



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:
UPDATED ZOOM MEETING LINK: <https://sumnerwa-gov.zoom.us/j/88655116217>
Or by phone: 253 215 8782 (Tacoma)
Webinar ID: 886 5511 6217

CALL TO ORDER

FLAG SALUTE

ROLL CALL

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

APPROVAL OF MINUTES

1. Planning Commission meeting minutes - April 3, 2025

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.

PUBLIC HEARING

UNFINISHED BUSINESS

NEW BUSINESS

1. Town Center Plan Update (MA-01) - DISCUSSION

CORRESPONDENCE

COMMISSION COMMENTS

STAFF COMMENTS

ADJOURNMENT

SUBJECT: Planning Commission meeting minutes - April 3, 2025

CATEGORY: Motion

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. 20250403-PC-Meeting Minutes

STAFF CONTACT: Chrissanda Walker, Associate Planner

SUMMARY BACKGROUND:

Review the PC meeting meetings held on April 3, 2025

COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Motion to approve April 3, 2025 meeting minutes



MEETING MINUTES

CALL TO ORDER

The meeting was called to order at 6 pm by Chair Isaacs

ROLL CALL

Commissioners Present: Fochtman- in-person, Moody- in-person, Issacs- in-person, Healy- in-person, Locke- virtual

Excused Absences: None

APPROVAL OF MINUTES

1. *Planning Commission meeting minutes-March 6, 2024*

Move to approve Fochtman, Second Healy; **passed unanimously**

PUBLIC COMMENT (The public may provide comments on topics onto tonight's agenda please note. Chair will move onto any public comments on new or unfinished business items, each speaker is limited to 3 minutes)

None

UNFINISHED BUSINESS

1. None before the Commission

NEW BUSINESS

1. Battery Energy Storage Systems (BESS) 2.0- *DISCUSSION*

Staff presentation summary: Chrissanda Walker, associate planner re-introduced BESS 2.0 as an item for discussion with the Planning Commission. The intent of the BESS 2.0 discussion is to address smaller and mid-scale BESS, following the adoption of Ordinance 2899 which regulates large-scale BESS facilities. Staff is seeking feedback on the approach for BESS 2.0.

Discussion ensued. Questions from the commissioners about construction timelines, locations, size of the storage, solar panel usage, performance and code standards, best practices regarding

materials, chemical make-up of the batteries, safety, aesthetics, zoning, backup power options, options for other energy systems, and if there are plans for expansion of the facility were answered by staff.

CORRESPONDENCE

None

COMMISSION COMMENTS

Commissioners made comments about short-term rentals, which the staff advised have been discussed with the Developmental Services and Code Enforcement departments.

Commissioners also gave comments thanking the staff for the presentation.

Commissioners raised questions on planning for new and current trails. Commissioners raised questions on traffic impacts from neighboring cities' projects.

STAFF COMMENTS

Staff, Chrissanda Walker, informed the Planning Commission that there is a Short Course on Local Planning next week, April 16, 2025. Staff, Ryan Windish, advised of the upcoming Daffodil Parade on April 5, 2025 and the City's Open House on April 15, 2025. He also advised that City Council will be appointing and reappointing Planning Commissioners on April 7, 2025.

ADJOURNMENT

Move to adjourn (Moody), Second (Healy); all in favor; meeting adjourned at 7:03pm.

SUBJECT: Town Center Plan Update (MA-01) - DISCUSSION

CATEGORY: Information Only

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Staff-Memo-MA-01 TCP Update
2. Exhibit A-MA-01 TCP Map
3. Exhibit B-TCP Street Type Map
4. Exhibit C- SMC Chapter 18.29 TOWN CENTER CODE (TCC)
5. Exhibit D- SMC Chapter 18.22 INNOVATION DISTRICT AND ENTERPRISE AREA (IDEA)
6. Town Center Plan Update Presentation Slides

STAFF CONTACT: Chrissanda Walker, Associate Planner

SUMMARY BACKGROUND: In January, the City Council opened the process for amending the Comprehensive Plan for 2025. Both staff and the public have proposed amendments involving changes to the Comprehensive Plan map, Zoning Map, Comprehensive Plan policies, and zoning regulations. The Planning Commission on March 6, 2025, voted unanimously to allow the docket to move forward in the process for further study and consideration. Docket MA-01 Town Center Plan updates is one of the amendments under the 2025 Amendment Cycle being considered.

The proposed amendments for the 2025 Town Center Plan (TCP) update include the following:

1. Update the 2018 Town Center Plan to be consistent with new proposed and updated policies of the 2024 Comprehensive Plan Periodic update.
2. Amend the Comprehensive Plan Map, to include a new overlay zone in the Town Center Plan.
3. Amend the Town Center Zoning map, zoned by building heights described in section III below.
4. Amend the Town Center Form-based code to remove duplicitous design review requirements, amend the building type, lot standards and height allowance and propose new micro-manufacturing “forms” allowed in certain zones.
5. Update the Town Center street standards and details in the Form-based Code.
6. Zoning code text amendment to Town Center Code (SMC 18.29) to include new uses allowed within the designated overlay new performance standards.
7. Amendments to Sumner’s Design and Development Guidelines.
8. Zoning code text amendment to Town Center Code (SMC 18.29) to allow accessory dwelling units (ADU) for existing multifamily and/or single-family residential uses in the Town Center (CTA-2025-0001).

<p>COUNCIL COMMITTEE/STUDY SESSION: MEETING/STUDY SESSION DATE: COMMITTEE RECOMMENDATION:</p>
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STAFF RECOMMENDATIONS/MOTION:

Staff is seeking initial feedback and/or questions on the TCP Update. Staff recommends a study session before the Planning Commission to provide comment and/or direction on draft Ordinances Town Center Plan objectives.



Staff Memo

DATE: May 1, 2025
TO: Planning Commission
CC: Ryan Windish, Community and Economic Development Director
FROM: Chrissanda Walker, Associate Planner
RE: **2025 Docket item MA-01: Town Center Plan Amendments**

I. BACKGROUND

In January 2025, the City Council opened the process for amending the Comprehensive Plan for 2025. Both staff and the public have proposed amendments involving changes to the Comprehensive Plan map, zoning map, Comprehensive Plan policies, and zoning regulations. The Planning Commission on March 6, 2025, voted unanimously to allow the docket to move forward in the process for further study and consideration. Docket MA-01 Town Center Plan updates is one of the amendments under the 2025 Amendment Cycle being considered. The proposed amendments are discussed below.

The purpose of this memo is to provide the Planning Commission with additional details on proposal MA-01, so that the Commission can begin evaluating the changes and provide initial feedback regarding any concerns, issues, or gaps in information. No formal action is required at this time; later in the 2025 Comprehensive Plan Amendment review process, staff will provide a final recommendation along with draft Ordinances.

II. WHY THE AMENDMENTS ARE BEING PROPOSED

The Washington State Growth Management Act, under RCW 36.70A.130 allows for annual amendments to the City's Comprehensive Plan. The Town Center Plan is a subarea plan that supports the Sumner Comprehensive Plan and was last updated in 2018. Development standards and building design are regulated through a form-based code adopted into the Zoning Code, the "Town Center Code". The proposed amendments to the Comprehensive Plan relate to policies to implement the Town Center Plan update and the amendments needed within the Zoning Map of the Town Center Subarea Plan. Separate ordinances will be adopting amendments to the Zoning Code, SMC 18.29 Town Center Code and subsequent Form-based Code.

Staff propose amendments to the Town Center Plan and its Form-based Code which was adopted December 3, 2018, through Ordinance No. 2666 and Ordinance 2667. The proposed changes are summarized below:

1. Update the 2018 Town Center Plan to be consistent with new proposed and updated policies of the 2024 Comprehensive Plan Periodic update.
2. Amend the Comprehensive Plan Map, to include a new overlay zone in the Town Center Plan.
3. Amend the Town Center Zoning map, zoned by building heights described in section III below.

4. Amend the Town Center Form-based code to remove duplicitous design review requirements, amend the building type, lot standards and height allowance and propose new micro-manufacturing "forms" allowed in certain zones.
5. Update the Town Center street standards and details in the Form-based Code.
6. Zoning code text amendment to SMC 18.29, Town Center Code to include new uses allowed within the designated overlay in the Town Center. Includes removing repeated uses under principal and conditional and new sections under SM 18.29.060 regarding performance standards.
7. Zoning code text amendment of Sumner's Design and Development Guidelines, Chapter 1: Town Center to include design guidelines removed from the Form-based Code.
8. Zoning code text amendment 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 (CTA-2025-0001).

