



**PLANNING COMMISSION AGENDA
CITY HALL – 1104 MAPLE STREET
MARCH 6, 2025 6:00 PM**



The City is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at Sumner City Hall Council Chambers (1104 Maple Street) or virtually by using the meeting access link below:

Link to join Zoom Webinar: <https://sumnerwa-gov.zoom.us/j/85115707843>

Or by phone: 253 215 8782 (Tacoma)

Webinar ID: 851 1570 7843

CALL TO ORDER

FLAG SALUTE

ROLL CALL

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

APPROVAL OF MINUTES

1. Planning Commission meeting minutes-October 3, 2024

PUBLIC COMMENT

The public may comment on topics that are not on the meeting agenda, virtually or in person. The public is strongly encouraged to submit comments via email to chrissandaw@sumnerwa.gov no later than 5pm on the day prior to the meeting. Your comments will be read into the record and limited to 3 minutes. The public may comment on Unfinished/New Business if the Commission is scheduled to make a recommendation on the item. Comments will be limited to 3 minutes

PUBLIC HEARING

UNFINISHED BUSINESS

NEW BUSINESS

1. Election of Officers for 2025-ACTION
2. 2025 Comprehensive Plan Amendment Docket -ACTION
3. 2025 Public Participation Plan- ACTION

CORRESPONDENCE

COMMISSION COMMENTS

STAFF COMMENTS

ADJOURNMENT

SUBJECT: Planning Commission meeting minutes-October 3, 2024

CATEGORY: Motion

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. PC Minutes-Draft-100324
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STAFF CONTACT: Chrissanda Walker, Associate Planner

SUMMARY BACKGROUND:

COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Move to approve the minutes



SUMNER PLANNING COMMISSION
MINUTES
Regular Meeting
Thursday, October 3rd, 2024

CALL TO ORDER

The hybrid meeting was called to order at 6:00 pm by Chair Moody.

ROLL CALL

Commissioners Present: Fochtman, Moody, Issacs (virtual), Locke (virtual), Healy
Excused Absences: none

APPROVAL OF MINUTES

1. Minutes – September 19th, 2024
Moved to approve (Fochtman), Second (Healy); passed unanimously.

PUBLIC COMMENT None

PUBLIC HEARING

1. Battery Energy Storage Systems Code Amendment

Chair Moody opened the public hearing on this item. Associate Planner, Chrissanda Walker presented background and information on the proposed zoning code regulations pertaining to large-scale Battery Energy Storage Systems (BESS). The proposal included zoning code changes to utility definitions under SMC 18.04, amendments to sections of SMC 18.18 manufacturing districts and staff provided an overview on the proposed new section of performance standards specific to BESS facilities.

During the public testimony portion of the hearing, staff provided a summary of the four (4) public comment letters received and the following individuals submitted oral testimony:

1. Bonnie Helms, Auburn, WA – reiterated concerns over specific battery types and commended the Commission for isolating these uses to the industrial zones.
2. Randall Adams, Sumner, WA- was seeking clarification on why there are existing single-family homes near a future project site that are not subject to the 1,000-foot distance from residential zones.
3. Nick Biermann, Sumner, WA – spoke in favor of the Ordinance with additional considerations, such as applying a minimum distance from residences, protective standards that address underground environmental features such as city wells and streams.

Public hearing closed: 6:41pm

2. Multifamily Residential Infill Code Amendment

Senior Planner, Scott Waller presented the proposed zoning code amendments relating to multifamily residential infill developments. These amendments are in response to Washington State Legislature enacted

HB 1042 with the intent to incentivize the use of the existing inventory of buildings for multifamily housing. Changes to the following sections of the SMC chapter 18.04, 18.16, 18.24, 18.29, and 18.30 result in adding code and regulations of MRI developments within commercial districts.

There were no public testimonies submitted.

Public hearing closed: 6:49 pm

3. Permit Review & Timelines Code Amendment

Senior Planner, Scott Waller presented the proposed zoning code changes that amend SMC 18.56 concerning land use permit review and timelines. These new permit regulations and review timelines are in response to Washington State Legislature enacted measures, HB 1293 and SB 5290.

There were no public testimonies submitted.

Public hearing closed: 6:57 pm

4. Group Homes Code Amendment

Community and Economic Development Director, Ryan Windish presented the background and information on an essential public facility “Group Homes” and the updates to require facilities to be licensed and registered by the state authority. Staff sponsored a minor amendment to the draft Ordinance which included additional requirements of a group home if discontinued or no longer licensed. Mr. Windish read in the record the public comment letter submitted by Charlie Platt.

There were no public testimonies submitted.

Public hearing closed: 7:07 pm

UNFINISHED BUSINESS

1. Battery Energy Storage Systems Code Amendment- *ACTION*

Chair Moody opened this item for discussion with the Commission and reviewed staff recommendations. Commissioners inquired if staff addressed concerns around streams and potential impacts. Staff confirmed that through SEPA, protected critical areas including underground streams are evaluated and staff consult Ecology when applicable. Brief discussion ensued.

Commissioner Fochtman made a motion to recommend to the City Council approval of the draft Ordinance 2899 for zoning regulations pertaining to Battery Energy Storage Systems, seconded by Commissioner Locke.

All were in favor. Motion passed unanimously.

2. Multifamily Residential Infill Code Amendment - *ACTION*

Chair Moody opened this item for discussion with the Commission and reviewed staff recommendations. Prior questions the Commission had at the last meeting were addressed by staff and they have a clearer picture of what this devolvement option looks like. Brief discussion ensued.

Commissioner Fochtman made a motion to recommend to the City Council approval of the draft Ordinance 2900 for multifamily infill developments regulations, seconded by Commissioner Healy.

All were in favor. Motion passed unanimously.

3. Permit Review & Timelines Code Amendment – *ACTION*

Chair Moody opened this item for discussion with the Commission and reviewed staff recommendations. Commissioners provided feedback on their experience with the city's permit efforts and appreciate how helpful staff are for applicants through the permit process.

Brief discussion ensued.

Commissioner Fochtman made a motion to recommend to the City Council approval of the draft Ordinance 2901 for zoning code updates to the permit review and timelines under SMC 18.56, seconded by Commissioner Healy.

All were in favor. Motion passed unanimously.

NEW BUSINESS

1. Discussion: Group Homes Code Amendment- *ACTION*

Chair Moody opened this item for discussion with the Commission and reviewed the staff sponsored amendment to section 1 of the draft Ordinance 2902. Commissioners asked questions regarding parking and requirements for group homes. Staff confirmed that the minimum parking spaces will be similar to what is required for single-family residences in the same zones. City staff will review group home registrations annually.

Commissioner Fochtman made a motion to recommend to the City Council approval of draft Ordinance 2902 for regulations of Group Homes as amended, seconded by Commissioner Locke.

All were in favor. Motion passed unanimously.

CORRESPONDENCE None

COMMISSION COMMENTS None

STAFF COMMENTS

Community Development Director, Ryan Windish informed the Commission that Sumner's Come Walk With Me event is happening on Saturday

ADJOURNMENT Motion by Healy, Seconded by Fochtman; all in favor; meeting adjourned at 7:27 pm.

Minutes Submitted by: Chrissanda Walker

SUBJECT: Election of Officers for 2025-ACTION

CATEGORY: Motion

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

STAFF CONTACT: Chrissanda Walker, Associate Planner

SUMMARY BACKGROUND:

Under the Planning Commission by-laws, the Commission is to elect a Chair and Vice-Chair every year. The officers serve for a period of one year commencing with the first meeting in January. The duties of the Chair include presiding at all meetings of the Commission and helping to ensure that meeting procedures are followed. Bylaws state the maximum allowed is 4 consecutive terms as Chair. The duties of the Vice Chair are primarily performing all the duties of the Chair during the absence of the Chair.

