all neighborhoods in Sumner to the transit hub.
- 3.2.2. Prioritize the establishment of a transit service along Main Street between East Sumner and the Town Center.
- 3.3. ~~Continue~~ Apply a form-based code and/or design review process for new and expanded uses in the Town Center. Any future amendments to the Sumner design guidelines ~~shall~~ should include consultation with ~~Sumner Downtown Association~~ the downtown business association(s), Chamber of Commerce, Sumner Historical Society historic preservation organizations, other civic groups, and ~~citizens~~ residents.
- 3.4. Within the Town Center area, promote the core area as the historic “downtown.” This is generally the area one block north and south of Main Street, within the Historic District and Station District boundaries.

Figure 6-4. Area of the Historic Downtown



- 3.4.1. Through the Comprehensive Plan and Zoning Code and form based code, ensure a central role of the historic central business district, and limit competitive uses as appropriate.
- 3.4.2. Maintain a high quality and attractive appearance. Work with ~~Sumner Downtown Promotion Association~~ downtown business association(s), Chamber of Commerce and others to seasonally decorate Downtown with decorations, hanging baskets, lights, etc.
- 3.4.3. Provide and fund maintenance of public restroom facilities for the Downtown ~~Business District.~~
- 3.4.4. Implement the actions and strategies outlined in the 2021 Main Street Visioning Plan for the downtown core area.

- 3.5. Subject to a form-based code and design review, encourage infill residential development in the [Downtown Town Center](#), such as “mixed use buildings” (multifamily units above ground-floor commercial), and “mixed use developments” (combination mixed use buildings and separate residential buildings on the same parcel), in order to allow for an active community core.

Figure 6-5. Mix of Uses - Commercial on ground floor, residential above



~~X.X. Work with stakeholders to visually and functionally link the Main Street Corridor from Highway 167 to the Urban Village.~~

Note: Moved to Policy #4 below about connections/gateways.

- 3.6. The City should, in partnership with the [Summer Downtown Promotion Association](#) [downtown business association\(s\)](#) and [Chamber of Commerce](#), actively recruit and promote pedestrian-oriented retail, service, and mixed uses. Uses that require outdoor storage, provide offsite services, or have little walk-in trade as primary parts of their businesses should be oriented to secondary locations in [Downtown the Town Center](#), away from Main Street and Alder Avenue and designated Activity [Centers Nodes](#).

~~X.X. Allow and encourage activities catering to a range of ages, interests, ethnicities, and other diverse attributes.~~

Note: Combined with policy below.

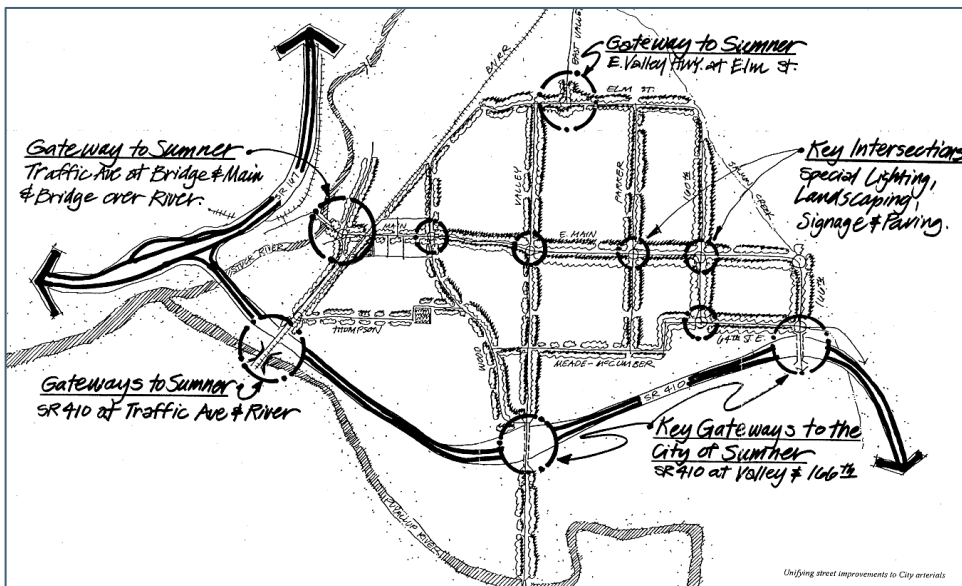
- 3.7. Encourage more housing in [Town Center and near Downtown](#) to strengthen downtown businesses, take advantage of the commuter train, offer a range of housing in the community, and to provide an active, social character [in the daytime and evenings](#).
- 3.8. Allow dining and other retail activities in the street right-of-way where adequate public sidewalk widths are found and explore the potential for seating space in the form of “parklets” in the right of way and in alleys where appropriate.

- 3.9. Provide for community festivals, outdoor markets, performing arts, or other community events and activities for all ages and backgrounds to promote business and activities in the Downtown Town Center, and particularly in the historic downtown core.
- 3.10. Ensure Downtown that the Town Center is a clean, safe, and convenient neighborhood, and that it maintains a high quality and attractive appearance.
- 3.11. Enhance “wayfinding” to and throughout Downtown the Town Center. Have signs on the State routes, at gateways into Downtown, landmarks, the river trail, public spaces, public parking and other areas.
- 3.12. Improve existing public parking lots with signage, landscaping, lighting, and drainage.
- 3.13. Support alternative approaches to required parking for retail, eating and small commercial services establishments in the Town Center, such as reduced parking and credits for on-street and off-site parking, to encourage such businesses that are patronized by nearby residents.
- 3.14. Prohibit franchise architecture within the Town Center and regulate design through form-based code and design and development guidelines.
- 3.15. Discourage, and in some cases prohibit, drive-thru businesses in the Town Center and on Main Street to encourage pedestrian oriented design and uses.
- 3.16. Through the use of form-based code require new development within the Town Center to provide pedestrian amenities such as landscaping, plazas and fountains and buffers where appropriate.
- 3.17. Adopt a “form-based code” in the Town Center to ensure that the design standards for multi-family and mixed use development are specific enough to create high quality designs and were appropriate to be compatible with the historic architectural context, and scale of Main Street.
- 3.18. Development along Traffic Avenue should be in a range of 4-6 stories and be of a mid-rise urban style and provide for underbuilding parking.
- 3.19. The height in the Historic Subdistrict should be 3-4 stories to protect and preserve the small town character and scale of Main Street and reduce conflicts with adjacent residential uses.
- 3.20. Ensure that adequate off-street parking is provided for multi-family development that is reflective of the transit-oriented nature of the Town Center Plan area without requiring expensive construction of parking that exceeds demand.
- 3.21. Every 5 years following adoption of the Town Center Plan conduct a study reviewing parking utilization and parking issues and make policy adjustments as needed.