III. DESCRIPTION OF PROPOSAL

A. Town Center Map Amendments:

The proposal area and affected parcels is depicted in the map (Exhibit A) and described below:

- West Sumner District (WSD)-Zehnder Street: Primary uses in this area consist of single-family dwellings and existing commercial developments. There are 14 parcels on Zehnder Street (approximate total area is 4.40 acres) zoned for primarily multi-family/commercial up to 6 stories in building height allowed. All the parcels within this area have a Comprehensive Plan designation of TC-6 with an assumptive density range of 90 du/acre.
 - Zehnder Street Staff Proposal- Reduce the building height to 4 stories, (TC-4) and add the IDEA Overlay for a new zoning designation of TCO-4 to allow for light fabrication/micro-manufacturing uses.
- West Sumner District (WSD)-57th Street: Primary uses in this area consist of up to 2-story commercial businesses including existing heavy commercial/light-industrial users and 3 vacant undeveloped parcels. There are 7 parcels in the vicinity of 57th Street E (approximate total area is 8.68 acres) zoned for primarily multi-family/commercial up to 6 stories in building height allowed. All the parcels within this area have a Comprehensive Plan designation of TC-6 with an assumptive density range of 90 du/acre.
 - 57th Street Staff Proposal- Reduce the building height to 5 stories, (TC-5) and add the IDEA Overlay for a new zoning designation of TCO-5 to allow for light fabrication/micro-manufacturing uses.
- Historic Commercial Business District (HCBD)-Cherry Ave: There are 8 parcels along Cherry Ave in the HCBD affected under this proposal (approximate total area is 1.11 acres). Primary uses consist of commercial businesses 1 to 2 stories in height and paved lots used for parking, zoned for multi-family/commercial uses up to 5 stories in building height allowed. All the parcels within this area have a Comprehensive Plan designation of TC-5 with an assumptive density range of 76 du/acre.
- Historic Commercial Business District (HCBD)-Main Street: There are 4 parcels on Main Street in the HCBD affected under this proposal (approximate total area is 0.587 acres). Primary uses consist of 2-story mixed-uses, zoned for multi-family/commercial uses up to 5 stories in building height allowed. There is one vacant lot currently underway to be developed up 4 story mixed-use building. All the parcels within this area have a Comprehensive Plan designation of TC-5 with an assumptive density range of 76 du/acre.
- Historic Commercial Business District (HCBD)-Main Street: There are 4 parcels on Main Street in the HCBD affected under this proposal (approximate total area is 0.587 acres). Primary uses consist of 2-

story mixed-uses, zoned for multi-family/commercial uses up to 5 stories in building height allowed. There is one vacant lot currently underway to be developed up 4 story mixed-use building. All the parcels within this area have a Comprehensive Plan designation of TC-5 with an assumptive density range of 76 du/acre.

- **HCBD-Cherry/Main/North Staff Proposal:** Reduce the story height in the HCBD to be no taller than 4 stories (TC-4) and apply a 30-foot step back in story height along TC-Collector streets. This will preserve the HCBD character and maintain a density assumption of 76 du/acre

B. Town Center (TC) Streets and Public Realm Amendments:

The proposal is depicted in the TC Street Map (Exhibit B) and described below:

- Revise all street types to have a minimum 10 feet driving lane width.
- Update street cross sections for TC-Collector Street with Parallel parking on one side of the street and on both sides of the street.
- Update street cross sections for TC-Local Street type with one side parking, minimum 50-foot-wide ROW.
- Reclassify a portion of Maple Street (in front of City Hall) from TC-Collector with Angled Parking to TC-Collector with Parallel parking.
- Designate a block of Washington Street to TC-Collector.
- Reclassify Ryan Ave (North of Main) to TC-Local Street type with one side parallel parking.
- Reclassify Cherry Ave (between Thompson and Maple) as TC-Collector with parallel parking on both sides
- Reclassify Cherry Ave and Kincaid Ave (around Heritage Park) to TC-One-way Street type.
- Modify West Main Street to be one-way westbound.
- Reclassify Cannery Way/Bridge Street and Main Street into TC-Arterial to match WSDOT Roadway Classification. Add a range of street type options for Main Street in the HCBD area based on building form.
- Reclassify Railroad Street as a new street type, TC-Alley.
- Reclassify Hunt Street from TC-Collector with Angled Parking to TC-Local Street type with parallel parking on one side.
- Along Zender Street, indicate a planned pedestrian path connection from Wood Ave to Fryar Ave, a minimum 12 feet wide.
- Modify the 12-foot-wide Public Realm standards to allow flexibility based on Form and location. (We will add a minor modification option in the FBC).
- Create new street standard details with bike lanes on TC-Local Street and TC-Collector Street standard details and add bike lanes to Street Type map along Wood Ave and Academy Street.

C. Plans and Code Text Amendments

The following Text Amendments will require individual draft Ordinances that will address the following:

- **Town Center Plan Text Amendments:**
 - Refresh Policies and Actions
 - Update housing types matrix
 - Update Town Center opportunity sites
 - Add the IDEA overlay to portions of the West Sumer District (see Exhibit D, SMC 18.22 Innovation District and Enterprise Area Ordinance)
 - Update standards within transition zones
- **Form-based Code Text Amendments:**
 - General text and format clean-up
 - Amend existing form types and standards
 - Add new form type: micro-manufacturing
 - Remove design standards into the Design and Development Guidelines.

- **Sumner Design and Development Guidelines**
 - Amend chapter 1, Town Center Design Guidelines to include FBC design standards related to landscaping, parking, screening and other design standards.
- **Zoning Code Text Amendments, Town Center Code SMC 18.29:**
 - Amend Districts in the Town Center SMC 18.29.020, to include a provision for new allowed uses the West Sumner District IDEA overlay
 - Address listed uses under SMC 18.29.030
 - Amend performance standards under SMC 18.29.060, to address ADUs for existing single family residential uses
 - Amend performance standards under SMC 18.29.060, to address micro-manufacturing uses and mitigate potential impacts.

IV. PUBLIC & AGENCY COMMENT

Public comments will be solicited during the public notice period for the Planning Commission public hearing, schedule for August 2025. Agencies such as Pierce County and the Boundary Review Board will be contacted at the appropriate stage in the process.