Commissioner Bill Moody is the current Chair and has served in that capacity since January 2024. Commissioner Sharon Fochtman is currently Vice Chair and has also served in that capacity since January 2024. Note that a Vice Chair can be elected to Chair and any Commissioner can be elected as Chair or Vice Chair (there is no required sequence or succession).

Election of officers is done with a motion. Once the Chair opens the item, all Commissioners should feel free to discuss their interest in serving or continuing to serve before a motion is made. To elect each officer: 1) Make a motion to nominate _____ for Chair, second the motion, Chair calls for any discussion, then vote. 2) Make a motion to nominate _____ for Vice Chair, second the motion, Chair calls for any discussion, then vote.

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

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Move to elect a Chair and Vice Chair for 2025.

SUBJECT: 2025 Comprehensive Plan Amendment Docket -ACTION**CATEGORY:** Motion

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Amendment Docket Memo
2. Exhibit I: Map illustrations and Staff alternatives
3. Exhibit II: Comp Plan Amendment Criteria
4. Exhibit III: Docket Presentation Slides

STAFF CONTACT: Chrissanda Walker, Associate Planner

SUMMARY BACKGROUND: Staff is requesting Planning Commission approval of the 2025 Comprehensive Plan Amendment docket items.**Amendment process**

In accordance with Sumner code requirements, the City Council has determined that it will allow “annual amendments” to the Comprehensive Plan for the year 2025. Both city staff and the public have proposed amendments to the Comprehensive Plan, the Comprehensive Plan Map/Zoning Map and/or the Zoning Code development regulations.

The Planning Commission is designated by code as the authority that approves the docket (list) of amendments before the proposals can move forward for further consideration. The approval of the docket is scheduled for the March 6, 2025 Commission meeting. The Commission will evaluate the merits of the proposed amendments later in the process.

What’s proposed

Under this cycle of annual amendments, staff will be updating the Town Center Plan, required to be updated every 5 years. The Town Center area incorporates a form-based code adopted under SMC 18.29, and associated zoning code text amendments are proposed to address certain uses and performance standards under project TA-01. Minor map amendments to the Town Center Plan adopted map will be evaluated under this update denoted as MA-01. The complete list of applications that have been submitted before the deadline of February 21, 2025 include:

1. MA-01: 2025 Town Center Plan update
2. MA-02: Upzone request for SE UGA/166th Ave
3. MA-03: Rezone request for a parcel at the end of 30th Street Ct E.
4. TA-01: Town Center Code text amendments
5. TA-02: TCC amendment request to address ADU allowance
6. TA-03: Comprehensive Plan amendment to include the latest School District CFP

Process and timeline

Proposed updates are reviewed first by the Planning Commission, who makes recommendations to the City Council. After the Commission approves the docket, staff will prepare memos for each proposal and present them to the Commission for review at each monthly meeting or a study session. Below is the tentative timeline for the project.

- | | |
|---|------------------------|
| • Amendment cycle begins: | January 2025 |
| • Planning Commission decides docket items to consider: | March 2025 |
| • Commission evaluates proposed policies & regulations: | April 2025-August 2025 |
| • Commission public hearing & recommendations: | September 2025 |
| • City Council reviews and public hearing: | Oct 2025-Nov 2025 |
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COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Move to approve the Docket for the 2025 Comprehensive Plan Annual Amendments.



MEMORANDUM

DATE: March 6, 2025
TO: Planning Commission
FROM: Chrissanda Walker, Associate Planner
RE: **2025 Comprehensive Plan Amendments Docket Approval**

On January 13, 2025, the City Council determined to allow the annual cycle for Amendments to the Comprehensive Plan to open for 2025. Both staff and the public have proposed amendments to the Comprehensive Plan, the Comprehensive Plan Map/Zoning Map and/or the Zoning Code development regulations. Per city code, the Planning Commission acts as the “gatekeeper” and must approve the docket of amendments prior to moving forward. Under SMC 18.56.147(G) each application must be:

- Timely;
- Complete (meet submittal requirements at SMC 18.56.147(E) or for Zoning Code text amendments SMC 18.56.149(C));
- Not be substantially similar to a request which was denied in the previous year; and
- On its face meets the approval criteria at SMC 18.56.147(N).

Below is a docket summary for the 2025 Comprehensive Plan Amendments that are being considered. **(MA- is for map amendment and TA-is for text amendment.)** As proposals are reviewed and evaluated during the Amendment process, additional changes may be needed (e.g. a regulation change to implement a new policy).

A. Comprehensive Plan Map Amendments / Zoning Map Amendments (MA)

MA-00: Recommendation to remove from docket this proposed rezone of M-2 parcels to M-1:

This city proposal was presented to Council during a study session meeting on January 13, 2025, as an example of potential amendments. Current property owners are not interested in a rezone during development and/or resale phases. This has been reconsidered by staff, and we are advising that it be removed from the docket during this cycle.

- Proposal considered parcels located north of Zehnder Street, affecting 16 parcels between Fryar and Steele Ave; affecting approximately 33 acres.
- Currently zoned M-2 Heavy Industrial and falls under the Manufacturing/industrial core overlay (MICO).
- Staff would have looked at different overlay districts in this area and consider a rezone from M-2 into M-1 Light Industrial, this would have excluded 3 major uses:
 - Salvage and wrecking yards
 - Smelting, blast furnace or forging plants
 - Tow truck operation/impoundment yards

MA-01: Amend the Town Center Zoning Map in the Town Center Plan and Comprehensive Plan:

This city proposal amends the Town Center zoning map to rezone portions of the West Sumner District (WSD) within the Town Center Plan area (TCP). Specifically, staff is proposing a rezone for the north end of the WSD, to include parcels along Zehnder Street and on 57th Street E. There are 14 parcels on Zehnder Street (approximate total is 4.40 acres) and 7 parcels in the vicinity of 57th Street E (approximate total 8.68 acres) with a current zoning designation in the Town Center as TC-6, for multi-family and/or commercial uses up to 6 stories. Staff will evaluate a reduced story height, of either TC-5 or TC-4 and consider allowing certain light industrial/fabrication uses that will serve as a transition between commercial and industrial zones. Staff also proposes to reduce heights in portions of the Historic Central Business District (HCBD), where zoning designations include TC-3, TC-4 & TC-5. A reduced story height is proposed for a total of 14 parcels in the HCBD, affecting approximately 1.7 acres in total. Components include:

- West Sumner District **rezone proposal**, evaluate reducing story heights and adding new transitional uses along Zehnder Street and 57th Street E (see map page 1, Exhibit I).
- Historic-CB District **downzone proposal**, evaluate reducing story heights along portions of Main Street, Cherry Ave & Railroad Street to be no taller than 4 stories. (see map page 1, Exhibit I).
- Proposal includes amending the TCP street map and standards; staff will recommend requiring a 30-foot step back in story height along collector streets.

MA-02: Amend the Comprehensive Plan Map for 166th Ave/SE Urban Growth Area (UGA):

An applicant applied for an amendment (CPA-2025-0002) to propose a rezone of 7 parcels approximately 10.96 acres, located in Sumner's Southeast (SE) UGA. The SE UGA is located south of the WinCo site, and along 166th Ave, between SR410 and unincorporated Pierce County. The proposal amends the Comprehensive Plan map designation from the current Low Density Residential-2 (LDR-2) to Medium Density Residential (MDR) designation. A total of 14 parcels are within the SE UGA, approximately 19.2 acres in total. Existing land uses are primarily single-family residential, with a county zoning designation of 'Community Center'. The applicant would like a designation that allows a higher density and maintains similar allowances in the current zoning within unincorporated Pierce County. Components include:

- Comprehensive Plan Map **upzone for 7 of the SE UGA parcels from LDR2 to MDR** (see map page 2, Exhibit I).
- Staff will propose an alternative that 4 out of the 14 parcels in the SE UGA be rezoned to allow commercial uses. This would affect approximately 2.6 acres and apply only to the parcels next to existing Interchange Commercial (IC) zones on 166th Ave; and
- Staff recommends that the remaining 3 parcels surrounded by the applicant's proposal be redesignated to MDR, affecting approximately 5.65 acres (see map page 3, Exhibit I).