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

- 4.1. Through street standards, design guidelines and land use regulations, promote all entrances to the City, including Traffic Avenue and Valley Avenue, 166th Street as gateways to the community. Gateways should be located at key street intersections or along major vehicular routes. The character of the Avenues shall be a boulevard with median or other treatments. Gateway design standards for community entrances, as described in the 2003 Urban Design Concept Plan, shall be applied.
- 4.1.1. Gateway intersections were identified in the 2003 Urban Design Concept Plan and include the following:
- Traffic Avenue at SR410
 - Traffic Avenue at Old Cannery Bridge
 - Valley Avenue at SR410/Orting Highway
 - 166th Avenue East at SR410
 - East Valley Highway at Elm Street

Figure 6-6. Concept for Gateways



- 4.2. Require pedestrian and bicycle oriented amenities and facilities at neighborhood centers and existing civic and community uses.
- 4.3. Work with stakeholders to visually and functionally link the Main Street Corridor from Highway 167 to the East Sumner Urban Village.
- 4.3.1. Implement the actions and strategies in the 2002 East Main Street Design Strategy to promote pedestrian-oriented development and a pedestrian-friendly streetscape along Main Street.

- 4.3.2. Establish a consistent and attractive streetscape along the extent of the corridor, such as through the use of flower baskets, pedestrian amenities and wayfinding features.

5. *Provide for open space and recreation and protect sensitive areas from degradation.*

- 5.1. In reviewing plans and development proposals, consider both long and short term environmental impacts and encourage design that complements the area's natural and cultural features. Natural and significant cultural features should be integrated into the design of the community.
- 5.2. Promote the preservation of the natural terrain, drainage, and vegetation of the community.
- 5.3. Provide appropriate infrastructure to ensure environmental quality.
- 5.4. Promote the efficient use of renewable resources, water and energy through the use of natural drainage, indigenous landscaping, energy efficient siting and building construction, and recycling.
- 5.5. Promote adequate provision of peripheral and internal open space and recreation uses through implementation of the Parks and Open Space plan.
- 5.6. Encourage tree planting in the Town Center and along major community streets along sidewalks and in public open spaces.
- 5.7. Maintain Sumner's Tree City USA designation through supporting the urban forestry program for maintaining and restoring tree canopy throughout the city.
- 5.8. Expand Heritage Park to a full block. Maintain Reuben A. Knoblauch Heritage Park as a key open space in the downtown and support activities and events that complement downtown businesses and residences.
- 5.9. Acquire and improve small parcels of land for developing parks and open spaces in the Town Center.

6. *Promote a compatible and varied mix of land uses across the city.*

- 6.1. Promote a compact development pattern that exhibits variety in building types and scale. Historic and vernacular architectural styles should be respected and encouraged. ~~Both sides of the streetscape should complement each other.~~
- 6.2. Where appropriate, utilize subarea planning to ensure that newly annexed and developed areas promote a walkable, transit friendly neighborhood with pedestrian-friendly streets and a varied mix of land uses that are compatible with, and provide connections to, surrounding areas.

7. Promote the movement of people and goods and lessen the reliance on the automobile.

- 7.1. Streets should be designed to accommodate vehicles and emergency access, but not at the expense of pedestrians. Community streets, pedestrian paths, and bike paths should ~~contribute to be provided to create~~ a system of fully-connected and interesting routes to all destinations. Street design should encourage pedestrian and bicycle use and discourage high speed traffic.
- 7.2. All new development shall provide appropriate pedestrian connections that connect residential areas to nearby commercial areas, recreation areas, transit stops and community or civic centers that provide services.
- 7.3. Transit station traffic should be discouraged and limited on neighborhood streets, and instead directed to arterials and freeways.
- 7.4. Work with Sound Transit, Pierce Transit and other providers to explore ways to reduce through-traffic in Sumner, such as additional park and ride sites outside of Sumner and shuttle services.
- 7.5. To lessen strip-commercial development and continued reliance on the automobile in new developments, encourage a balance of uses along East Main Street. ~~Certain highway oriented uses which rely on the private automobile for their primary source of access shall be limited.~~ Front-yard parking shall be prohibited and interconnection of all parking lots shall be required where appropriate. Highway-oriented uses which rely on the private automobile for their primary source of access shall be limited. ~~Infill multi-family developments may be allowed, including units above ground-floor commercial uses.~~
- 7.6. Pedestrian-friendly streets with shade trees as well as landscaped boulevard medians shall be included in street standards for ~~employment areas~~ industrial and commercial areas where practicable.
- 7.7. New development shall provide appropriate improvements and connections to the city street grid, as shown in adopted City policies, City street plans, and neighborhood circulation plans, in order to promote a connected street system that increases walkability and diffuses traffic. ~~Prepare and implement a local street plan to promote a grid pattern and alleys.~~

~~X.X. Strive for continuity in the sidewalk system that links new development to the existing sidewalk network. This may include pedestrian routes through a development for more direct access to transit stops.~~

Note: Rewrote this into policy 7.2 above.

- 7.8. Enhance circulation in ~~Downtown~~ the Town Center by implementing the Town Center Plan street prototypes and cross-sections. ~~Sumner Transportation Plan.~~

Note: Deleted remainder of this policy as redundant with other policies.

Circulation improvements should enhance auto and non-motorized travel and provide landscaping and gateway features:-

- Improve the gateway Wood Avenue and Main Street intersection;
- Further promote travel modes by commuter rail and bus and explore additional alternative modes;
- Complete the nonmotorized trail system along the White/Stuck River.

7.9. Complete Sumner's segments of the nonmotorized regional trail system along the White and Puyallup Rivers, and support connections from all neighborhoods, downtown and employment centers to this regional trail.

8. *Promote the development of the Manufacturing/Industrial Center (MIC) and ensure integration and compatibility of this area with adjacent neighborhoods and encourage pedestrian and transit connectivity and access.*

8.1. Require development in the MIC to provide adequate screening, landscaping and pedestrian amenities, and to employ good design principles to ensure an attractive, functional employment center.

Family and Human Services

Introduction

The Growth Management Act (GMA) stipulates mandatory and optional elements in a comprehensive plan. Family and human services are among the optional elements considered by communities. ~~The City of Sumner encourages practices that lead to healthy living. It is not the intent of the City to decide on what the definition of healthy is for individuals. This~~ The purpose of this element is to identify where the City of Sumner can support a vision of a comprehensive integrated system of human services through policies, programs, and actions to help empower community members to be healthy and safe.

Goals, Policies, and Objectives

1. *Support ~~and monitor~~ collaborative and cost-effective human services to meet community needs.*

1.1. Utilize the following criteria when supporting funding and evaluating human services:

- 1.1.1. Demonstrated Need. ~~Encourage the development of programs~~ Programs should address specific, identified needs.
- 1.1.2. Priority Needs. ~~Encourage programs~~ Programs should to serve the basic human needs of the community with a strong emphasis on affordable housing, food security, domestic violence prevention and substance abuse prevention.
- 1.1.3. Accountability. Support activities that meet applicable performance standards, are monitored and evaluated and provide a measurable ~~unit of service~~ outcomes.
- 1.1.4. Families. Emphasize programs which support strong, healthy and nurturing families.
- 1.1.5. Diverse Funding Support. ~~Encourage human service~~ Prioritize programs ~~to that have consider~~ multiple funding sources so as not to be dependent on one. For example, municipalities could partner with private agencies, businesses and with public funding agencies to share the expense of providing service ~~so that no single entity would bear the total cost~~.
- 1.1.6. Accessibility. Support local programs that are affordable, physically accessible, and ~~culturally sensitive~~ help meet the needs of communities affected by poverty, exclusion and discrimination, and other historically underserved communities.
- 1.1.7. Feasibility. ~~Support~~ Prioritize programs that have a history of success and that have the necessary resources to provide the services.