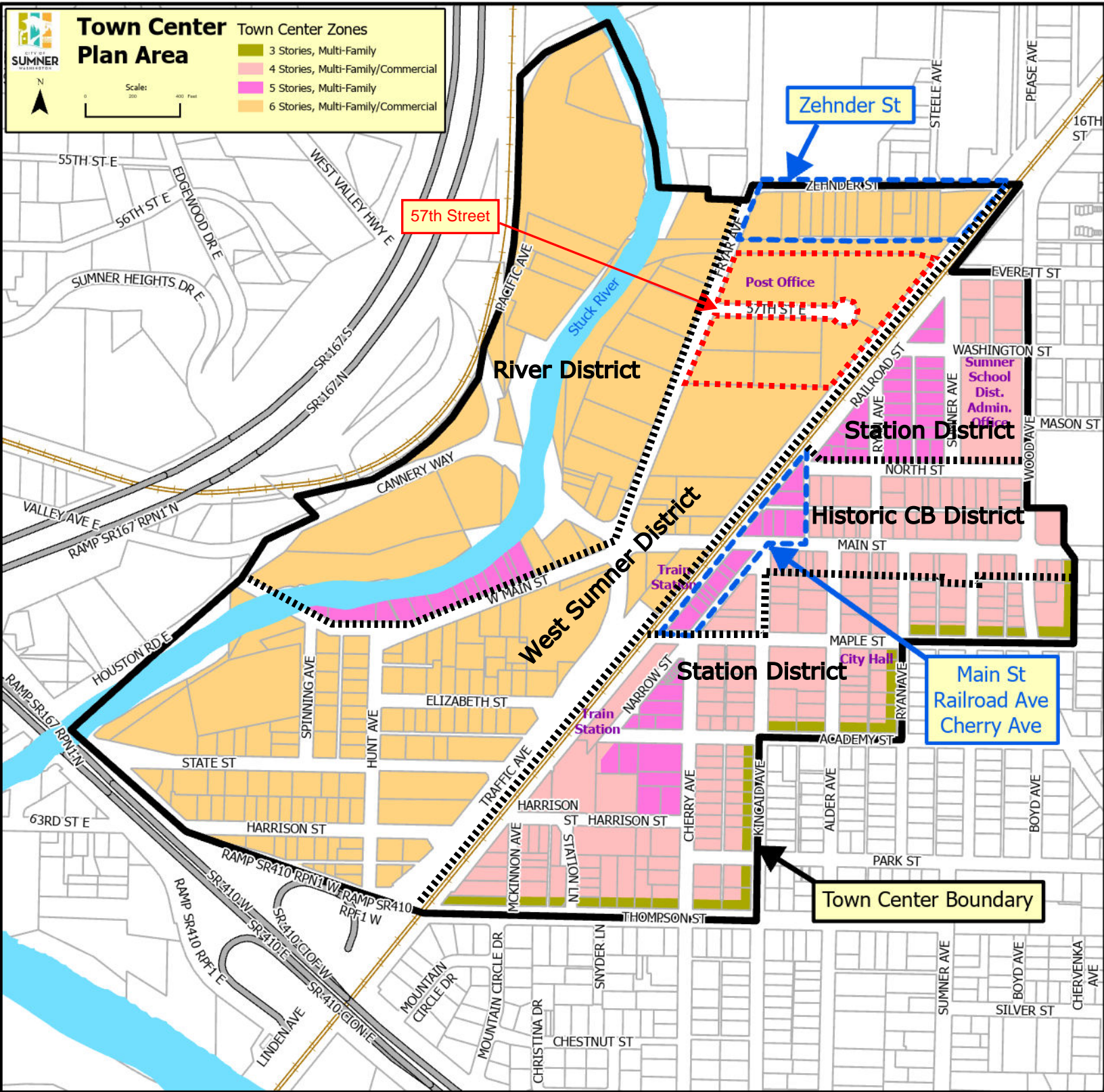
V. STAFF RECOMMENDATION

Staff is seeking initial feedback on the TCP Update. Staff recommends a study session before the Planning Commission to provide comment and/or direction on draft Ordinances Town Center Plan objectives.

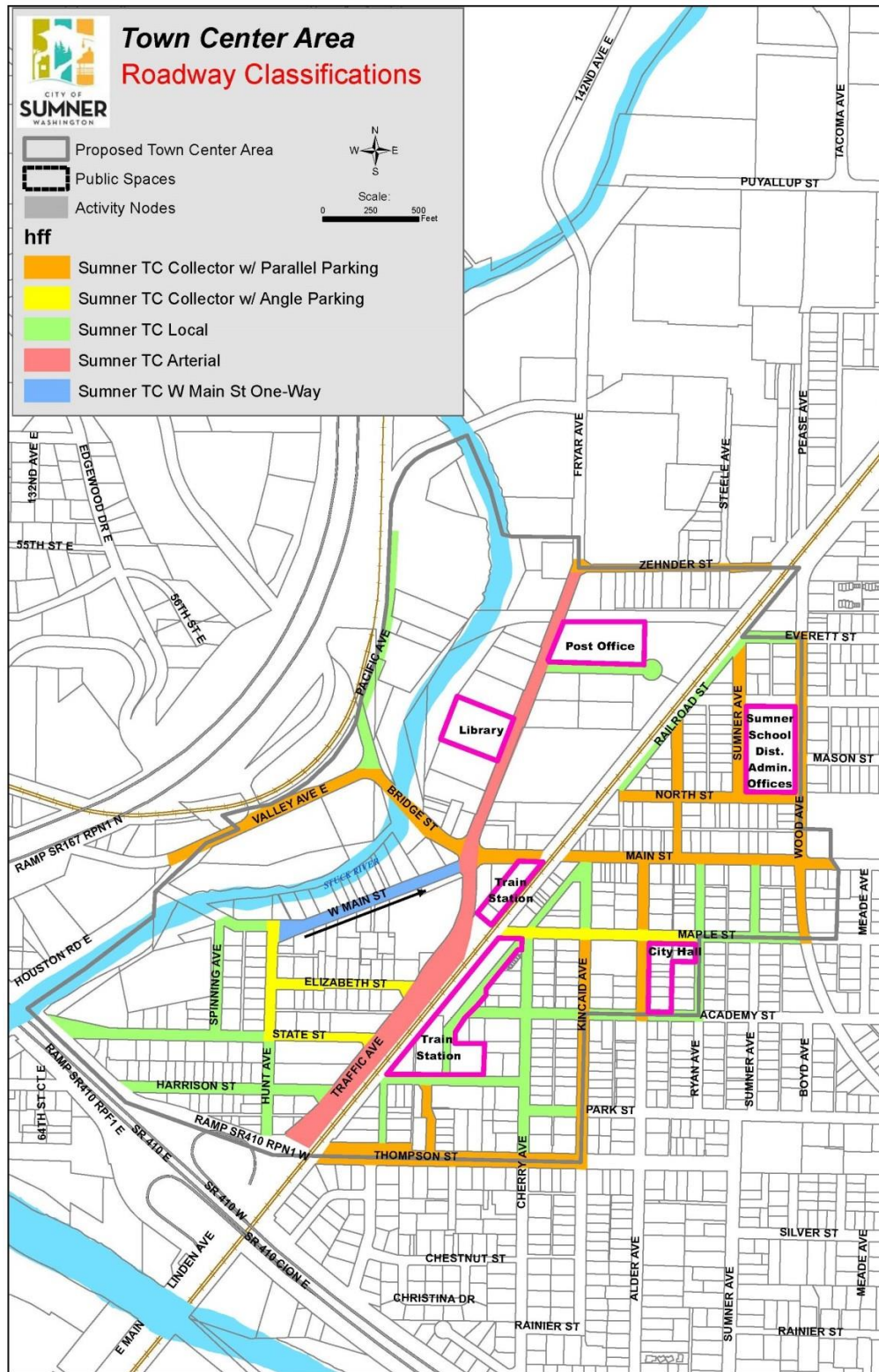
VI. EXHIBITS

- A. MA-01 Town Center Map illustration
- B. Existing Town Center Street Map
- C. SMC 18.29 Town Center Code
- D. SMC 18.22 Innovation District and Enterprise Area

Town Center Plan existing zoning conditions



(Fig. 3) Town Center Street Type Map



Chapter 18.29 TOWN CENTER CODE (TCC)

Sections:

18.29.010 Purpose.

18.29.020 Districts in the Town Center.

18.29.030 Principal uses.

18.29.040 Conditional uses.

18.29.050 Prohibited uses.

18.29.060 Performance standards.

18.29.070 Town Center Code adopted.

18.29.010 Purpose.

The Town Center district is intended to be a transit-oriented development area with a mix of residential, commercial, retail and civic uses that serve the neighborhood and the larger region with goods and services. The Town Center features a wide range of types of uses, from multifamily to townhouse and commercial buildings. Motor vehicles are accommodated in the street designs and parking areas, yet the Town Center district strongly promotes a pedestrian scale through building form and connections to the streetscape. The connectivity is accomplished with sidewalks, landscaping, building locations, signage and pedestrian-oriented development. An improved street grid system provides efficient circulation and supports transit. (Ord. 2667 § 1 (part), 2018)

18.29.020 Districts in the Town Center.

The Town Center includes the West Sumner district, riverside district, station district and the historic central business district (mapped as historic district). Each district has its own unique characteristics, whether it is the increased heights allowed in the West Sumner district, or the connection to the White River in the riverfront district, or the proximity to the Sounder Station of the station district, or the historic character of the historic central business district. These characteristics are a primary focus in the Town Center Code. (Ord. 2774 § 21, 2021; Ord. 2667 § 1 (part), 2018)

18.29.030 Principal uses.

Permitted uses in the Town Center districts are as follows:

- A. Accessory parks and recreation facilities for use by on-site employees or residents.
- B. Adult entertainment businesses subject to chapter [18.38](#) SMC.
- C. Artist's studio and workshop having a retail component.
- D. Automotive and motorized vehicle sales.
- E. Wireless communication facilities¹.