MA-03: Amend the Comprehensive Plan Map & Zoning Map for a parcel on 30th Street CT East:

An applicant applied for an amendment (CPA-2025-0001) to propose a rezone of the property located at 14616 30th Street CT E Sumner, WA 98390 (Parcel A). The site has a Comprehensive Plan map designation of Low Density Residential-2 and is within the vicinity of 142nd Ave E & 32nd Street E next to the Manufacturing/Industrial Core (MICO) overlay zone. The applicant proposes amendments to the Comprehensive Plan Map and the Zoning Map to rezone Parcel A from Low Density Residential (LDR-8.5) to Light Industrial (M-1). Parcel A consists of an existing low quality single-family dwelling and approximately 3.1 acres of undeveloped lands. The proponent would like to develop Parcel A as M-1, which is the zoning for a contiguous development to the south accessed from 32nd Street East. The proposal includes a request for future development to gain access from 32nd Street East. Components include:

- Comprehensive Plan Map designation **rezone from LDR-2 to M-1** and a change in the Zoning Map (see map page 4, Exhibit I).
- Staff will propose an alternative that includes Parcel B, approximately 2.3 acres in size, located

adjacent to the river and between Parcel A. Parcel B is entirely within Shoreline Master Program jurisdiction, designated Urban Conservancy-200 feet. The proposed alternative to rezone Parcel A & B will reduce the potential for more housing developed near industrial zones and will control future development within shoreline (see map page 5, Exhibit I).

- Including parcel B allows for future development to be viable on Parcel A.

B. Comprehensive Plan Text Amendments / Zoning Text Amendments (TA)

TA-01: Update the Town Center Plan and associated Zoning Code text amendments:

This city proposal updates the 2018 Town Center Plan with various text amendments that incorporate newly adopted plans, such as the Main Street Visioning Plan and the Parks and Trail Plan. The update will include consistency with the 2024 Comprehensive Plan. Associated text amendments include text clean up and updating appendices in the Town Center Code (TCC), a form-based code and updates where applicable under SMC 18.29. Components include, but not limited to the following:

- Incorporate new and updated policies from the Comprehensive Plan
- Propose new policies to support innovation districts in the TCP and evaluate transition zones.
- TCC amendments include various text changes within the form-based code document.
- Amend SMC 18.29 Town Center Code, remove repeated uses; add new uses that serve as a transition between mixed-use commercial and industrial zones; and recommend performance standards to address new uses.

TA-02: Zoning Code Text Amendment (ZCTA) - Town Center Code (SMC 18.29):

An applicant submitted a ZCTA application (CTA-2025-0001) to address section SMC 18.29.060(B) to allow accessory dwelling units (ADU) for existing multi-family and/or single-family residential uses in the Town Center. The application cites HB 1110 which provides for cities to allow up to 2 additional dwelling units per lot on all lots zoned predominately for residential use. This proposal will be looked at under the overall 2025 Town Center Plan update and incorporated into the related city text amendment application (TA-01).

TA-03: Amend the Comprehensive Plan related to the SBLSD Capital Facilities Plan Update

A city-initiated text amendment application. This is a housekeeping item to incorporate the latest adopted Capital Facility Plan for the Sumner-Bonney Lake School District (SBLSD) and update related policies and/or impact fees where applicable.

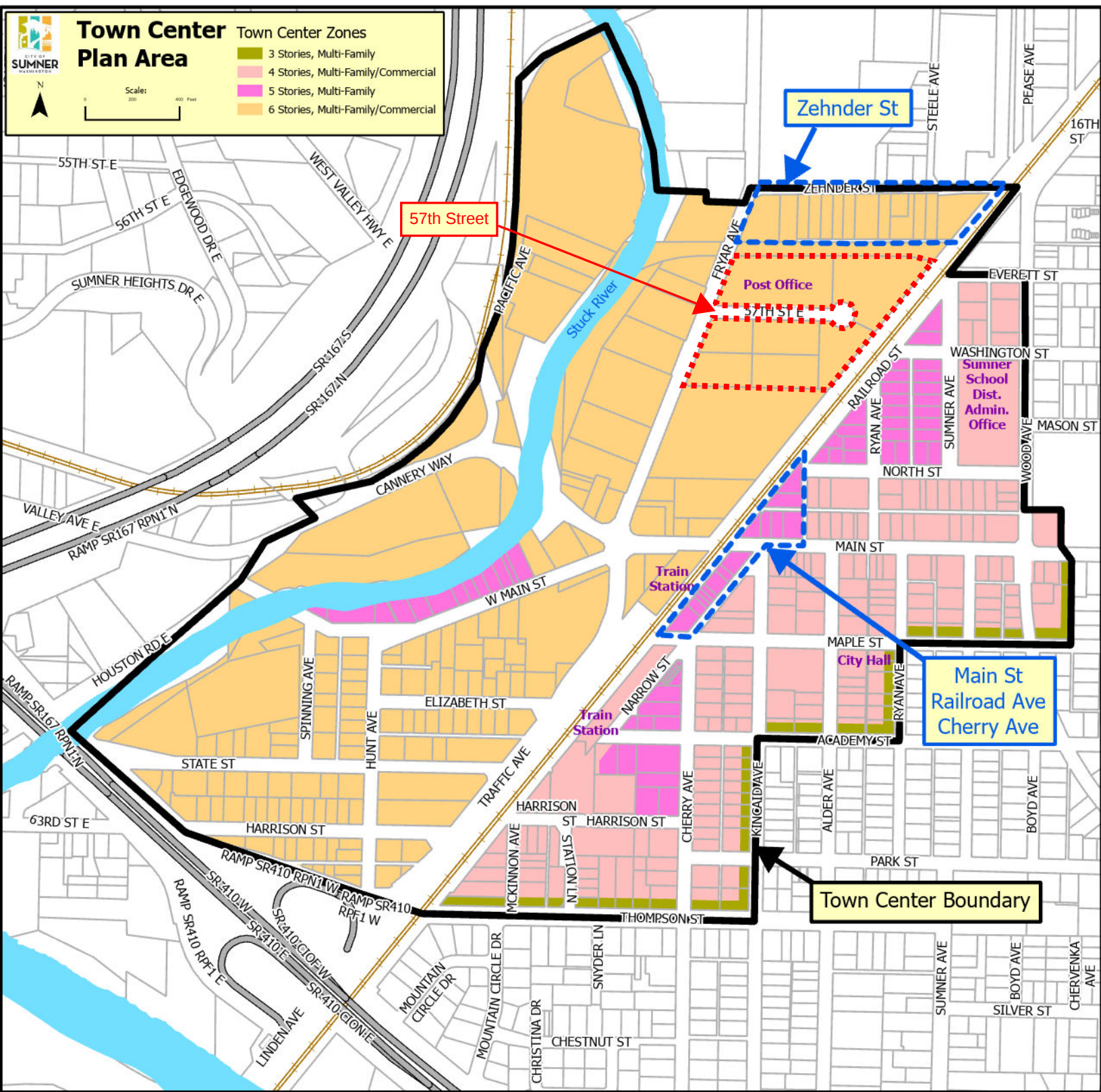
C. Staff Recommendation

Staff has reviewed the proposals, and they all are timely, complete, and not substantially similar to requests made in the previous year. The proposed amendments on their face meet the criteria in SMC 18.56.147(N). More in-depth analysis of each proposal will be provided during the Plan amendment process. Staff recommends that all the above amendments be included in the docket for 2025 Comprehensive Plan Annual Amendments.