~~X.X.X. Evaluation. Support programs that have proven systems of evaluation.~~

- 1.1.8. Coordination. Support programs that ~~value, and~~ have demonstrated the ability to coordinate with other human service delivery systems on both the local and regional levels.
- 1.1.9. Consistency with existing services and plans. Support proposals that are consistent with the goals of the Sumner Comprehensive Plan.
- 1.1.10. Community Partnerships/Involvement. Encourage programs that promote the active participation of Sumner community in their development and implementation.
- 1.1.11. Community Information and Education. Encourage programs and activities that develop and implement a community education plan to increase the community's awareness of services and resources.

~~X.X. When making decisions regarding jurisdiction activities and expenditures, the following are the priority human service needs:~~

~~X.X.X. Crisis and survival services, including emergency food and shelter, domestic violence response, sexual assault response and emergency health care services.~~

~~X.X.X. Access to services that may include information and referral, transportation services, and prevention services.~~

~~X.X.X. Family support services for children, youth, families, seniors and special needs populations.~~

~~X.X.X. Programs that promote healthy behaviors, advocacy and self-care practices while enabling citizens to have choices.~~

~~X.X.X. Health promotion/disease prevention programs and access to services, while communicating the location and availability of community based resources.~~

~~X.X.X. Programs that promote healthy behaviors, self-care practices, and health care advocacy.~~

~~X.X.X. Programs that are consistent with the State and county prevention priorities.~~

Note: Policy and sub policies deleted since they are all covered in 1.1 above.

- 1.2. Work collaboratively with the Sumner-Bonney Lake School District and other human service organizations (faith-based, human service providers, health care agencies, not-for-profits, etc.) to coordinate the implementation of these goals, policies, and objectives ~~service providers to support the following goals:~~

- 1.2.1. Participate in an annual Sumner/Bonney Lake community summit.

- 1.2.2. Following the community summit, meet with human service providers and citizens to advise and recommend to the City ideas and suggestions to address emerging issues.
- 1.2.3. Support educational initiatives in the Sumner-Bonney Lake and Dieringer Schools that focus on violence prevention and reduction.
- 1.2.4. Coordinate with human service providers to advise and recommend to the City Council ideas or suggestions to address needs and concerns identified by providers.

~~Maintain an appointed human services advisory committee composed of human service providers and citizens to advise and recommend to the city ideas or suggestions to address identified concerns and to regularly convene, no less than twice a year.~~

- ~~■—This committee will work with human service providers and consumers to review best practices, service needs, programs, evaluations, assessments and the progress toward established goals.~~
- ~~■—The committee will present an annual report to the Sumner City Council on accomplishments and continued goal setting.~~

Note: Was 1.3.3, policy replaced by 1.2.4, since City does not have this committee.

- 1.2.5. Support the identification of community needs through a variety of accessible, inclusive methods that may include surveys, needs assessments, focus groups, or using existing data.
- 1.2.6. Work with human service providers in their efforts to attain grants.
- 1.2.7. Advocate Fund for the presence of school resource officers in our schools.
- 1.2.8. Advocate to maintain or develop after school activities for youth.
- 1.2.9. Support funding for the Sumner-Bonney Lake recreation program or pursue other options for providing these services.
- 1.2.10. Partner with other human service agencies to regularly inventory community services and programs.

~~X.X Partner and collaborate with other human service organizations (faith-based, human service providers, health care agencies, not-for-profits, etc.) to coordinate the implementation of these goals, policies, and objectives.~~

Note: Redundant with Policy 1.2.

- 1.3. Support local food banks and other no-cost food support programs by disseminating information, creating supportive development regulations and fees, and pursuing funding sources.

2. *Support human services programs that focus on prevention, education, and families community health and safety.*

- 2.1. Provide human services that directly relate to other City services and programs and facilitate the delivery of services with emphasis on families, prevention and education.

~~X.X.X. Promote efforts that assist with access to primary health care with an emphasis on prevention.~~

Land Use and Zoning:

- 2.1.1. ~~Develop Review jurisdictional~~ land use policies, development codes, charges, system impact fees, and other actions that encourage human service programs for all segments of the population in the community.

Healthcare and Drug Prevention:

- 2.1.2. Use non-financial jurisdictional resources. (i.e., grant applications, support letters, or shared space to support primary health facilities)

- 2.1.3. Continue to prohibit marijuana and cannabis businesses including retail sales, cultivation and processing.

~~X.X.X. Support disease prevention and early intervention services on the condition that people have the right of refusal and are educated about choices.~~

~~X.X.X. Support local efforts to prevent the occurrence of substance abuse.~~

Note: Redundant with policies below.

~~X.X.X. Encourage the provision of pre-natal and maternal programs and educate the community on the importance of maternal care.~~

- 2.1.4. Promote basic prevention safety education and activities that may include bicycle safety information, driver education for seniors and teens, and fire prevention, tobacco prevention.

- 2.1.5. Maintain a Comprehensive Emergency Management Plan.

- 2.1.6. Support school-based education programs that prevent alcohol and tobacco use ~~and other drug use and teach about other unsafe practices and habits.~~

- 2.1.7. Support substance abuse referral programs and local efforts to educate the public and City employees about substance abuse and local services.

Day Care Childcare Availability and Affordability

- 2.1.8. Support efforts for adequate and affordable child childcare and adult ~~daycare~~ including:

- Promote ~~the City's~~ land uses, development codes, and fees that encourage day care.
- Support neighborhood, school and business plans, and both public and public-private projects that include provision for ~~daycare~~ childcare.

~~X.X.X. Advocate for efforts to maintain or develop after-school activities.~~

~~X.X.X. Support linkages that promote work programs, job retraining, internships, the private industry council, and similar opportunities for training and placement.~~

~~X.X.X. Support local efforts that prevent the initiation of tobacco use, promote cessation, and encourage smoke-free environments.~~

~~X.X.X. Emphasize programs which support developing and sustaining healthy families.~~

2.2. As prescribed in the City of Sumner's Housing Element, support the development and implementation of programs that ~~offer~~ increase access to housing for all stages of life.

2.2.1. Support programs, partnerships and regulations that ~~promote-develop~~ adequate access to emergency and temporary housing.

2.2.2. Support programs and regulations that increase access to housing for historically underserved populations and people of diverse backgrounds, ethnicity and socioeconomic levels.

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

Figure 7-1. Sumner Senior Center



2.3. Consistent with the City's Transportation Element, ~~support~~ provide access to adequate and affordable transportation.

2.3.1. Work with Pierce Transit and Sound Transit to support programs for mass transit that is affordable, accessible, and safe.