F. Churches.

G. Existing residential dwellings lawfully constructed as of the effective date of the ordinance codified in this title.

H. Family child care home or family child day care home in accordance with the provisions of SMC [18.16.025](#); and child day care centers.

I. Health and fitness club.

J. Hospitals.

K. Hotels, bed and breakfasts and tourist homes.

L. Multifamily dwellings; rooming houses and boarding houses; senior apartments, retirement homes, and continuing care communities; assisted living facilities, board and care homes, hospices, or nursing homes.

M. Private clubs, lodges, fraternal organizations, union halls and social halls.

N. Professional offices.

O. Public off-street parking lots.

P. Restaurants.

Q. Retail.

R. Streets.

S. Taverns, micro-breweries, brewpubs, and bars.

T. Theaters and other enclosed commercial recreation establishments such as bowling alleys and arcades.

U. Vocational or fine arts school.

V. Funeral homes, mortuaries, and funeral parlors.

W. Drive-through businesses. Drive-through businesses located in the Town Center historic central business district (historic district on map) are subject to performance standards at SMC [18.16.080\(V\)](#).

X. Large group homes. (Ord. 2878 § 27, 2024; Ord. 2812 § 12, 2022; Ord. 2774 § 22, 2021; Ord. 2667 § 1 (part), 2018)

18.29.040 Conditional uses.

Conditional uses allowed in the town center districts are as follows:

A. Churches.

B. Cemeteries.

C. Major utility facility.

- D. Mass transit systems including, but not limited to, bus stations, train stations, transit shelter stations, and park and ride lots.
- E. Public parks and public recreational facilities.
- F. Public facilities.
- G. Public off-street parking lots, paid.
- H. Public garage.
- I. Schools, colleges and universities.
- J. Temporary homeless encampments in accordance with SMC [18.36.060](#).
- K. Water towers and water supply plants.
- L. Craft coffee roasting in the historic district, subject to the standards at SMC [18.29.060](#)(F).
- M. Indoor emergency shelters subject to standards at SMC [18.29.060](#)(G).
- N. Indoor emergency housing subject to standards at SMC [18.29.060](#)(G).
- O. Permanent supportive housing subject to standards at SMC [18.29.060](#)(H).
- P. Transitional housing subject to standards at SMC [18.29.060](#)(H).
- Q. Behavioral health facility, inpatient.
- R. Behavioral health facility, outpatient.
- S. Opioid treatment program, mobile unit.
- T. Secure community transition facility.
- U. Essential public facilities not otherwise listed above. (Ord. 2878 § 28, 2024; Ord. 2794 § 15, 2021; Ord. 2774 § 23, 2021; Ord. 2667 § 1 (part), 2018)

18.29.050 Prohibited uses.

Any use or structure not listed under permitted principal, accessory or conditional uses is prohibited in the Town Center districts unless authorized in chapter [18.36](#) or [18.46](#) SMC. (Ord. 2667 § 1 (part), 2018)

18.29.060 Performance standards.

The following special requirements and performance standards shall apply to properties located in the manufacturing districts:

- 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.

C. As applicable, the provisions of the city of Sumner design and development guidelines per chapter [18.40](#) SMC shall be met for new development, except that open space requirements for senior housing shall be provided in accordance with SMC [18.41.200](#).

D. As applicable, the provisions of the Town Center Code shall be met for new development.

E. School, Church and Public Parking Facility Height Exceptions. When applicable, a height exception shall be applied for as part of a conditional use permit application to establish such uses or expansion of such uses. Conditionally permitted, school, church and public parking facility uses may exceed building height requirements to a maximum of five stories in the Town Center zones upon approval of such height exception by the hearing examiner. A height exception does not require separate application for a special exception or variance.

F. Craft coffee roasting shall comply with the following performance standards:

1. Roasting is permitted to occur only during the hours of 5:00 a.m. to 7:00 a.m. and 11:00 p.m. to 1:00 a.m., unless the hearing examiner through the conditional use permit finds that other hours will have minimal impact on neighboring properties.
2. Volume of each roast shall not exceed 11 pounds of coffee beans, but may be increased through the conditional use permit, provided roasting occurs within the same time window allowed under subsection (F)(1) of this section.
3. Roasting operations shall comply with Puget Sound Clean Air Agency (PSCAA) regulations for emissions. In addition, at a minimum, roasting equipment shall be fitted with a roaster afterburner or similar infrared clean-burn technology designed to minimize the release of odors and smoke.

4. Exterior mechanical equipment shall be maintained and operated in a manner so as not to exceed 57 dBA, or the maximum permissible noise levels allowed from a Class B EDNA to a Class A EDNA, as defined in SMC [8.14.060](#).
5. Exterior mechanical equipment and refuse containers shall be screened from neighboring streets and sidewalks. To the extent practicable, screening shall be architecturally compatible with the historic character of the Town Center historic central business district (historic district), as determined by the hearing examiner through the conditional use permit.
6. Roasting operations shall remain incidental and accessory to the on-site retail use and shall not involve wholesale distribution.
7. The hearing examiner through the conditional use permit may modify the above standards, provided the applicant demonstrates that alternative measures can be put in place that will provide an equivalent or higher level of odor and noise control.

G. Indoor emergency shelters and indoor emergency housing shall:

1. Comply with all applicable setbacks, height and other dimensional standards as required in the district;
2. Comply with occupancy limits set by the city fire code; and
3. Not be located within 880 feet of any other emergency shelter or emergency housing use; or any permanent supportive housing or transitional housing use.

H. Permanent supportive housing and transitional housing shall:

1. Comply with all applicable setbacks, height and other dimensional standards as required in the district;
2. Comply with occupancy limits set by the city fire code where applicable; and in no case shall exceed a maximum housing density of 25 dwelling units per acre; and
3. Not be located within 880 feet of any emergency shelter or emergency housing use; or any other permanent supportive housing or transitional housing use. (Ord. 2907 § 17, 2025; Ord. 2812 § 12, 2022; Ord. 2794 § 16, 2021; Ord. 2788 § 35, 2021; Ord. 2774 § 24, 2021; Ord. 2719 § 1, 2019; Ord. 2667 § 1 (part), 2018)

18.29.070 Town Center Code adopted.

The city hereby adopts the development regulations published in the “Town Center Code” which shall be applied to all development within the Town Center district as shown on the official zoning map. (Ord. 2667 § 1 (part), 2018)

¹Not involving operations or equipment that would cause excess noise, vibration, light, glare, or odor.

The Sumner Municipal Code is current through Ordinance 2914, and legislation passed through January 6, 2025.

Disclaimer: The City Clerk’s office has the official version of the Sumner Municipal Code. Users should contact the City Clerk’s office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://sumnerwa.gov/>

City Telephone: (253) 863-8300

Codification services provided by [General Code](#)

Chapter 18.22 INNOVATION DISTRICT AND ENTERPRISE AREA (IDEA)

Sections:

18.22.010 Purpose and intent.

18.22.020 Districts – Where permitted.

18.22.040 Permitted uses.

18.22.060 Development standards.

18.22.070 Approval process.

18.22.010 Purpose and intent.

The purpose and intent of this chapter is:

- A. Encourage innovative businesses, small incubator businesses, and research and development start-ups, within the city that attract young talent to the community and help build the city's future work force.
- B. Encourage thoughtfully designed sites and buildings that provide a collaborative social environment with spaces for living, working, designing, inventing, playing, and learning.
- C. Enable small-scale business enterprises to locate in a wider range of suitable locations, while minimizing impacts on residential neighborhoods.
- D. Encourage infill in commercial and industrial districts to promote use of underutilized sites and efficient use of land, and to promote economic activity near downtown.
- E. Accommodate a range of enterprises in a manner that is flexible and responsive to changing uses, trends and innovations.
- F. Provide live-work uses in close proximity to each other to reduce reliance on auto trips. Within the overlay, limited residential uses may be allowed in commercial and industrial zones where associated with workspaces.
- G. Provide affordable housing units and affordable workspaces. (Ord. 2774 § 18, 2021)

18.22.020 Districts – Where permitted.

An IDEA overlay may be applied to the following districts and areas: may be applied to any commercial or industrial zone. (Ord. 2774 § 18, 2021)

18.22.040 Permitted uses.

- A. Restaurants, cafes, coffee houses, bakeries, and similar food services.
- B. Retail services, offices shared workspaces, and live-work spaces that support incubator businesses.
- C. Residential units; provided, that residential uses are limited to 50 percent of total floor area.