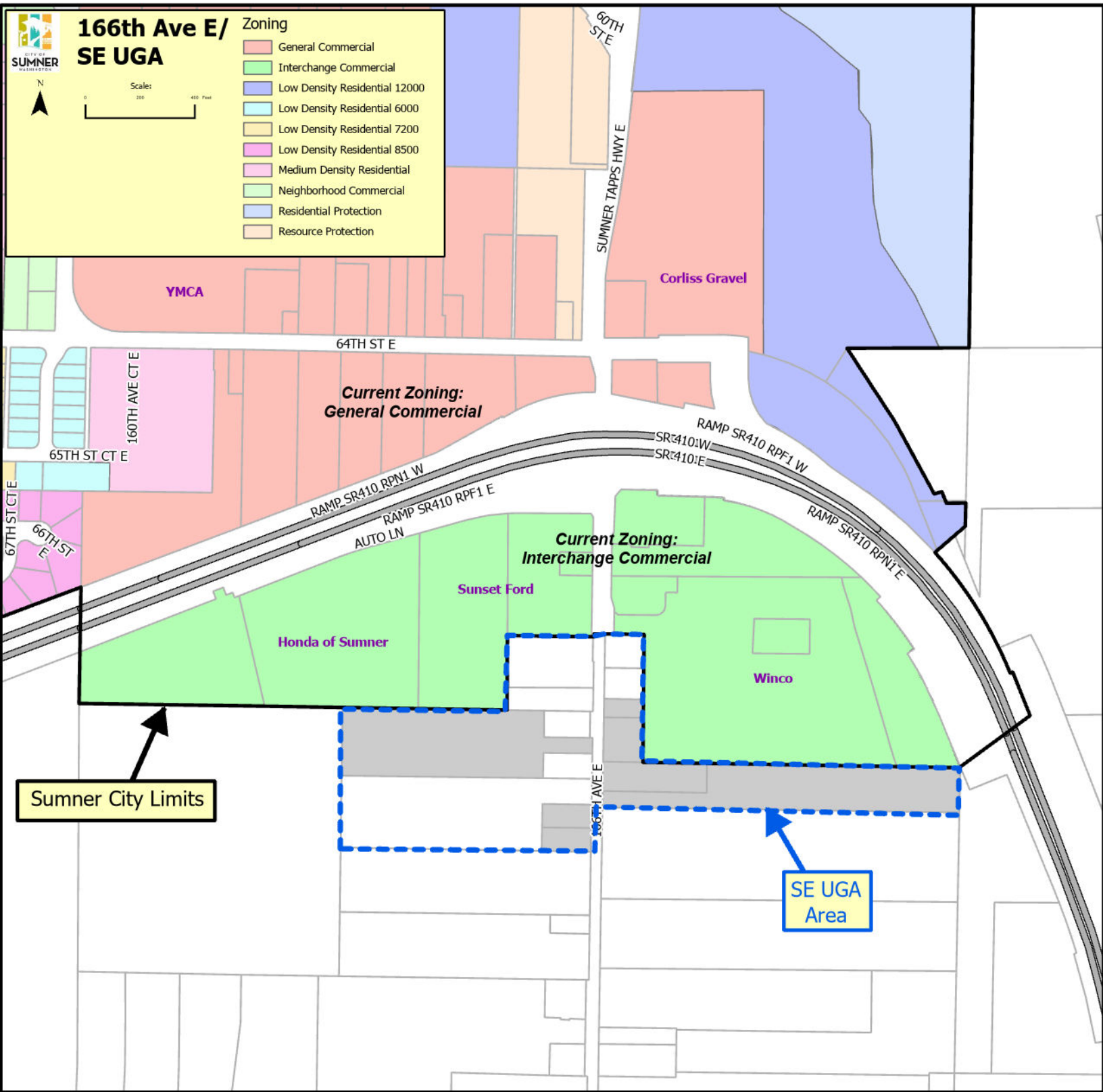
D. Attachments

1. Exhibit I – Maps of proposed amendments and staff sponsored alternatives
2. Exhibit II - Comprehensive Plan amendment criteria
3. Exhibit III – PowerPoint slide presentation