- 2.3.2. Recognize the importance of adequate and accessible roads, and sidewalks.
- 2.4. Support programs that assist and empower older adults.
 - 2.4.1. ~~Support~~ Continue to fund the Sumner Senior Center ~~programs.~~
 - 2.4.2. Encourage the development of programs to extend services to isolated ~~seniors~~ older adults.
 - 2.4.3. Assist in activities that educate the community on aging concerns.
 - 2.4.4. Develop response and recovery procedures that speak to the specific needs of the population served by the Sumner Senior Center.
 - 2.4.5. Promote programs within City government, local businesses and schools that provide opportunities for older adults to work and volunteer in the community.
- 2.5. Support youth programs and involve youth in planning and implementation.
 - ~~X.X.X. Maintain a Sumner youth commission to provide input on issues related to youth:~~
 - 2.5.1. Support the development of youth activity programs that may include late-night, after-school, or vacation activities.
 - 2.5.2. Support and have city staff participate in forums as a method of hearing from youth about their concerns and to gain their involvement.
 - 2.5.3. Support programs that promote recreation for the Sumner-Bonney Lake areas.
 - 2.5.4. Encourage involvement of Sumner staff, officials and the business community in outreach to Sumner-Bonney Lake and Dieringer Schools that to further career exploration activities for youth that may include mentoring, reading programs, and job shadowing.
 - 2.5.5. Encourage youth involvement in activities that raise awareness of government roles and services.
- ~~X.X. Encourage and support obtaining affordable health care coverage:~~
 - ~~X.X.X. Support efforts to educate the residents on affordable health care plans and to bring affordable health care programs into the community:~~
 - ~~X.X.X. Encourage small local businesses to organize and provide insurance for their employees:~~
 - ~~X.X.X. Encourage members of the community to participate in insurance programs that provide children with health care coverage:~~

3. *Support programs and services for intervention and treatment. Support better access to and education about counseling services and intervention.*

~~XX. Support efforts to provide access and to educate the public about counseling services, domestic violence, suicide, elder care issues, and other resources.~~

- 3.1. ~~Encourage efforts to~~ Educate public safety staff on crisis intervention and referrals.
- 3.2. ~~Support efforts to~~ Integrate access to human services into the judicial system.
- 3.3. Encourage the coordination of police, fire and social service providers regarding local human service resources and referral programs.



4. *Support programs to address domestic violence.*

- 4.1. Support programs that provide referrals for victims of domestic violence.
 - 4.1.1. Support the training of public safety staff in appropriate response to issues and referral related to domestic violence.
 - 4.1.2. Work with other jurisdictions to coordinate a prosecution response to domestic violence cases.
 - 4.1.3. Support emergency shelter programs to provide a safe refuge for families in transition due to domestic violence.

5. *Support programs and services that promote a healthy and active lifestyle.*

- 5.1. Promote and encourage the location of a grocery store in the Town Center.
- 5.2. Remove barriers or provide incentives for the location of medical facilities in the community and promote other options for affordable medical care.

~~XX. Support events that promote and highlight family friendly businesses and activities.~~

- 5.3. Encourage and promote events that encourage active lifestyles such as running and biking events.
- 5.4. Complete and expand the Sumner trail system and look for areas to partner with others on additional recreational facilities.

- 5.5. Ensure parks and recreation facilities are distributed equitably throughout the community and accessible within walking distance of most residences.
- 5.6. Maintain a safe, attractive, interconnected sidewalk system to increase neighborhood walkability and connections to services.

6. Support programs and services that advance climate resiliency and emergency preparedness in the community.

Note: Goal and policy added to address State climate resiliency guidelines.

- 6.1. Develop resilience hubs for distribution of resources and aid during emergencies that are readily accessible to all neighborhoods.
- 6.2. Ensure that parks and recreation facilities serve as refuges during extreme heat, cold, and smoke events.
 - 6.2.1. Identify indoor recreation facilities and potential refuges with the YMCA, School District, Senior Center and other partners.
 - 6.2.2. Provide for tree canopy and shade elements in parks and public lands.
 - 6.2.3. Enhance shoreline public access as a refuge from heat island effects, while protecting natural functions/features.

Economic Development and Employment Element

Introduction

The Growth Management Act provides a planning goal for Economic Development, although an economic development element is not mandatory. There are standards proposed in the Act, should economic development elements be required in the future [RCW36.70A. (7) And (9)]. ~~These standards and the document titled “City of Sumner: Economic Development Planning in Action” have guided the preparation of this element.~~ The Countywide Planning Policies provide a framework for economic development and employment policies within Pierce County. [The Puget Sound Regional Council \(PSRC\) has adopted the Multicounty Planning Policies in VISION 2050 for a regional context.](#)

The policies identified below are intended to satisfy the economic development requirements of the Growth Management Act, the Countywide Planning Policies [and the Multicounty Planning Policies](#). Economic development policies relate closely with other land use, infrastructure and environment policies and cannot be considered alone. Economic development should be used to drive the other goals and policies and never used solely for the sake of economic development.

[As of 2021, an estimated 19,300 people commute to Sumner for work, while 4,300 residents work outside of city limits, and only about 500 people both work and live in Sumner \(according to 2021 data from Census OnTheMap\). Sumner’s workers mostly live in other areas of Pierce County, with some commuting from King County as well. The city is a major employment hub regionally, largely due to the Sumner-Pacific Manufacturing Industrial Center \(MIC\), which has been designated as a “regional center” by the Puget Sound Regional Council. This creates a unique context for economic development in the city.](#)

Note: Narrative on demographics and MIC added in response to DEIS comments from PSRC.

Goals, Policies, and Objectives

1. *Seek and maintain a strong and diverse economy for all people with a variety of different types and sizes of business, industry and employment.*

- 1.1. Provide adequate land for different kinds of businesses and development to support this element and identify strategic redevelopment opportunities as land supply decreases.
- 1.2. Implement this Element in order to provide jobs for local residents, build and sustain a broad long-term tax base, drive redevelopment, create short-term tax base and improve infrastructure as a means of achieving other goals and policies within this plan. The provisions of this Element shall be used solely to drive the other elements of this Plan.
- 1.3. Work with the Sumner ~~Downtown~~ Main Street Association, Chamber of Commerce, Tacoma Regional Convention & Visitor Bureau, Port of Tacoma, and the Tacoma-Pierce County Economic Development Board to promote and market the economic development potential and amenities of the City and recruit new businesses.
- 1.4. Work towards effective communication between the City and industrial and business interests through the city newsletter, annual visits, social media, and the City's website.
- 1.5. Build upon existing strength of community, small town character, and location to drive future policy decisions and actions.
- 1.6. Encourage ~~agriculture~~ agritourism that expands options for local farms and open other markets for locally grown agricultural products such as farm-to-table programs and tourist activities ~~related activities which support continued to support~~ farming around the City.
- 1.7. Encourage industries and industrial processes that are "clean" sustainable and environmentally responsible and do not degrade the natural and built environment in the and that contribute to the local community.
- 1.8. Develop and sponsor a City-wide comprehensive and strategic economic development and marketing plan to implement the applicable sections of this plan.
- 1.9. In collaboration with regional partners, ~~Develop and~~ implement a business retention program, which would regularly communicate with and support existing businesses.
- 1.10. Recruit restaurants, cafés, microbreweries, public facilities and other similar uses, which serve as gathering spots within the community and encourage evening activity in commercial area.
- 1.11. Maintain and enhance a partnership with many stakeholders downtown including Sumner ~~Downtown Promotion~~ Main Street Association or similar organization, property owners, residents, Sound Transit, and others.