D. Bars and brew pubs.

E. Farmers markets.

F. Artist studio, blacksmith shop, glassblowing, and similar artisan enterprises.

G. Craft brewing (micro-brewery, micro-distillery, craft winery).

H. Artisanal food products production.

I. Museums, libraries, art galleries.

J. Public post-secondary educational institutions, such as a university branch or community college.

K. Light fabrication of metal products, clothing products, small electronics, machine prototypes and similar small-scale light industrial uses; provided all operations are conducted indoors, no noise, odor or vibrations are noticeable beyond the property lines; and provided fabrication area is limited to 5,000 square feet floor area. (Ord. 2774 § 18, 2021)

18.22.060 Development standards.

The director shall be guided by the following criteria in applying the IDEA overlay:

A. The proposed use will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity of the proposed use or in the district in which the subject property is situated;

B. The proposed use and development on the premises:

1. Shall not create noise, light, glare, vibration, or odor that would disturb the peace, quiet, and comfort of neighboring residents, retail uses, lodging and restaurant uses;

2. Shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design;

3. Shall be in keeping with the goals and policies of the Sumner comprehensive plan; and

4. May be permitted exterior changes, subject to the Sumner design guidelines, and administrative approval by the director. (Ord. 2774 § 18, 2021)

18.22.070 Approval process.

The director may approve application of the overlay through an administrative use permit as a Type III.d decision, pursuant to SMC [18.56.030\(G\)](#). (Ord. 2774 § 18, 2021)

The Sumner Municipal Code is current through Ordinance 2914, and legislation passed through January 6, 2025.

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City Telephone: (253) 863-8300

Codification services provided by [General Code](#)

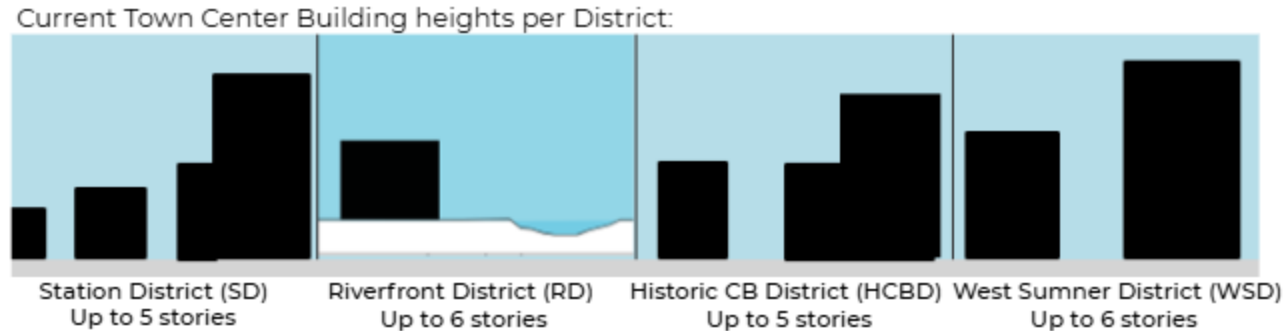
Comprehensive Plan Amendment 2025 Town Center Update

Planning Commission Meeting
May 1, 2025



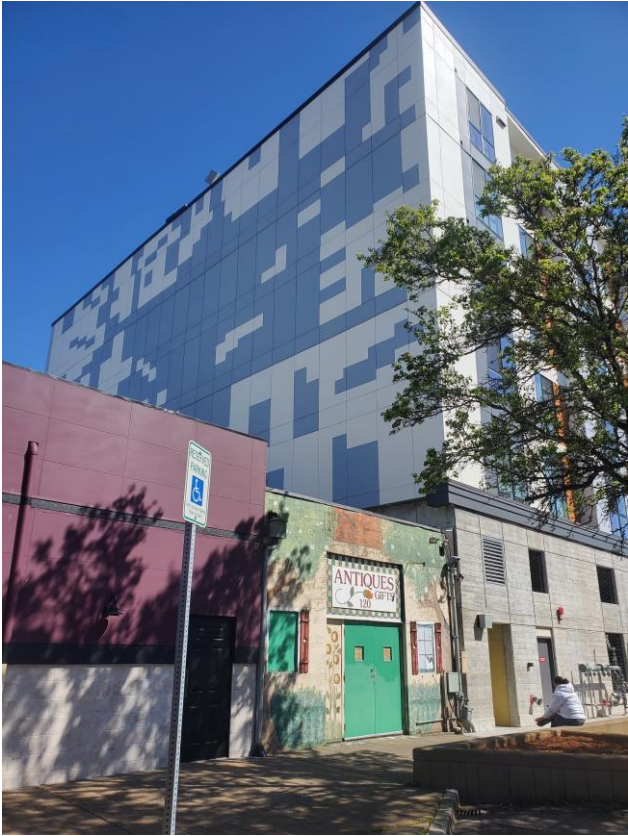
2025 Town Center Plan Update:

- **MA-01: Update Town Center Plan maps and Amend the Height in certain Districts in the Town Center Plan (TCP)**



- **TA-01: Town Center Plan related text amendments and Zoning Code Text Amendments in the Town Center Code/FBC & SMC 18.29**