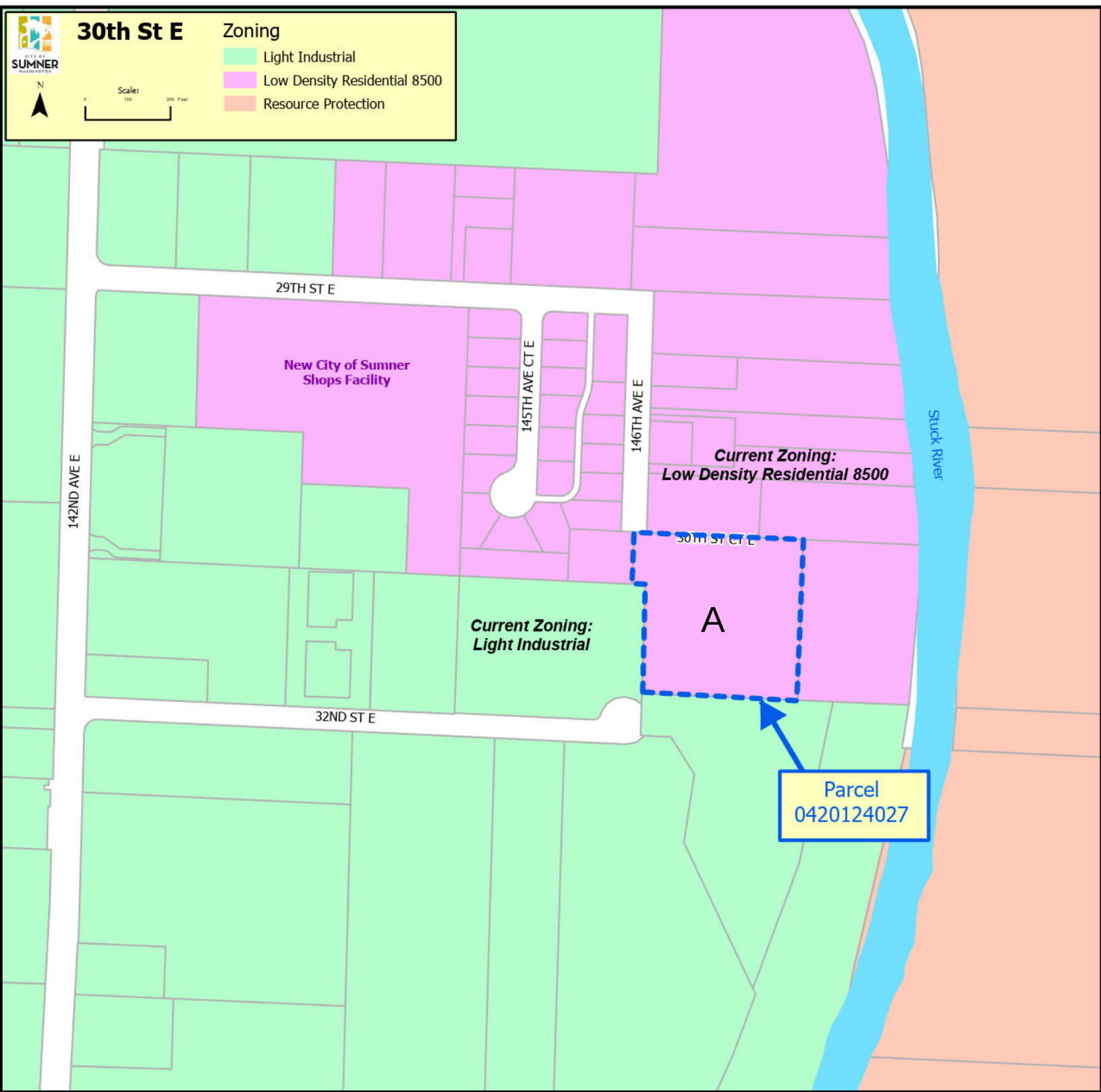
MA-01: Town Center Map Amendments



MA-02: Upzone on I 66th Ave/ SE UGA



MA-03: Rezone on 30th Street E



MA-03: Alternative 1

Rezone on 30th Street E

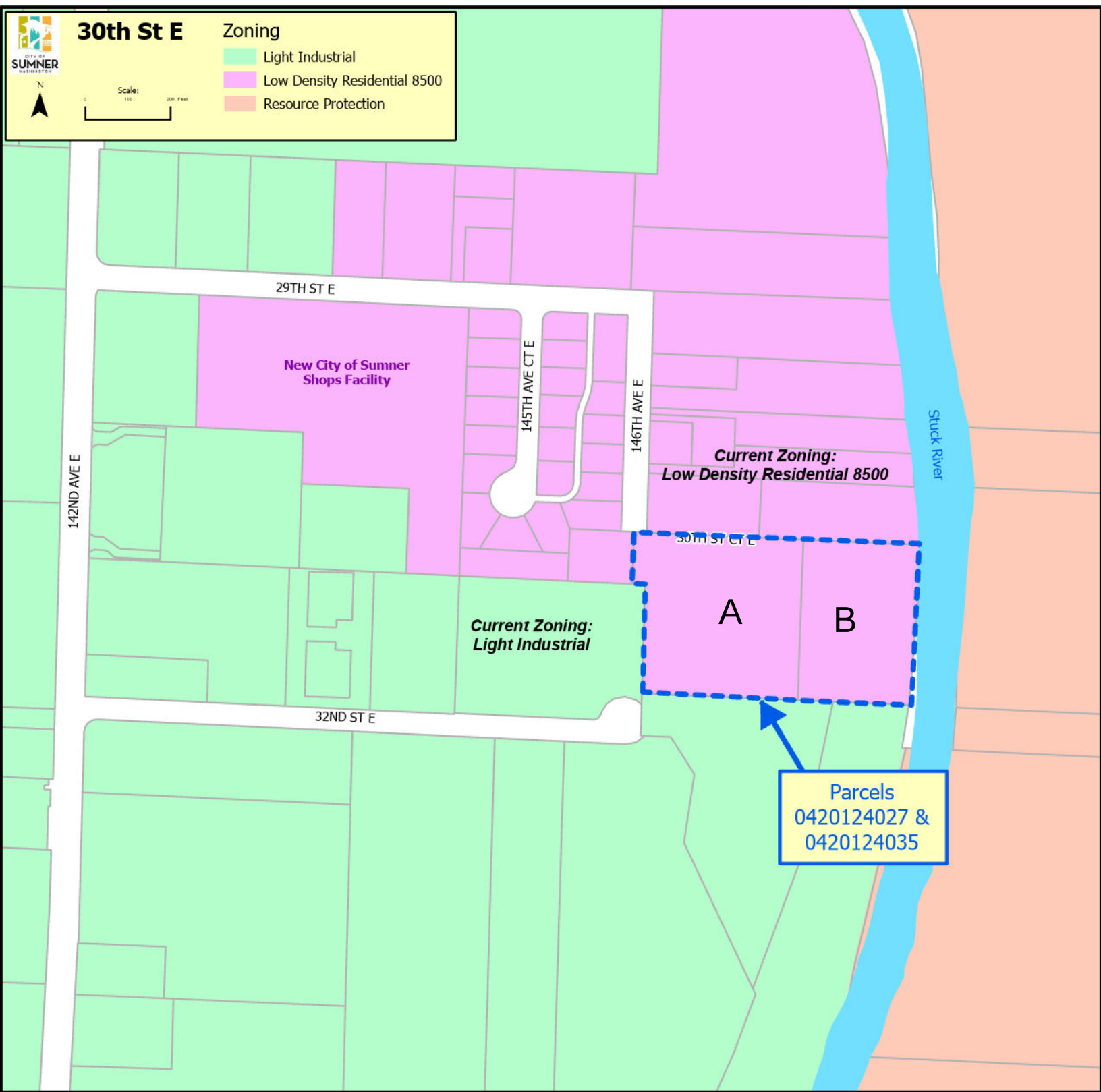


Exhibit II

2025 Annual Amendments: COMPREHENSIVE PLAN AMENDMENT CRITERIA

Amendments to the Comprehensive Plan may be proposed to any element of the adopted Sumner Comprehensive Plan, including amendments to goals, policies, objectives, or comprehensive plan maps. Amendment applications must be complete and contain the information required in SMC 18.56.147 (<https://www.codepublishing.com/WA/Sumner/#!/Sumner18/Sumner1856.html#18.56.147>).

In addition, Comprehensive Plan Amendment applications must address the following criteria:

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

The application fees are: Comprehensive Plan Amendment--\$2,600; Change in Zoning Map--\$3,000.

Under this annual amendment cycle, the city accepted applications for a Zoning Code Text Amendment (ZCTA). Applications must be complete and contain information required in SMC 18.56.149: (<https://www.codepublishing.com/WA/Sumner/#!/Sumner18/Sumner1856.html#18.56.149>).

In addition, ZCTA applications must address the following:

- a) Description of the requested code amendment;
- b) An explanation of why the amendment is being proposed including specific areas needing change;
- c) If appropriate, the proposed amendment should include amendatory language; and
- d) An explanation of how the proposed amendment implements the comprehensive plan.

No fee will be charged for a Zoning Code Text Amendment (text only, not including zoning map) if applied for by the established deadline.

2025 Comprehensive Plan Amendment Docket

Planning Commission Meeting
March 6, 2025

Docket Items

- **MA-0:** Recommendation to remove from docket, a proposed downzone between Fryar Ave and Steele, from Heavy Industrial (M-2) to Light Industrial (M-1).
- **MA-01: Amend the zoning maps for the Town Center Plan (TCP)** to reflect the updated community vision.
 - **A: Zehnder Street Rezone** + Add new transitional uses
 - **B: Historic CB District Downzone-** reduce story heights along Main St., Cherry Ave & Railroad St.
- **TA-01: Town Center Plan related text amendments** and Zoning Code Text Amendments in the Town Center Code/FBC & SMC 18.29