- 1.12. Provide and facilitate committed ongoing communication and collaboration between City and private sector leadership toward the goal of business development.
- 1.13. Create a document that compiles initiatives and activities that can be undertaken to promote economic development in the Downtown including infrastructure improvements, events, and housing initiatives.
- 1.14. ~~To achieve successful programs and projects, institute public and private performance standards that are flexible, dynamic, and enforceable, but which also provide incentives. Monitor the success of programs and projects by instituting public and private key performance indicators.~~

~~X.X. Develop and implement a strategic communication and marketing plan for the City, especially Downtown.~~

- 1.15. Periodically evaluate and review Town Center planning efforts. Adjust implementing methods to changing circumstances while using the Town Center vision as a continuing guidepost.
- 1.16. Explore the potential for and encourage the development of retail and shopping opportunities near major freeway interchanges that would serve a regional market. ~~Consider locations near major freeway interchanges as opportunity areas for this type of development.~~
- 1.17. Keep the momentum for Downtown revitalization through implementation of many economic development, infrastructure and housing initiatives identified in the "Projects and Actions" section in the Town Center Plan. Provide for strategies civic investment and an ongoing partnership with stakeholders to implement the various initiatives.
- 1.18. Work with Pierce County and other cities and towns to coordinate economic development strategies and activities to support regional goals and objectives.
- 1.19. Coordinate economic development policies and activities with other Comprehensive Plan Elements.

2. ~~Provide the necessary infrastructure, protections against incompatible uses, support facilities and services to attract and maintain a high quality manufacturing and industrial center and to make the City a desirable place to live, work, and do business~~ Support the necessary infrastructure and programs to develop a talented and qualified workforce that can afford to live near where they work.

- 2.1. Partner with educational providers to explore location of higher education opportunities, such as a college annex, within the city.
- 2.2. Partner with education and employment organizations and businesses to help offer high-quality and accessible training programs career exploration programs that give all people opportunities to learn, maintain, and upgrade skills necessary to ensure an adequate and trained labor pool.

- 2.3. Encourage cultural activities such as visual, literary and performance art that involve the community and create a regional identity that celebrates diversity.
- 2.4. Plan for adequate residential and commercial land to support a substantial work force and reduce worker commute times and maintain a good jobs to housing balance.
- 2.5. In conjunction with transit providers, encourage an adequate transit system to serve the employment centers to allow connections to the transit centers within and outside the City and ensure transit access for those coming to work in the city.
- 2.6. Encourage adequate ~~child day care~~ childcare and adult care facilities to support a diverse work force.
- 2.7. Monitor demographic trends to ensure ~~City policies and direction correspond~~ City policies and direction are consistent with the needs of the local populations, with an emphasis on communities affected by poverty, exclusion and discrimination, and other historically underserved communities.

~~X.X. Work with Pierce County and other cities and towns to ensure that economic development strategies are carried out consistently.~~

~~X.X. Coordinate economic development policies and activities with other Comprehensive Plan Elements.~~

- 2.8. Organize City government to provide a business contact or other mechanism to ensure businesses have easy and reliable communication with City officials and leadership.

3. *Assure that adequate public facilities and public services are available to support industrial and commercial development.*

- 3.1. Develop and maintain accurate and up-to-date capital facility plans for domestic water, storm sewers, sanitary sewers, transportation and parks.
 - 3.1.1. Work with new development and other agencies to utilize effective and cooperative measures to fund capital facility costs.
 - 3.1.2. Review permit procedures bi-annually in conjunction with preparing the City's budget to ensure fees, processing times and resources are sufficient to meet these goals.

4. *Encourage a supportive environment for small businesses, locally owned and women- and minority-owned businesses as a vital part of the City's economic framework.*

- 4.1. Allow for home occupations within residential zones consistent with the residential character.
- 4.2. Encourage mixed-use areas where small scale commercial and light manufacturing uses can occur consistent with other Comprehensive Plan policies.

- 4.3. Ensure regulations accommodate a variety of lot sizes and land uses for small business development.
- 4.4. Market opportunities for small business and recruit small businesses for appropriate locations within the city.
- 4.5. Use land use and other regulatory controls to allow for a mix of small businesses, chain and franchises operations, light manufacturing, artisan shops, craft production, small research and development businesses, and other innovative and emerging trends. Promote “innovation districts” in appropriate locations.

5. Improve the resiliency of the local Sumner economy to climate change and reduce its carbon emissions where practicable.

- 5.1. As part of the Sumner Emergency Management Plan, identify potential measure that could support a sustainable economic recovery after a disaster.
- 5.2. Support local businesses’ efforts to bolster climate preparedness and continuity of operations by connecting them with programs that increase resiliency, such as onsite renewable energy generation, energy storage, and back-up power.
- 5.3. Support where possible, programs and agencies that work with employees and businesses to facilitate a green jobs pipeline.
- 5.4. Support the resilience of the local food economy by encouraging farmers' markets and expanding community gardening opportunities on private development sites and non-profit agency sites.
- 5.5. Promote purchasing from local businesses to support economic development and reduce emissions associated with the transportation, production, and distribution of goods.

6. *Promote downtown as the town’s cultural, historic and activity center of the entire community.*

- 6.1. Invest adequate resources in ways that strengthen downtown. Whenever possible, these monies shall be used to leverage additional dollars from public and private sources for improvements.
 - 6.1.1. Partnering with the ~~Puyallup/Sumner~~ Chamber of Commerce, and small-downtown business association(s), and other agencies to work with local lenders to secure sources of capital for existing businesses’ building improvements and/or business expansion.
 - 6.1.2. Assist with business expansions and new establishments such as through pre-application review and consultation and permit fast track for businesses that are proven catalysts for economic growth such as:
 - Restaurants and eating establishments in the downtown;
 - Manufacturing and businesses that provide family wage jobs;

- Alternative energy that furthers the community's commitment to new technologies; and
- Aerospace and other products or services that bring in money from outside the region.

6.1.3. Invest in resources and programs that enhance public safety downtown.

- 6.2. Every 5 years, in conjunction with interested parties, examine the needs for downtown parking within the Town Center and develop methods for providing attractive, safe, accessible, effective and well utilized parking. Modify and adjust on and off-street parking which serves retailers, other businesses, residents, and major employers downtown shall be implemented based on the 5-year parking study.
 - 6.2.1. Redesign and install new parking lot signs that are strategically placed throughout the downtown area. Ensure designation of short and long-term parking, and enforcement of parking limitations.
 - 6.2.2. Improve safety by creating additional lighting and pedestrian facilities in parking areas.
 - 6.2.3. Implement short-term, medium-term, and long-term parking strategies as indicated by the 5-year parking study.
 - 6.2.4. Encourage businesses conducive to shared parking, or uses that provide onsite, under-building parking.
- 6.3. Promote a diversity of uses within the downtown, which support the activity base by providing employment, recreational, residential, and a variety of commercial activities.
- 6.4. Give downtown locations highest priority when siting city and government facilities such as libraries and administration offices, which have significant employment or destination potential.
- 6.5. Adopt incentives and actively seek out and recruit developers to construct more housing in and near Downtown to strengthen Downtown businesses that will in turn offer goods and services for residents.
- 6.6. In conjunction with interested parties, improve the visual appearance of downtown through public and private measures for beautification, facade improvements, and preservation of historic properties, design strategies, maintenance, and streetscape improvements.
- 6.7. Work with other organizations to promote civic and community events which foster community pride and promote the downtown and other critical commercial areas.
- 6.8. In conjunction with transit agencies, explore linking downtown with the other parts of the city with a community-based transit system, which compliments the special needs of downtown.