Example 6 Story Building Heights



Example Transit-Oriented Development Downtown, Auburn

Preferred 4 Story Building Heights



Downtown Main Street, Auburn



Infill Development, rendering example

Varied Building Heights

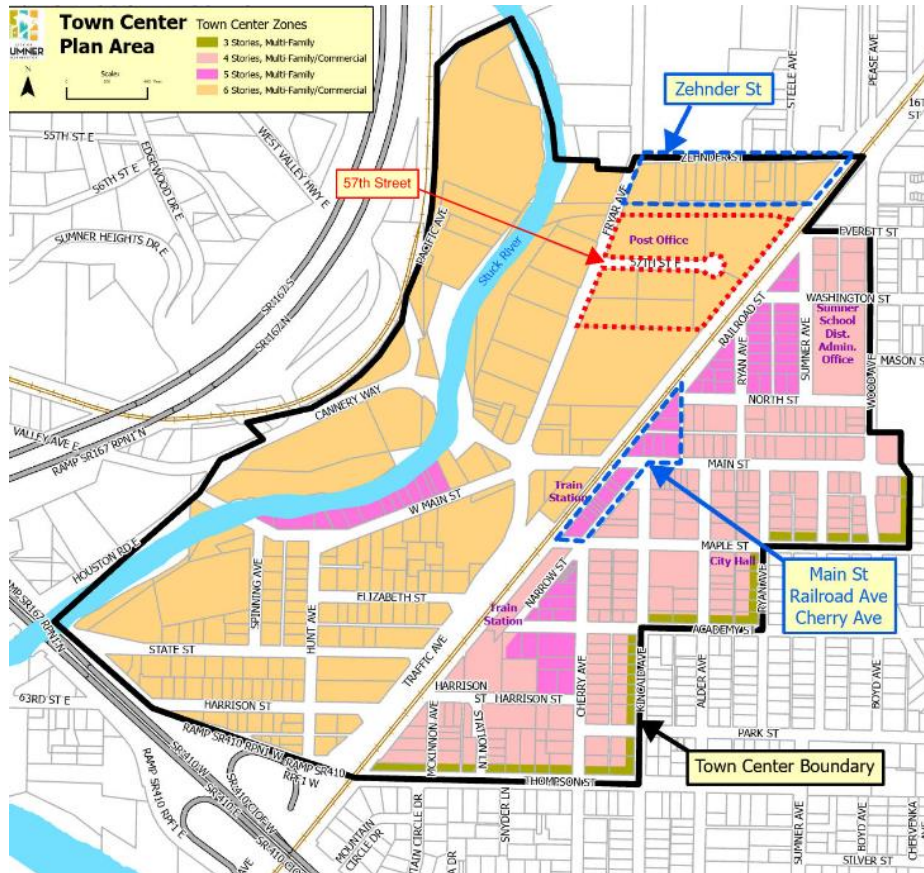


California Street, West Seattle



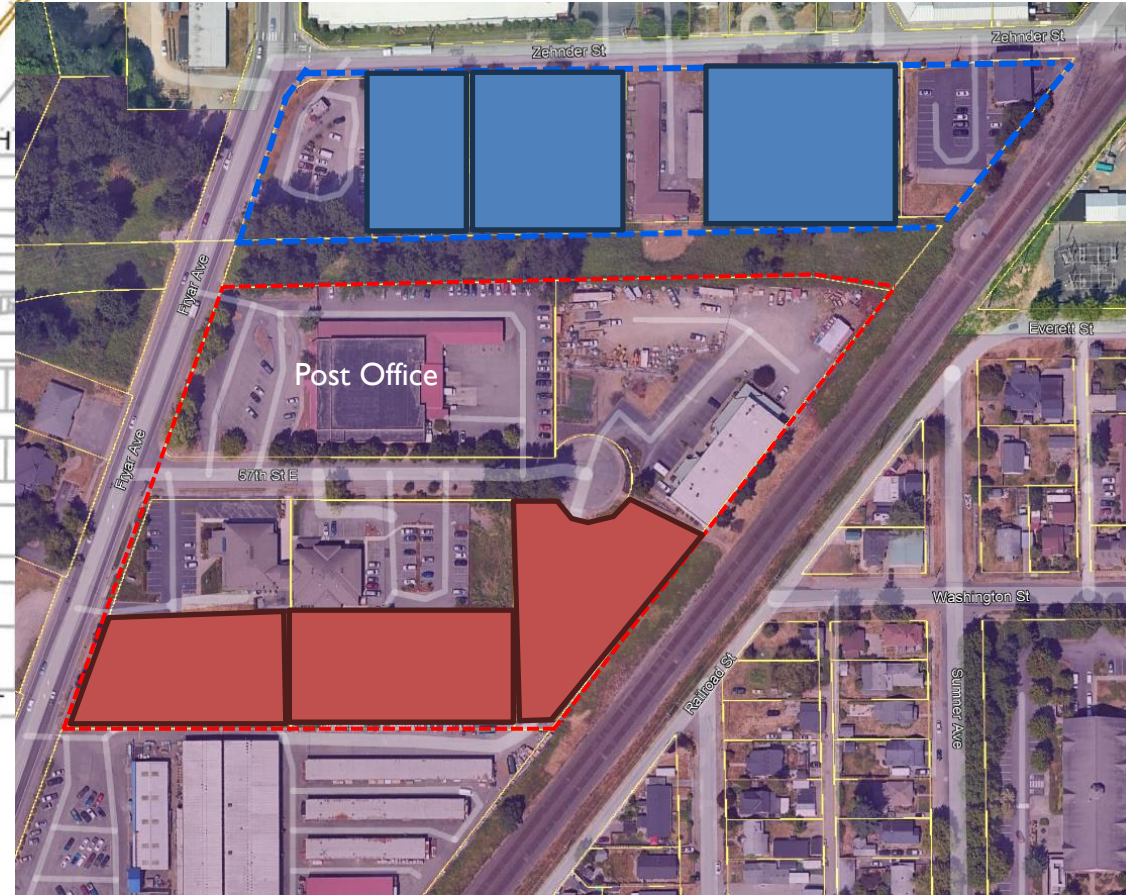
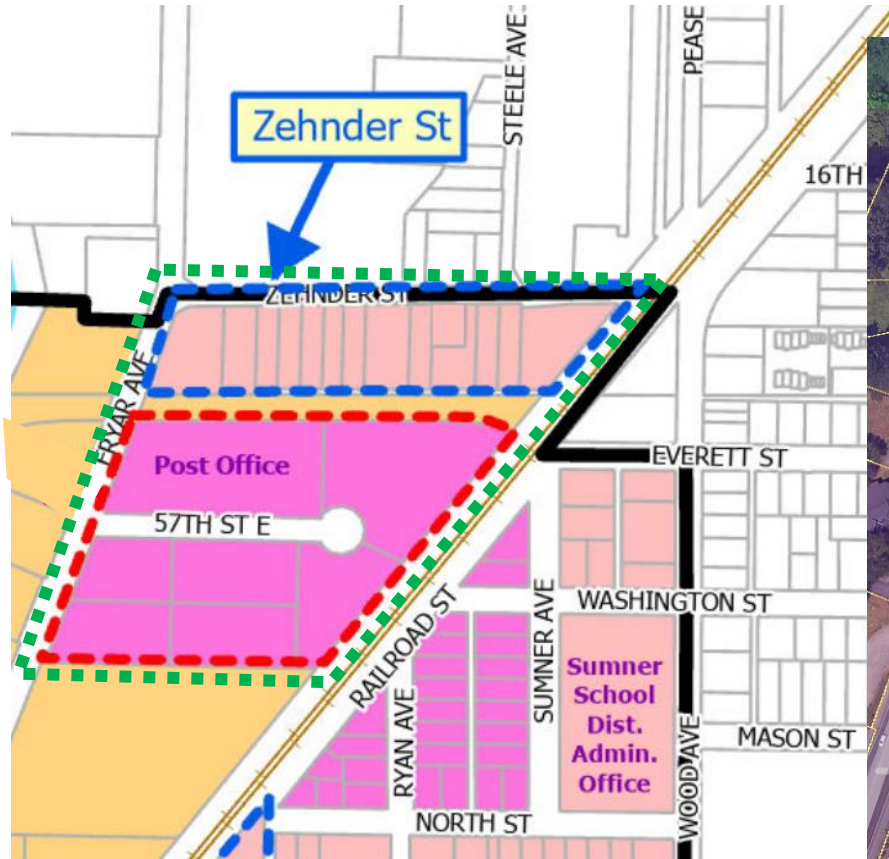
Proctor District, Tacoma

Town Center Map Amendment: West Sumner District



- **WSD = 6 stories (TC-6)**
- **Focus on Zehnder Street**
 - 14 Parcels
 - Reduce building heights to 4 stories (TC-4)
 - Reduce minimum height from 3 stories to 2 stories
- **Focus on 57th Street**
 - 7 parcels
 - Reduce building height to 5 stories (TC-5)
 - Reduce minimum height from 3 stories to 2 stories
- Add Innovative District and Enterprise Area (IDEA) overlay

WSD-IDEA Overlay



WSD-IDEA Overlay



Purpose of IDEA Overlay:

1. Encourage innovative businesses, small incubator businesses, and development start-ups, within the Town Center.
2. Encourage thoughtfully designed sites and buildings that provide a collaborative social environment with spaces for living, working, designing, inventing, playing, and learning.
3. Accommodate a range of enterprises in a manner that is flexible and responsive to changing uses, trends and innovations.
4. Provide live-work uses in close proximity to each other to reduce reliance on auto trips.