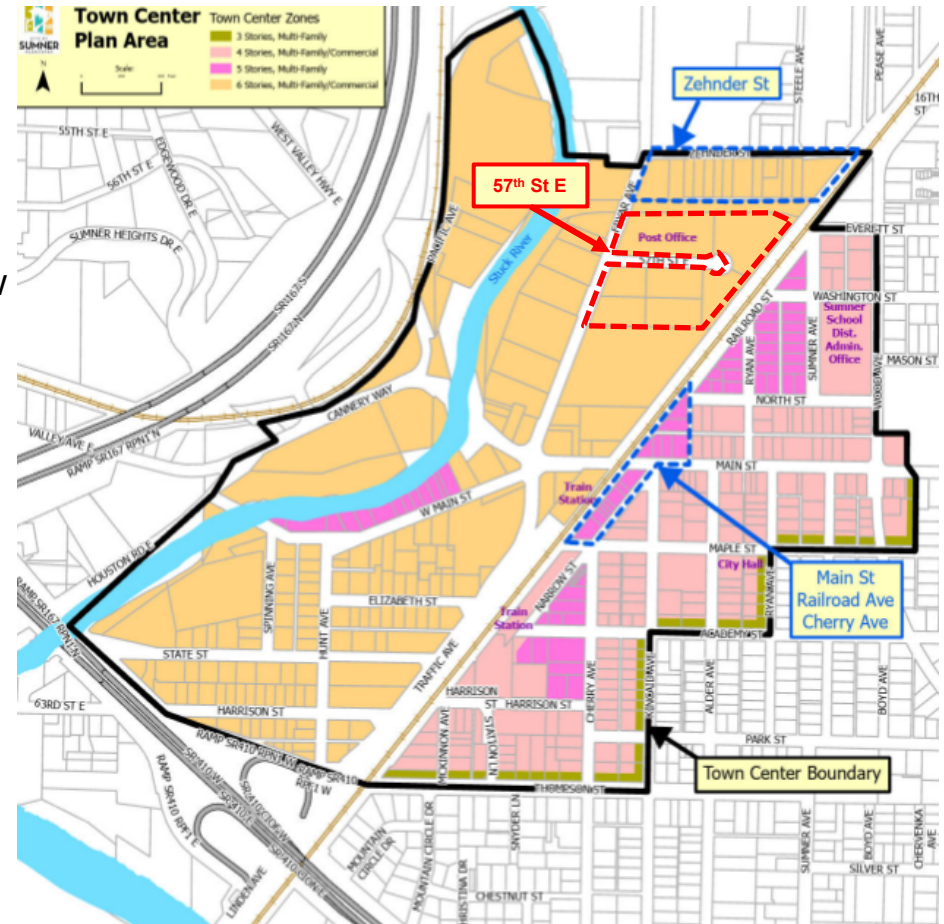
Docket Items Continued

- **MA-02: Upzone on 166th Ave/ SE UGA (urban growth area):** Comprehensive map amendment application for 7 parcels located in the SE UGA; rezone from LDR-2 into MDR.
 - **MA-02: Staff Proposed Recommendation**
- **MA-03: Rezone on 30th Street E.** Rezone LDR-85 parcel (0420124027) approximately 3.3 acres, into M-1(light industrial).
 - **MA-03: Staff Proposed Recommendation**
- **TA-02: Proposed ZCTA for chapter SMC 18.29 TCC**
TA-03: School District's Capital Facilities Plan text update

MA-01: Town Center Map Amendments

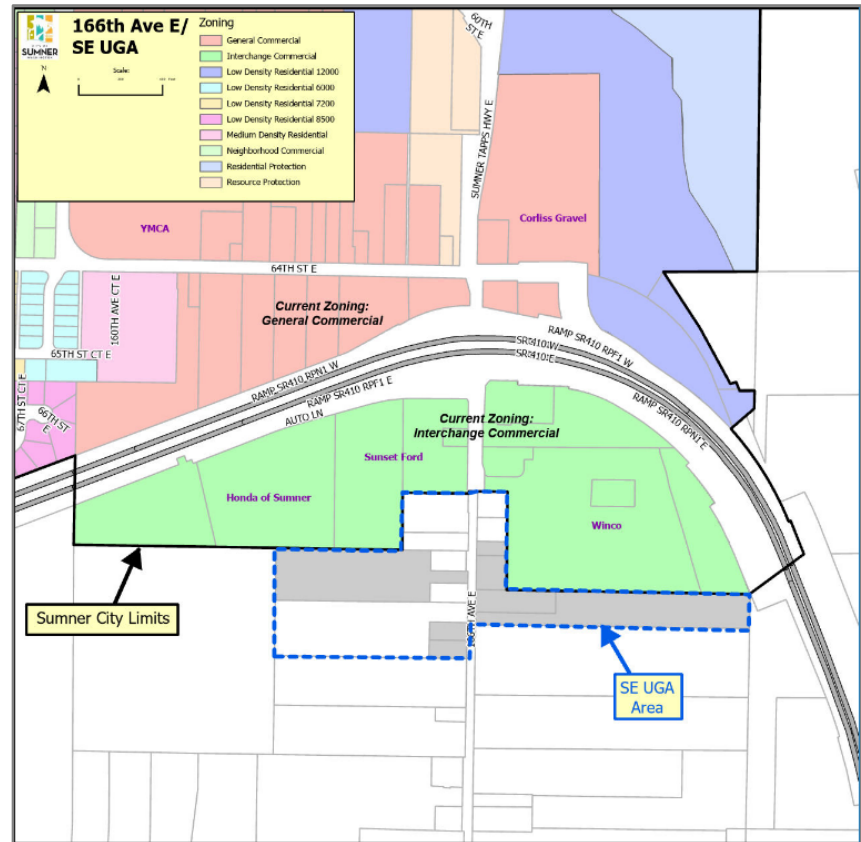
Proposed map amendments in the TCP:

- **WSD-Zehnder Street**
 - Current zoning = TC-6
 - 14 Parcels
 - Evaluate reducing story height & add new Industrial Commercial Mixed Use
 - Reduce minimum height from 3 stories to 2 stories
- **WSD-57th Street**
 - Current zoning = TC-6
 - 7 parcels
 - Evaluate reducing height to TC-5 or TC-4
- **HCBD-Cherry Ave, Main Street & Railroad Street**
 - Existing zoning = TC-5
 - Reduce height to TC-4
 - Add Main Street Visioning Plan activity nodes

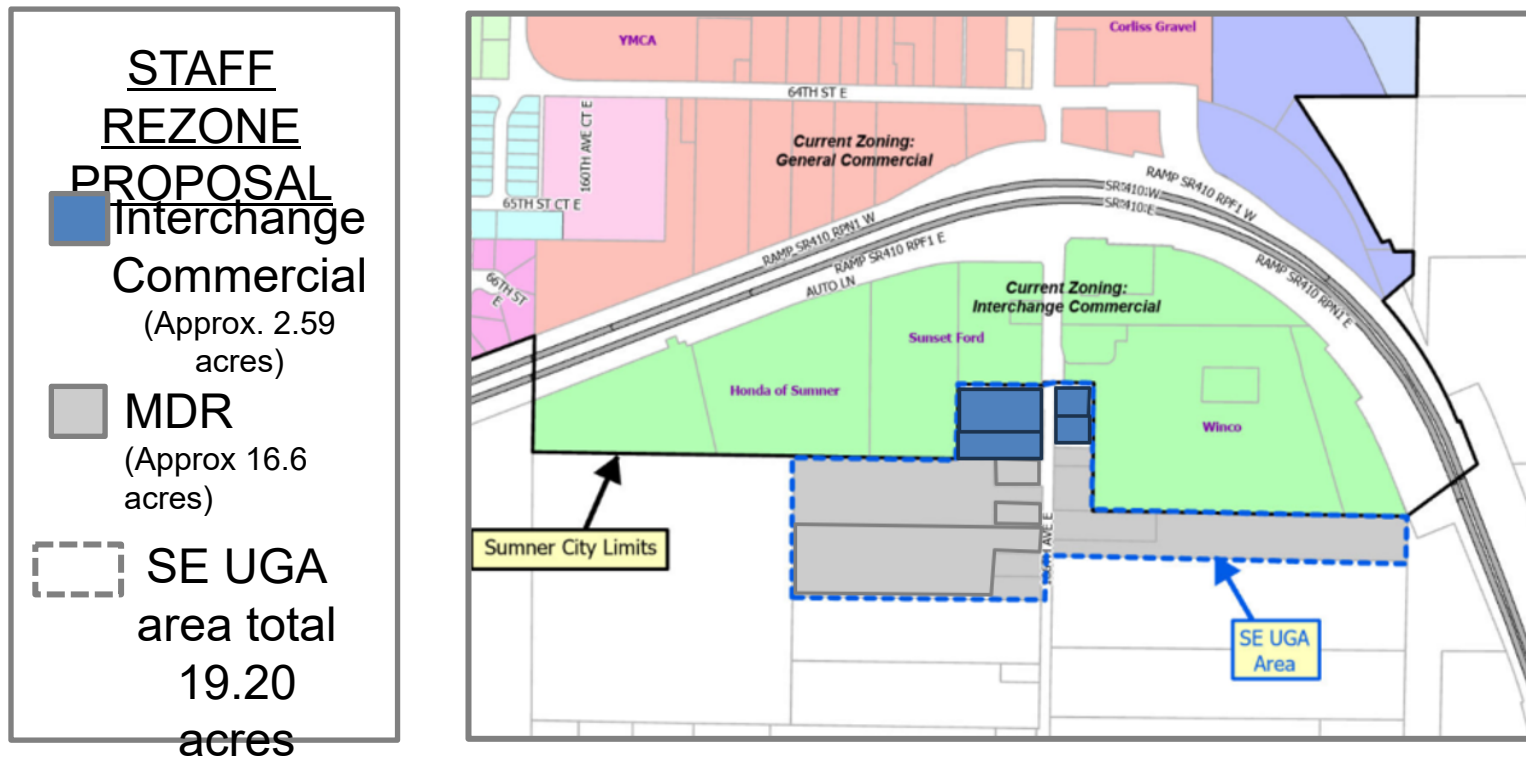


MA-02: Upzone on 166th Ave/ SE UGA

- Tarragon applied for a rezone on 7 parcels located in the SE UGA on 166th Ave, south of 410 hwy.
- Affects approximately 10.96 acres
- Proposal is an upzone from LDR-2 to MDR.