- 6.9. Work with building owners to encourage viable uses on the second floors of existing buildings by exploring options in the building and fire codes.
- 6.10. Work with downtown stakeholders and the Sumner Downtown Promotion Association to develop and implement a detailed downtown "Main Street"-based revitalization strategy addressing organization, design, economic restructuring and promotion.
- 6.11. Promote and market the redevelopment potential of key downtown locations ~~such as the Library site and the Red Apple Market site~~ through partnering with property owners, developers, Sound Transit, and other key parties.
- 6.12. Continue to provide and fund maintenance of public restroom facilities for the downtown business district.
- 6.13. Create 350-500 new housing units in the Town Center in close proximity to the train station and existing businesses.
- 6.14. Promote businesses that meet the daily needs of residents – markets, dry cleaners, laundromats, eateries, pharmacies, banks, pet stores, beauty salons/barbershops, etc.
- 6.15. Encourage more mixed commercial/service/housing uses in the Town Center, along Traffic and Fryar Avenues. Discourage light industrial zoning in the Town Center in favor of mixed-use zoning unless there is an educational or artist component.
- 6.16. Create a market strategy to attract new business compatible with long-range plan and zoning intents, and strengthen and increase the variety of commercial shopping and service opportunities for the community. Allocate resources to implement market strategy.
- 6.17. Coordinate ~~with Sumner Downtown Promotion Association~~ downtown business association(s) and ~~Puyallup/Sumner~~ Chamber of Commerce on education, e.g. business management, business promotion ideas, entrepreneurship, etc.
- 6.18. Create a mixed economy Downtown that provides basic and specialty retail, services, destination attractions, hospitality and entertainment uses.
- 6.19. Accommodate mixed use developments with commercial on the ground floor. Require that mixed use buildings within the Town Center and that have the potential for businesses on ground floor install ceiling heights and infrastructure for future conversion of residential to commercial spaces.
- 6.20. Reduce the parking requirement for multi-family developments within the Town Center to facilitate development that accommodates the transit rider, anticipates lower car ownership in this area because of transit, and changing trends and services related to transit and transportation such as on-demand services and autonomous vehicles.
- 6.21. Within the Town Center allow for visitor parking for multi-family and portions of commercial parking to be counted toward parking capacity for such developments. Smaller retail, restaurants, and other desirable pedestrian-oriented businesses should

be allowed without an off-street parking requirement provided they agree to not protest the formation of a future local improvement district for the construction of public parking in the Town Center.

6.22. Pursue creative solutions to accommodate parking for development through the creation of local improvement districts and other means.

6.23. In the Town Center structured and in-building or under-building parking is preferred over surface parking. Limit the development of surface parking.

7. *Support the Sumner-Pacific Manufacturing/Industrial Center (SPMIC) as a vibrant and successful industrial employment area with regional and local significance.*

7.1. Partner with the Ports of Seattle and Tacoma on regional economic development initiatives related to the industrial sector.

7.2. Expand outreach to and maintain regular dialogue with the SPMIC business community.

7.3. Connect local businesses with workforce development programs of regional organizations like the Pierce County Workforce Development Council and the Washington State Department of Commerce.

7.4. Partner with the local School District, Community College, and SPMIC employers to create paid internship programs for students interested in Manufacturing, Food Processing, or Warehousing employment.

8. *Encourage the SPMIC to retain and grow its existing industrial businesses as well as attracts new businesses.*

8.1. Raise the SEPA categorical exemption thresholds for industrial buildings and associated parking and land clearing provided there are sufficient building, grading, and critical area protections in place.

8.2. Partner with the Department of Commerce on the Regulatory Roadmap Project, an online site selection tool that distills all local, regional, and state requirements into easy-to-understand checklists for gauging feasibility of sites for manufacturing facilities.

9. *The SPMIC should include a diverse range of small and large industrial businesses.*

9.1. Promote small business growth through incentives, business recruitment, and other forms of support.

9.2. Encourage small businesses development and entrepreneurialism in the SPMIC by partnering with the Ports of Seattle and Tacoma to develop a local incubator for a range of industrial production uses, including food processing.

9.3. Encourage the creation of a “specialty manufacturing and artisan district” in the Pacific portion of the SPMIC, and where appropriate in Sumner, that promotes the development, production, sale, and distribution of products and services in a street

environment with coordinated pedestrian amenities, signage, and landscaping, with increased attention to building and site design.

- 9.4. Encourage a modest-level of small-footprint businesses in the SPMIC that provide close-by services for workers, such as food establishments, medical services and daycare.

Essential Public Facilities

Introduction

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

Note: Definitions and siting criteria for Essential Public Facilities have been updated for consistency with new state legislation. "Essential Public Facilities" are defined by the state as different than "Behavioral Health Facilities." For example, an Opioid Treatment Clinic is a type of Behavioral Health Facility, but the state now also defines those as an Essential Public Facility, which provides less local control.

Goals, Policies, and Objectives

1. ***Allow Establish a process and criteria for the appropriate siting of essential public facilities of a State-wide or Countywide nature.***
 - 1.1. Identify essential public facilities based upon the Growth Management Act, State Office of Financial Management list of essential public facilities required or likely to be built, Countywide Planning Policies for Pierce County, and any City lists which may be developed.
 - 1.2. Through the Land Use Plan identify publicly owned lands and quasi-public uses on lands useful for public purposes, and incorporate such designations into the Land Use Plan.
 - 1.3. ~~The criteria shall allow for~~ Work with the County and other cities to establish a cooperative inter-jurisdictional approach to the siting of essential public facilities in accordance with the process established in the Countywide Planning Policies for Pierce County. Joint planning agreements shall be sought where appropriate. Through joint planning or interlocal agreements, the City shall seek to mitigate disproportionate financial and environmental burdens due to the siting of essential public facilities, particularly in communities that face disproportionate shares of noise, light, and air quality pollution impacts.

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

Note: This comes from Countywide Planning Policies, which require a public review process where communities have an opportunity to comment.

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

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

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

Note: From Countywide Planning Policies.

- In consultation with the City of Sumner, the State, regional, or local agency Agency shall establish a public process by which the residents of the County and the City "host" municipalities have a reasonable opportunity to participate in the site selection process and review of the impacts and benefits of the proposed facility; and

Note: From Countywide Planning Policies.

- Facilities shall be sited consistent with the siting criteria below and Sumner Municipal Code.

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

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

Note: These 3 high-level criteria come from the Countywide Planning Policies. The specific criteria are in the proposed regulations.