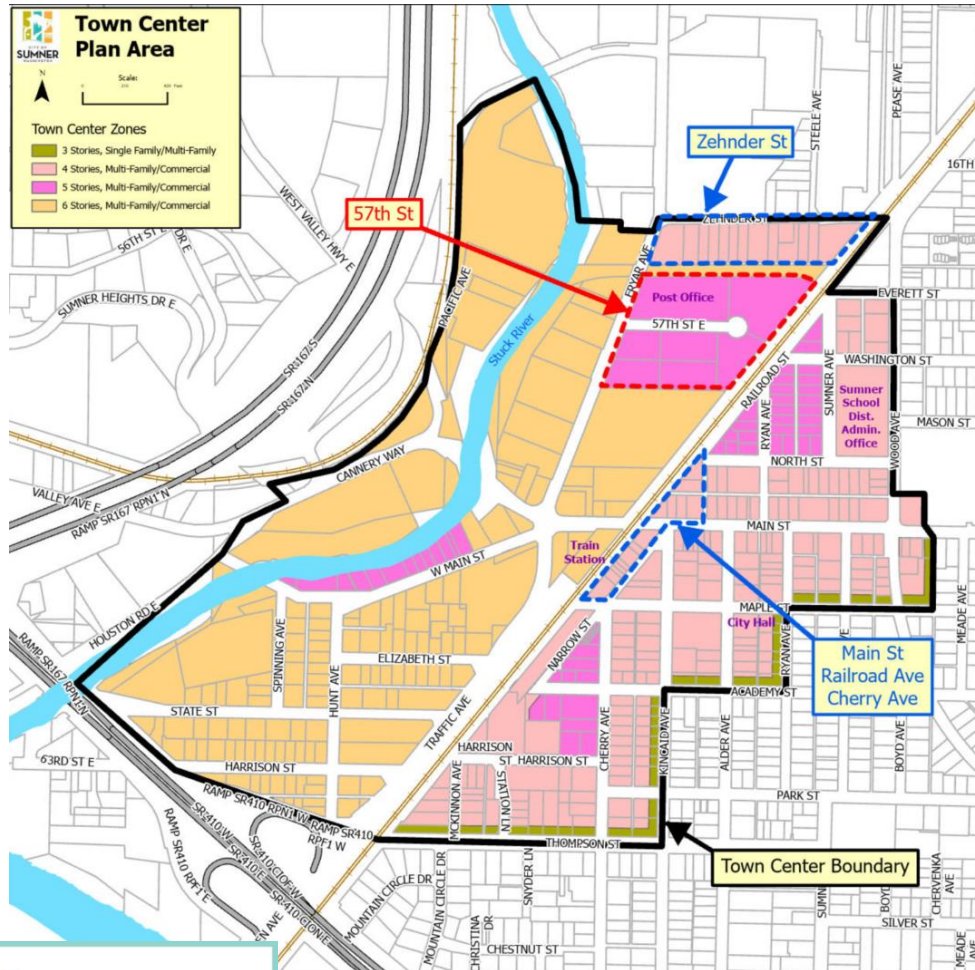
WSD-IDEA Overlay



IDEA Overlay Permitted uses SMC 18.22.040:

- Restaurants, cafes, coffee houses, bakeries
- Retail services,
- Offices shared workspaces,
- Live-work spaces that support incubator businesses.
- Residential units;
- Bars and brew pubs.
- Farmers markets.
- Artist studio
- Blacksmith shop
- Glassblowing
- artisan enterprises.
- Craft brewing
- Artisanal food products production.
- Art galleries.
- **Light fabrication** of metal products, clothing products, small electronics, machine prototypes and similar small-scale light industrial uses; provided all operations are conducted indoors, no noise, odor or vibrations are noticeable beyond the property lines; and provided fabrication area is limited to 5,000 square feet floor area.

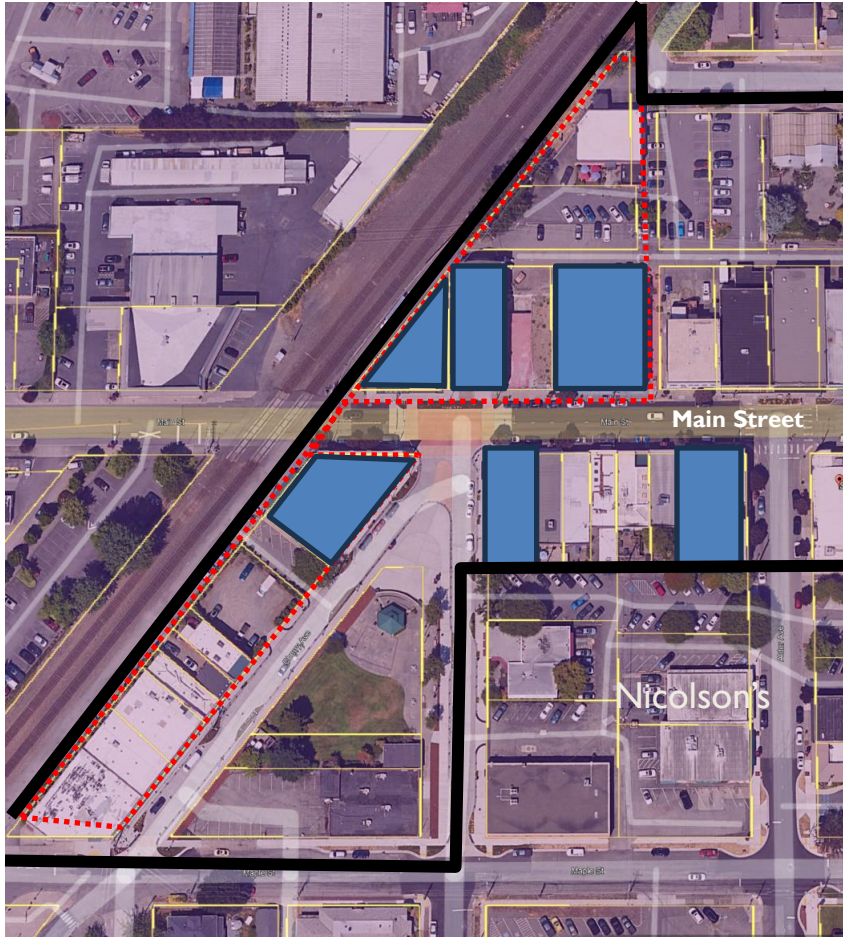
Town Center Map Amendment: Historic Commercial Business District



Cherry Ave, Main Street & Railroad Street:

- 14 parcels
- Existing zoning = TC - 5
- Reduce building height to no taller than 4 stories
- Add Main Street Visioning Plan activity nodes

HCBD-Existing 2 Story Buildings



- Maintain 4 story building heights along Main Street and Cherry
- The 2 parcels on Railroad Street is currently zoned for up to 5 story heights.