Staff Recommendation for **MA-02:** Upzone on 166th Ave/ SE UGA



- Alternative 1: Staff recommendation is to rezone 4 parcels into Interchange Commercial (IC) zone, and the remaining 10 parcels into MDR
- Alternative 2: Looks at rezoning only 7 applicant parcels in the SE UGA into MDR

MA-03: Rezone on 30th Street E

- Future property owner(s) of parcel A applied for a Comprehensive Plan map amendment and a change in Zoning Map, to rezone from LDR-85 into M-1 (light industrial) zone.
- Parcel A: 0420124027



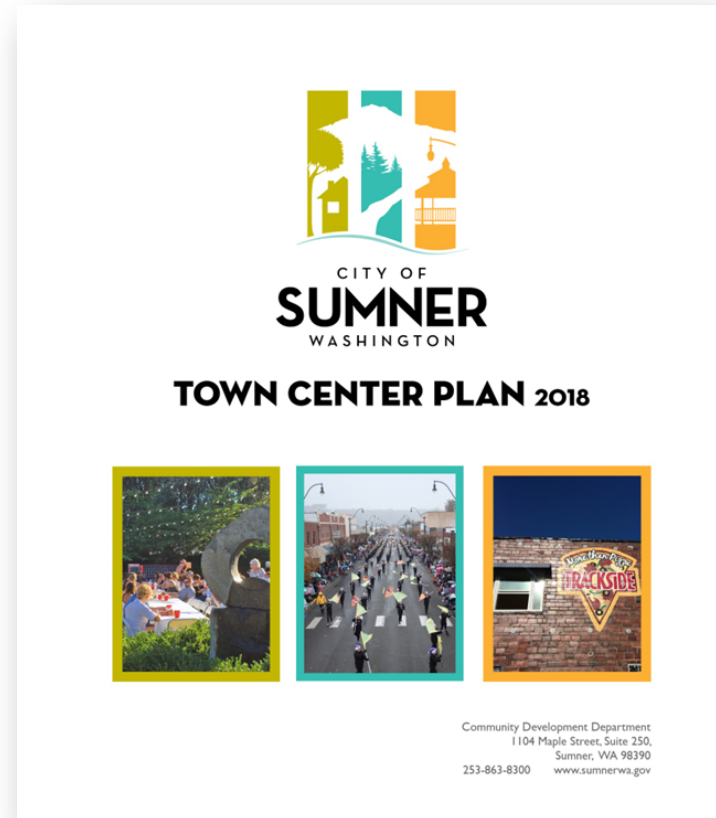
Staff Recommendation for **MA-03:** Rezone on 30th Street E

- Evaluate a proposal to rezone both parcels in this vicinity.
- Parcel A: 0420124027
- Parcel B: 0420124035 is within Shoreline
- Alternative 1: Both Parcels rezoned to M-1
- Alternative 2: Only Parcel A is rezoned



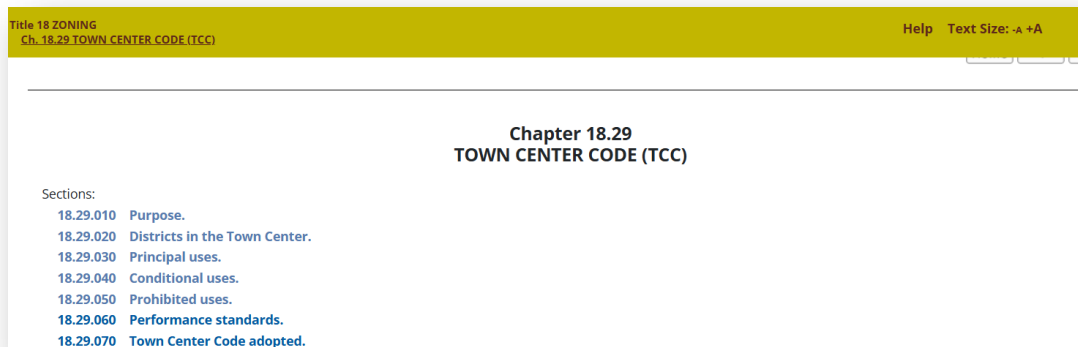
TA-01: Town Center Plan Update

- Amend the Town Center Plan text:
 - Update the 2018 TCP with the latest adopted plans such as Main Street Visioning Plan
 - Propose new policies for West Sumner District along Zehnder.
 - Incorporate policies from the Comprehensive Plan to support innovation districts in the TCP and evaluate transition zones.
 - General updates for completed projects and actions



TA-01: Town Center Code (TCC) & Zoning Code Text Amendments

- Amend the Town Center Code, a Form-Based code(FBC) and sections under SMC 18.29:
 - Amend street types and standards in the FBC
 - Address principal uses in certain Districts allowed
 - Performance standards related to new commercial and light industrial/fabrication uses
 - SMC 18.29 general text clean up, repeated uses; add new performance standards



TA-02: ZCTA application to amend a section of the TCC

- An application was submitted to address SMC 18.29.050(B) to allow accessory dwelling units (ADU) for existing multi-family and/or single-family residential uses in the Town Center.
 - This proposal will be looked at under the Town Center Plan Update and incorporated with the related text amendment applications by the City.
 - Current language in the TCC-related to existing residential uses:

18.29.060 Performance standards.

A. Required Landscaping. For each development in the Town Center, a landscape plan shall be submitted for approval by the development services director. The requirements of the city of Sumner design and development guidelines shall be met. Landscape plans shall be prepared and submitted in accordance with chapter 18.41 SMC.

B. Expansion of Specified Existing Uses. Existing residential dwellings lawfully constructed as of the effective date of this title may be maintained as follows:

1. Within 10 years of December 3, 2018, residential uses within the residential zone may expand no more than 75 percent of their existing square footage. After 10 years of December 3, 2018, residential uses within the residential zone may expand no more than 25 percent of their existing square footage as of December 3, 2018. In no event shall an expansion under this section exceed 75 percent of the existing square footage on December 3, 2018, and in no event shall an expansion under this section be permitted if said expansion requires the acquisition of additional property. The expansion shall meet all the development standards of the zoning regulations in place on the date of the permit application, including, but not limited to, setbacks, lot coverage, and building height;
2. Residential uses within commercially zoned properties may expand no more than 25 percent of their existing square footage. The expansion shall meet all the development standards of the zoning regulations in place on the date of the permit application, including, but not limited to, setbacks, lot coverage, and building height;
3. No additional dwelling units may be added;
4. Structures may be rebuilt after a fire or other disaster to original dimensions unless a health or safety impact would occur, provided a complete building permit application has been submitted within three years;
5. Structures that were destroyed by a fire or other disaster prior to December 3, 2018, may be rebuilt to original dimensions unless a health or safety impact would occur without any limitation on time.

TA-03: Comp Plan text amendment- School District's Capital Facilities Plan

- The proposal is to amend the text in the Comprehensive Plan adopting the School Districts latest Capital Facilities plan and related policies

Sumner Comprehensive Plan
January 2025

Ch. 1 ▪ Introduction

- School District Capital Facilities Plans, 2020 and 2021. 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.