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

- Consistency with the Sumner Comprehensive Plan policies, capital facility plans, environmental regulations, and other implementing ordinances.

- Impacts and benefits associated with the facility to ensure these impacts and burdens are equitably distributed.
- Reduction and/or mitigation of risk of displacement of overburdened residents, affordable commercial space, small businesses and housing.

~~X.X. Promote facility siting consistent with the Sumner Comprehensive Plan policies, capital facility plans, environmental regulations and other implementing ordinances:~~

Note: Combined into Policy 1.5.

~~X.X. Through the zoning ordinance or other implementing ordinances, prepare siting criteria for essential public facilities which are difficult to site:~~

Note: Policy and sub policies deleted. Existing Countywide Planning Policies are to be used instead (which are more comprehensive and adopted by all neighboring jurisdictions).

~~X.X.X The criteria shall address:~~

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

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

Note: Moved to Policy 1.7 above.

~~X.X.X. A public review process shall be established for essential public facilities which are difficult to site:~~

Note: Moved to Policy 1.4 above.

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

Note: Deleted, since redundant with Policy 1.6 above which allows for interlocal agreements.

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

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

Note: All Essential Public Facilities that are permitted must go through a Conditional Use Permit.

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

- Proximity and/or access to social services and other services to meet the needs of residents and support facility operations.

Note: These criteria come from the Department of Commerce Model Ordinance for Behavioral Health Facilities.

Parks and Open Space Element

Introduction

The Parks and Trails Plan ([2024](#)) is adopted by reference into the Comprehensive Plan. Goals and policies are as follows below.

Note: Previous draft had 2018 Parks Plan text, and now is being replaced with the goals and policies from the recently adopted 2024 Parks and Trails Plan.

Goals, Policies, and Objectives

1. Ensure facilities are safe and comfortable for a wide range of users.

1.1. Provide amenities people need

1.1.1. Restrooms

1.1.2. Parking

- Further develop trailheads
- Add parking improvements, including ADA options
- EV charging/parking

1.1.3. Accessibility

- Inclusive playgrounds and amenities

1.1.4. Weather

- Covered court & shade structures
- Spray park

1.2. Maintain facilities for safety

1.2.1. Playgrounds

1.2.2. Vandalism prevention

1.2.3. Industry safety standards

1.3. Keep spaces comfortable & inviting

1.3.1. Lighting

- 1.3.2. [Landscape features](#)
- 1.3.3. [Maintenance levels of service/standards](#)
- 1.3.4. [Develop consistent and sufficient placemaking and wayfinding signage \(Tourism Plan\)](#)

2. [Foster spaces that are attractive and inviting, balancing a variety of needs and uses.](#)

2.1. [Provide spaces for exercise and physical health](#)

- 2.1.1. [Paths/trails for walking/jogging](#)
- 2.1.2. [Diversify courts for basketball, volleyball, pickleball and tennis.](#)
- 2.1.3. [Fix drainage issues to increase availability of fields for soccer, football, lacrosse & other sports as well as passive use.](#)

2.2. [Provide spaces for people to experience nature](#)

- 2.2.1. [Construction/maintenance of Sumner Link Trail](#)
- 2.2.2. [Find places in new park designs to incorporate nature, potential Tribal horticulture.](#)
- 2.2.3. [Continue nursery to replace lost trees with mature trees.](#)
- 2.2.4. [Find strategies to protect White River Restoration habitat areas from unauthorized use.](#)

2.3. [Provide spaces to build community](#)

2.3.1. [Strategies to foster individuals using spaces together](#)

- [New seating](#)
- [Create informal yard game areas](#)
- [Off-leash dog park](#)

2.3.2. [Strategies to foster personal meetings/celebrations \(i.e. birthday parties\)](#)

- [Move gazebo to...](#)
- [Possible purchase of Rotary Scout Hall](#)
- [Heritage Park building](#)
- [Evaluate reservation system](#)
- [Update Senior Center fixtures/explore expanded use](#)

2.3.3. [Strategies to foster/support community events](#)

- [Resign Heritage Park—new stage area & building](#)
- [Activate Hops Alley](#)

2.4. Provide spaces that foster art and culture

- 2.4.1. Develop unique pocket parks and plazas with Sumner-specific murals and programming (Tourism Plan)
- 2.4.2. Redesign Heritage Park stage for better entertainment options
- 2.4.3. Include acoustical design in new event spaces for maximum uses

3. Integrate and connect parks, trails and open spaces with various users for easy access.

3.1. Biking routes for recreation/transportation

- 3.1.1. Develop bike lanes to encourage non-vehicular transportation and links (TMP, Tourism Plan)
- 3.1.2. Promote bike trails linking downtown and industrial area (Tourism Plan)
- 3.1.3. Complete Rivergrove Pedestrian Bridge to reconnect Rivergrove to amenities (TMP)
- 3.1.4. Complete bridge over Puyallup River to connect Sumner/Rivergrove to regional system
- 3.1.5. Work with region to further connect and promote regional trail system

3.2. Parking access

- 3.2.1. Explore the parking needs and options to access the trail and future trailhead locations
- 3.2.2. Improve parking access/safety
- 3.2.3. Continue alley activations to improve safety, experience of downtown parking.