Opportunity Sites in this vicinity

- Nicolson's
- Liquor store

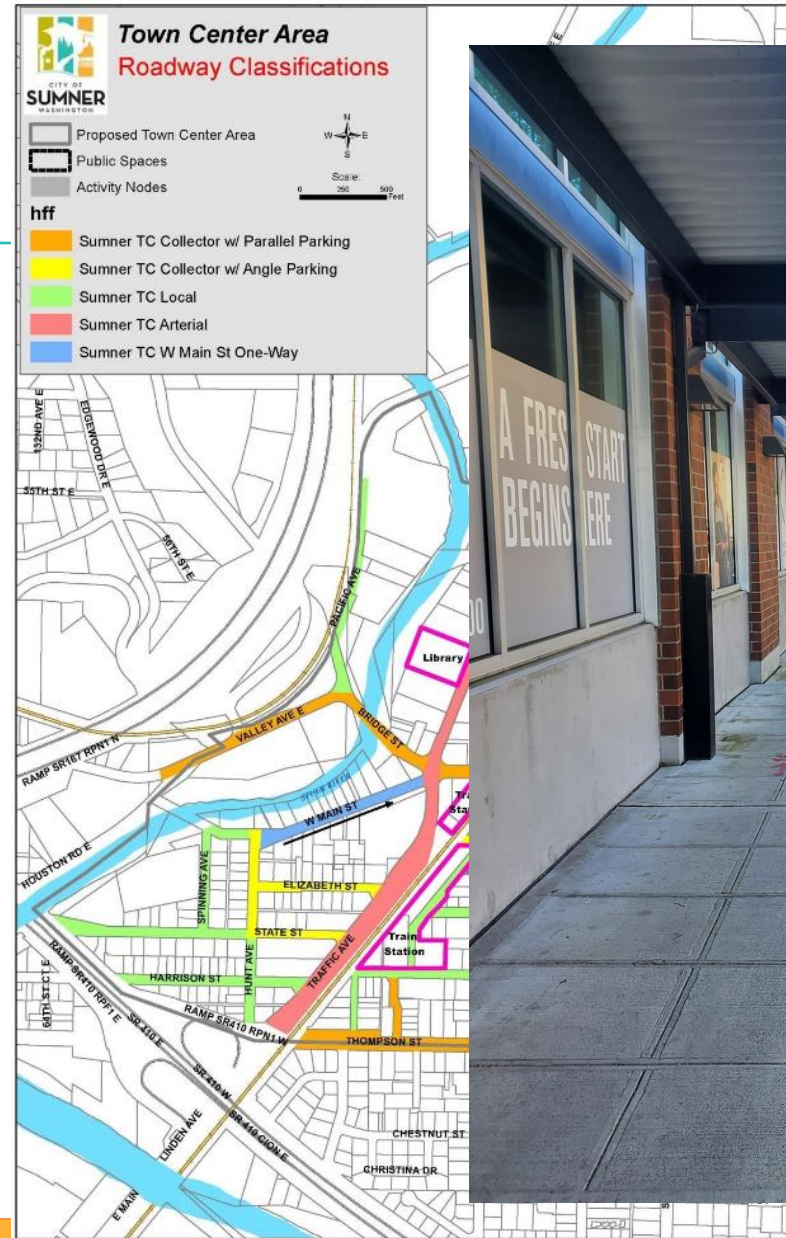
Preferred 4 Story Building Heights



2025 Town Center Plan Update

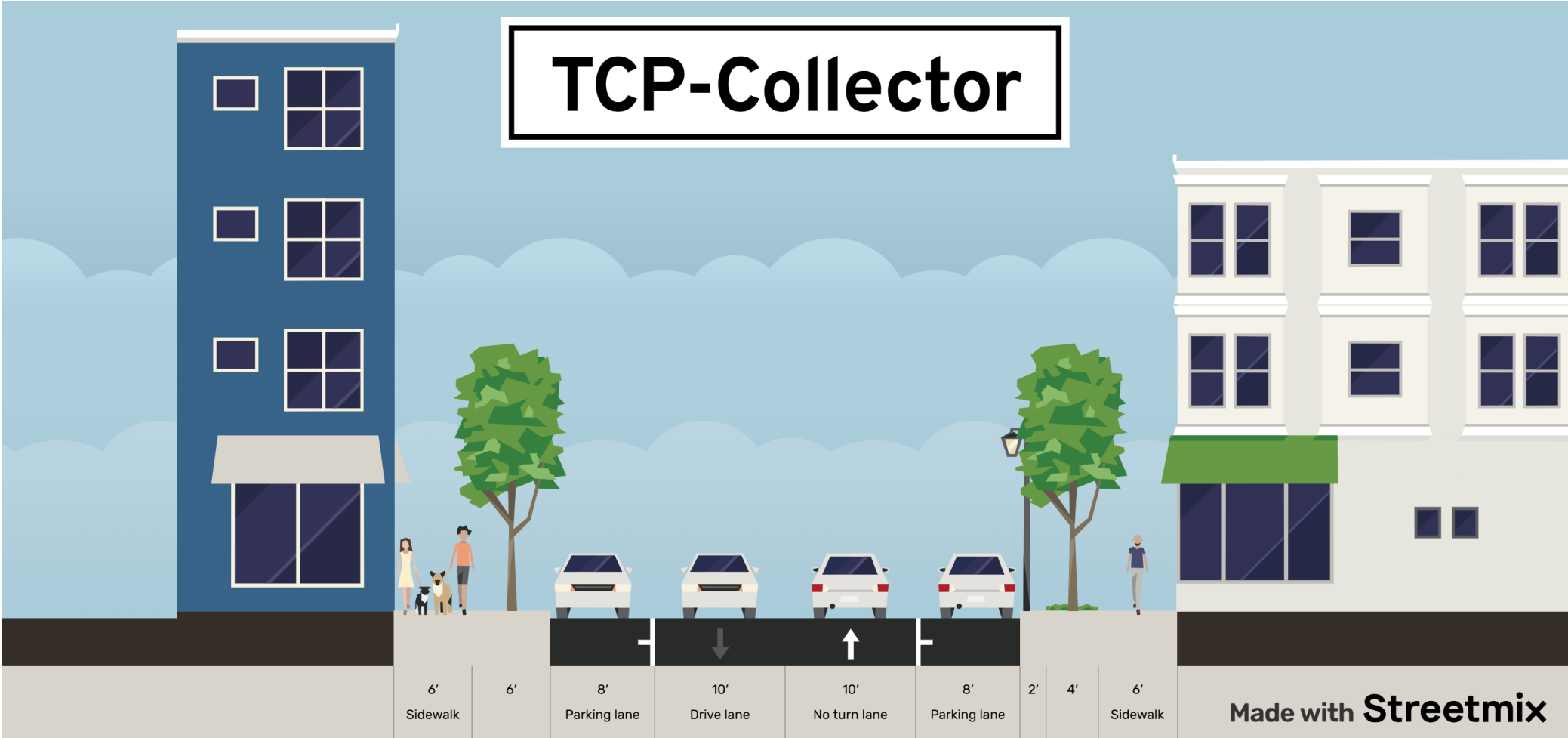
Town Center Street Map Amendments:

- Update Street Roadway classifications
- Public Realm standards to address minimum sidewalk widths, landscape planters and hardscape installation
- Update Town Center street types



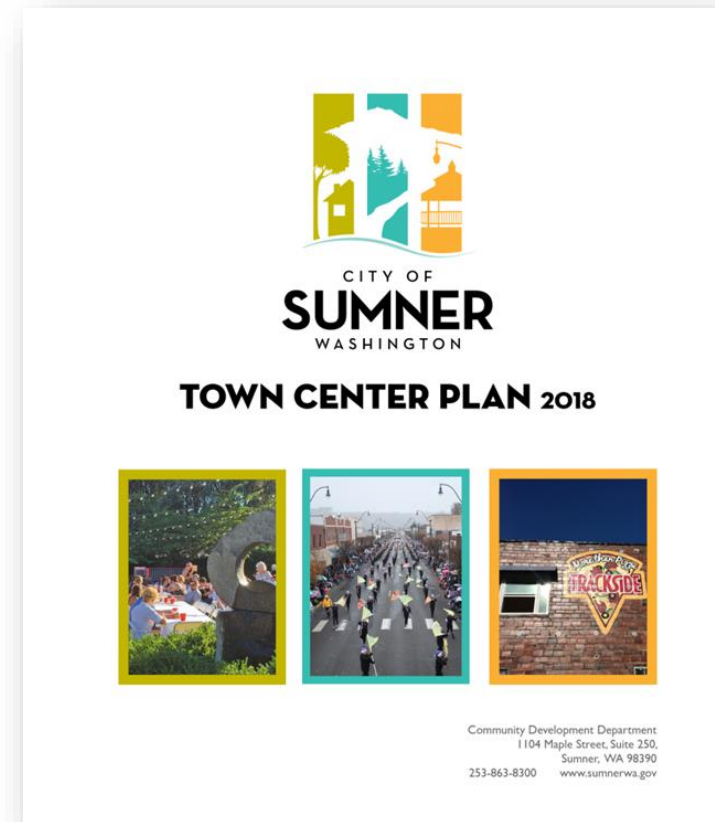
Town Center Street Standard:

TCP-Collector



TA-01: Town Center Plan Text Amendments

- Amend the Town Center Plan:
 - Update the 2018 TCP with the latest adopted plans such as Main Street Visioning Plan & Parks/Trails Plan
 - Propose new policies for West Sumner District along Zehnder
 - Incorporate policies from the Comprehensive Plan to support IDEA overlay in the TCP and evaluate transition zones
 - Remove completed projects and actions and establish future oriented actions



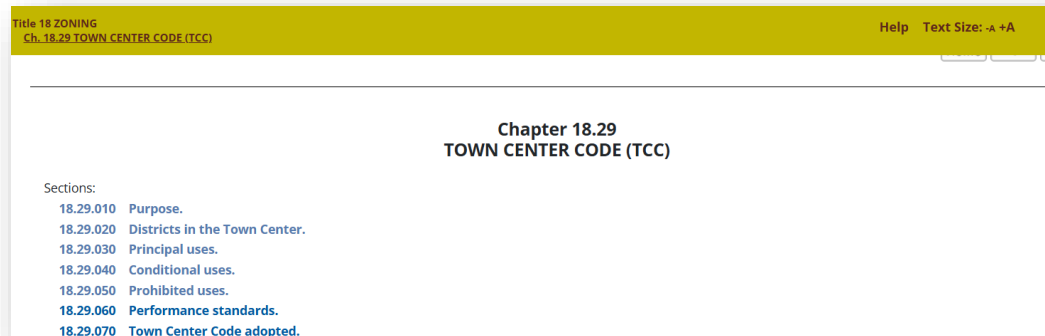
Town Center Code (TCC), FBC & Zoning Code Text Amendments

Draft Ordinances to Amend:

- Town Center Code SMC 18.29
- Form-Based code (FBC)
- Design Guidelines

City of Sumner **DESIGN AND DEVELOPMENT GUIDELINES**

- Town Center Plan Area
- Commercial
- Multifamily
- Single-Family
- Industrial



ZCTA application to amend a section of the TCC

- 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.
- Expansion restrictions for SFR
- Commercial conversion requirements



Thank You

- ❖ Staff is seeking initial feedback on the TCP update

Any questions?

Contact staff below

Email: Chrissanda Walker, Associate Planner

chrissandaw@sumnerwa.gov