Planning Commission Action:

- ❖ Staff recommends that the proposed Comprehensive Plan amendments and necessary regulation updates be approved in the docket for the 2025 Comprehensive Plan Amendment.

Thank you, any questions?

Contact staff below

Email: Chrissanda Walker, Associate
Planner chrissandaw@sumnerwa.gov

SUBJECT: 2025 Public Participation Plan- ACTION

CATEGORY: Motion

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Staff Memo- Public Participation
 2. Exhibit A-Public Participation Plan
 3. Exhibit B- Presentation Slides
-

STAFF CONTACT: Chrissanda Walker, Associate Planner

SUMMARY BACKGROUND:

The Planning Commission is designated by code as the authority that approves the docket (list) of amendments before the proposals can move forward for further consideration. The Commission shall also review and recommend approval on the proposed Public Participation Plan, to ensure adequate outreach and communication is provided throughout the amendment process.

COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Move to **APPROVE** the Public Participation Plan for the Comprehensive Plan 2025 Annual Amendment cycle.

MEMORANDUM

DATE: March 6, 2025
TO: Planning Commission
FROM: Chrissanda Walker, Associate Planner
RE: **2025 Comprehensive Plan Amendments – Public Participation Plan**

I. BACKGROUND

The City Council opened the annual Comprehensive Plan cycle in January 2025, inviting the submittal of proposals through February 21, 2025. As the Planning Commission and City Council review the proposed updates, State law requires the City to invite public participation in the process. City staff are proposing a Public Participation Plan (attached Exhibit A).

II. ANALYSIS

The proposed Public Participation Plan provides for participation by a wide range of stakeholders. The City maintains lists of interested parties who receive regular updates on projects and proposals, and there will be opportunities for others to be added to these outreach lists. There will be numerous postings of opportunities for the public to provide input, such as on the city website and notices posted on-site (e.g. City Hall & Library). Public notices will be provided for Planning Commission and City Council meetings following the standard noticing procedures. In addition, the SEPA environmental review process will provide opportunities to comment on proposed changes.

Other avenues include a dedicated project web page on Sumner Connects that will provide updates on the proposed changes and the project timeline. As time allows, staff will provide project information at open houses, community events, and neighborhood meetings (e.g. with Town Center Neighborhood). For this type of Annual (versus 10-year Periodic) Comprehensive Plan Update, the proposed Public Participation Plan provides adequate avenues for public participation, balanced with available Planning staff resources.

III. RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** the Public Participation Plan for the Comprehensive Plan 2025 Update.

Exhibits: Exhibit A: Draft Public Participation Plan
Exhibit B: PowerPoint slide presentation



2025 COMPREHENSIVE PLAN AMENDMENTS Public Participation Plan

During the 2025 update of the Comprehensive Plan and Town Center Plan, staff proposes to engage and inform the public of issues and proposals through the following outreach efforts:

- ❖ Posting updated information throughout process:
 - City website
 - Sumner Connects website
 - City weekly e-news
 - City quarterly newsletter (June, September)
 - City's social media pages
 - Informational flyer hand out at Community Summit
- ❖ Public hearing notices: Newspaper, City newsletter, City website, Constant Contact emails to Public Notice List, on-site posting of affected properties, direct mailing to affected properties.
- ❖ Comment periods for environmental reviews: Posting of Notice of Decisions for each proposal within 15-day comment period.
- ❖ Town Center Plan outreach:
 - Alternatives & maps at Open House April 2025
 - Alternatives & maps posted Sumner Connects
 - Mailing to affected property owners + neighbors within 500 feet
 - Focus group meeting with residents and stakeholders June/July 2025 (tentative)
 - Partner with Sumner Main Street Association (SMSA) Economic Vitality Committee August 2025 (tentative)
- ❖ Community Open House: Present alternatives & information with displays, questions and surveys for attendees at the April 2025 & Fall 2025 open house.

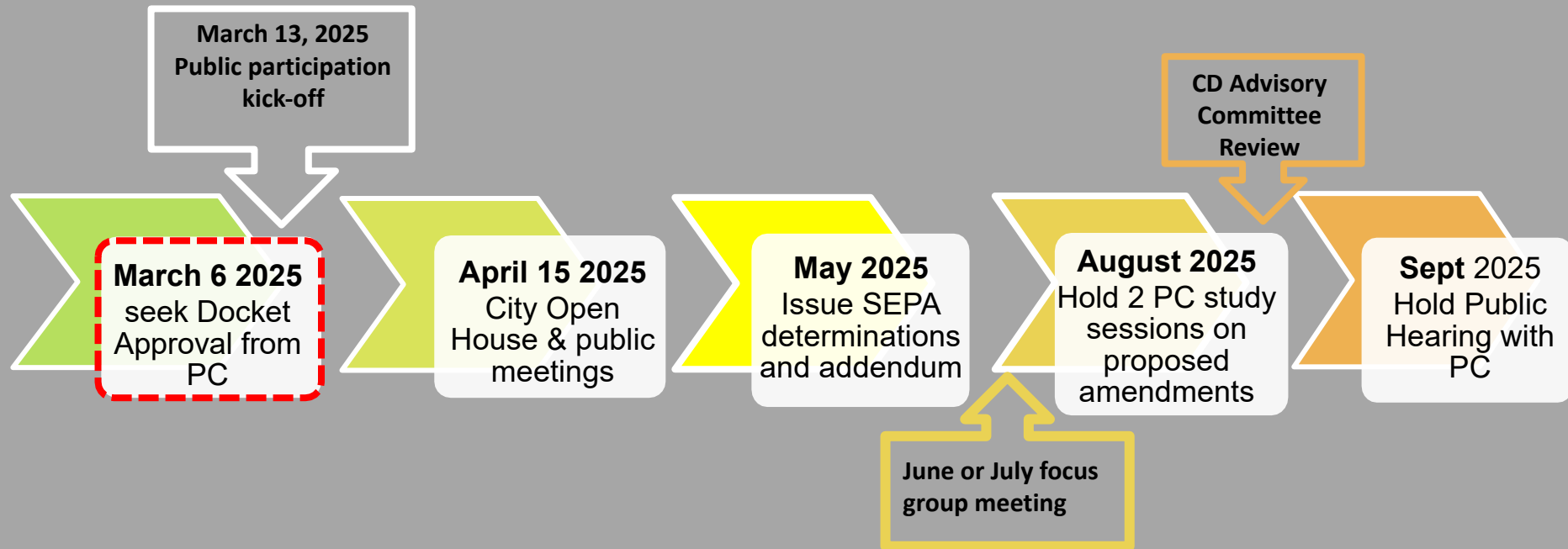
Public Participation Plan- 2025 Comprehensive Plan Amendments

Planning Commission Meeting
March 6, 2025

Public Participation Plan

- ❖ Posting updated information throughout the process on the Sumner Connects webpage.
- ❖ Public hearing notices: Newspaper, City newsletter, City website, Constant Contact emails to Public Notice List, on-site posting of affected properties.
- ❖ Comment periods for environmental reviews: Post Notice of Decisions for each proposal with 15-day comment periods.
- ❖ Town Center Plan outreach:
 - Alternatives & maps at Open House April 2025
 - Alternatives & maps posted on Sumner Connects
 - Mailing to affected property owners + neighbors within 500 feet
 - Focus group meeting with stakeholders June/July 2025 (tentative)
 - Partner with SMSA Economic Vitality group
- ❖ Community Open House: Present alternatives with displays, questions and surveys for attendees at the April 2025 & Fall 2025 open house.

Amendment Timeline and Proposed Schedule



Recommendation

- ❖ Move to APPROVE the Public Participation Plan for the Comprehensive Plan 2025 Amendment cycle.

Thank you

Any questions?

Contact staff below

**Email : Chrissanda Walker, Associate
Planner chrissandaw@sumnerwa.gov**