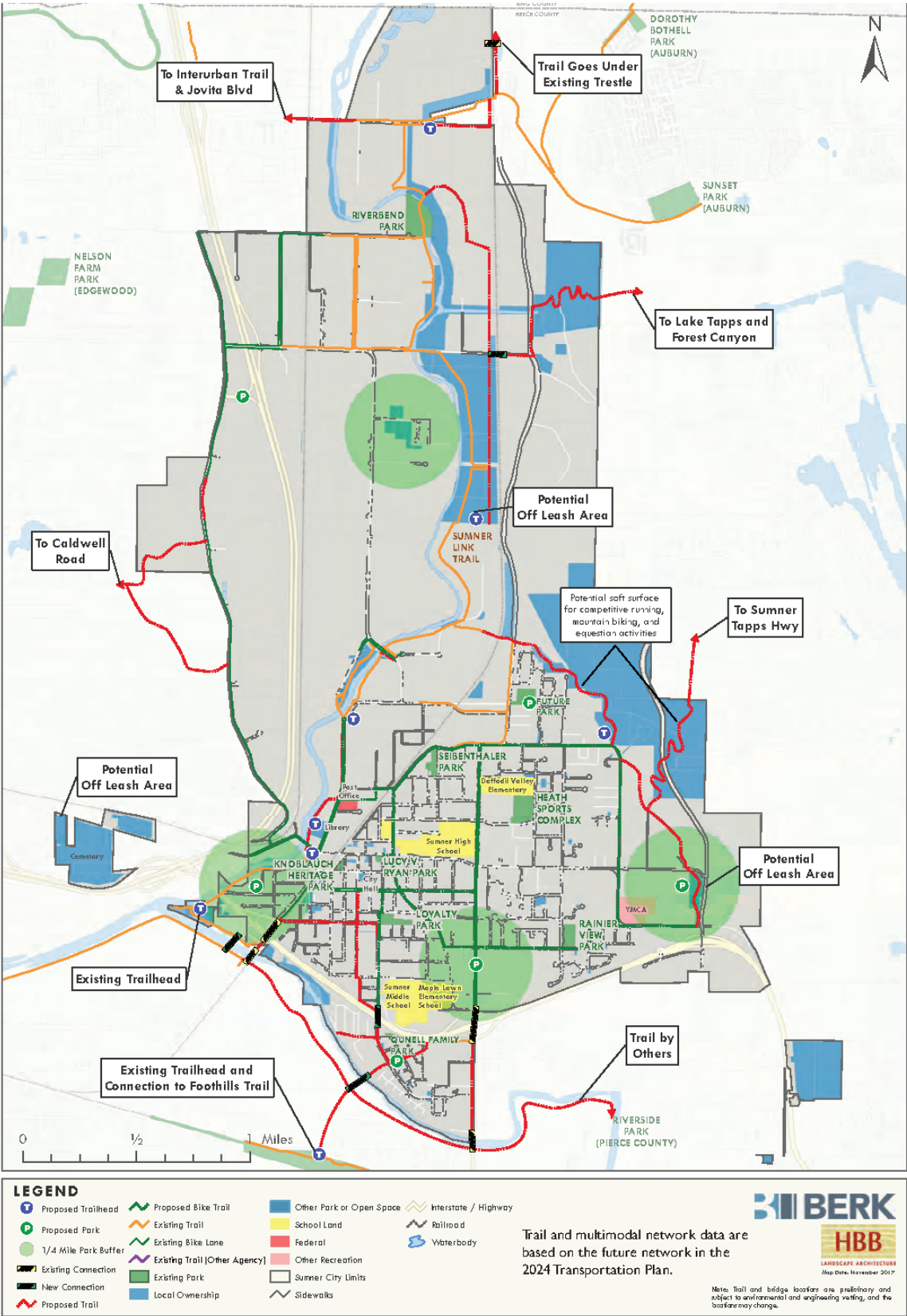
3.3. Pedestrian access

- 3.3.1. Activate alleys to balance pedestrian access from Main Street.
- 3.3.2. Complete Rivergrove Pedestrian Bridge to reconnect Rivergrove to amenities (TIP)

3.4. ADA, Senior access

- 3.4.1. Blend of improvements for ADA and senior access.

Figure 15-1: Parks and Trail System



Shorelines

Introduction

The Growth Management Act requires that the Shoreline Master Program goals and policies be a separate element of the Comprehensive Plan. The City of Sumner Shoreline Master Program was adopted per RCW 90.58. The major goals and policies are contained in this element for topic areas in the Shoreline Master Program that are overarching and comprehensive in nature. For specific policies refer to Chapters 5 of the Shoreline Master Program.

As required by the Shoreline Management Act in RCW 90.58.100, the following elements have been considered in the preparation of the Master Program for the City of Sumner: Economic Development, Public Access, Circulation, Recreation, Shoreline Use, Conservation, and Historical/Cultural Resources. The goals and objectives established for these elements are the basis for policies and regulations included under the general and specific use requirements of the Master Program.

The State Shoreline Management Act requires that jurisdictions with rivers and lakes that are considered “shorelines of statewide significance” prepare a Shoreline Master Program to protect shoreline areas and guide development located in the 200-foot-wide State “shoreline jurisdiction” area that surrounds a water body. Shorelines within Sumner consist of the White River, Puyallup River, and a portion of Lake Tapps within the Sumner Urban Growth Area.

The City of Sumner Shoreline Master Program was adopted in accordance with State law under RCW 90.58.

As required by the Shoreline Management Act, the following elements (topic areas) have been considered in the preparation of Sumner’s Master Program: Economic Development, Public Access, Circulation, Recreation, Shoreline Use, Conservation, and Historical/Cultural Resources. The major goals and policies in the Master Program are organized under these 7 elements. These form the basis for more specific policies and regulations in the Master Program that are applicable to shoreline uses.

The Growth Management Act requires that the Shoreline Master Program goals and policies be included as a separate element (chapter) of the Comprehensive Plan. These goals and policies are organized under the 7 elements contained in the Master Program and are shown below. Note that these are overarching and comprehensive in nature. For specific policies and requirements for all development within the Shoreline Jurisdiction, refer to the Shoreline Master Program.

Goals, Policies, and Objectives

Economic Development Element

1. *Provide for economic activity that is water-dependent, water-related, or that provides an opportunity for a substantial number of people to enjoy the shoreline (water-enjoyment).*

1.1. **Objective:** To plan for uses that benefit from a shoreline location.

Public Access Element

2. *Increase public access to the shoreline and preserve and enhance views of the shoreline.*

2.1. **Objective:** To provide for public access to publicly owned shoreline areas, except where deemed inappropriate due to safety hazards, inherent security problems, environmental impacts, or conflicts with adjacent uses. Require dedication of property or easements to provide for public access across private property as a condition of non-water dependent development.

Circulation Element

3. *Provide safe and adequate vehicular circulation systems to shorelines where routes will have the least possible adverse effect on unique or fragile shoreline features and existing ecological systems, while contributing to the functional and visual enhancement of the system.*

3.1. **Objective:** To allow vehicular circulation systems within shoreline jurisdiction that benefit permitted uses without degrading the environment or aesthetic values of the area.

Recreational Element

4. *Provide public access and opportunities for recreation along the shoreline wherever appropriate.*

4.1. **Objective:** To develop public access and recreation opportunities that are compatible with adjacent uses and that protect the shoreline environment.

Shoreline Use Element

5. *Ensure that the overall design of land use patterns will locate activity and development in areas of the shoreline that will be compatible with adjacent uses and will be sensitive to existing shoreline environments, habitat, and ecological systems.*

5.1. **Objective:** To promote the best possible pattern of land and water uses consistent with the Shoreline Management Act of 1971, the City of Sumner Comprehensive Plan, the City of Sumner Parks and Trails Plan, and the Sumner Zoning Code.

Conservation Element

6. Preserve, protect, and restore to the greatest extent feasible the physical, biological, and visual attributes of the shoreline environment.

- 6.1. **Objective:** Through the use of best available science, develop and implement siting criteria, design standards, and best management practices that will ensure the long-term enhancement of unique shoreline features, natural resources, and fish and wildlife habitat.
- 6.2. **Objective:** To designate and develop areas where there is an opportunity to restore, enhance, and conserve the natural shoreline for the benefit of fish and wildlife habitat.

Historic/Cultural Element

7. Identify, preserve, protect, and restore shoreline areas having historical, cultural, educational, or scientific values.

- 7.1. **Objective:** To ensure the recognition, protection, and restoration of shoreline areas that have historical and or cultural value to the City of Sumner and that contribute to a unique "sense of place" for public facilities, recreation areas in the shoreline jurisdiction.

Flood Hazard Management

8. Protect the City of Sumner from losses and damage created by flooding.

- 8.1. **Objective:** To seek regional solutions to flooding problems through coordinated planning with state and federal agencies, other appropriate interests, and the public. To ensure that flood hazard protection projects have a positive environmental benefit and that emphasize long-term solutions over short term solutions.

Figure 19-1: Shoreline Environmental Designations Map (2020)

