



**COMMUNITY DEVELOPMENT COMMITTEE
MEETING AGENDA
City Hall – 1104 Maple Street
May 28, 2025 4:00 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 (First Floor Conference Room), or virtually by using the meeting access link below.

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COMMITTEE MEMBERS

All Councilmembers were present: Elfers, Cole, Kenna

Staff Present: Jason Wilson, City Administrator; Ryan Windish, Community & Economic Development Director

Public Present: Stacy Guthmiller; Mark Malcolm; Aaron Van Aken; Nick Biermann

COMMITTEE BUSINESS

1. Downtown Parking Management

Community & Economic Development Director Ryan Windish introduced the topic for discussion. He explained that the City has several ways to regulate parking in the Historic Central Business District (CBD) and surrounding neighborhoods to manage how long cars are parked in any given public location including on-street parking and public parking lots. He summarized the memo in the packet that discusses the current parking regulations, current demand, and future demand and next steps. The CD Committee discussed the topic and generally were not looking for immediate action responding to parking problems, but were glad to hear that City staff is constantly monitoring parking, hearing from businesses, and have a plan for the future both short term and long-term. As policy decisions are needed staff will be coming back to City Council for direction.

2. Early Learning Facilities -- Impact Fee Exemption

Mr. Windish explained that the demand for childcare facilities far out paces the supply in Washington State. He said that a 2019 report commissioned by the Washington State Department of Commerce found that 63% of residents currently live in a "childcare desert" meaning that there are three times as many children as childcare slots available in a given census tract. Childcare is an essential service that allows parents to work and/or attend school. The City of Sumner has an increased demand for childcare facilities given that about 18,000 people work in the city. Childcare is expensive, and the businesses operate on thin margins. When a new childcare facility wants to open or expand in the city there are required permit and impact fees. Traffic impact fees (TIF), in particular, can be very expensive for childcare facilities because each child is typically counted as one "peak hour trip" on which the TIF is based. In addition, the City Council adopted increased impact fees last year.

Mr. Windish explained that one way that the City can promote and encourage more childcare facilities is to

exempt these types of businesses from impact fees in accordance with state law (RCW 82.02.060). The CD Committee discussed the topic of impact fee exemptions and waivers and are interested in more information from staff on options for fee reductions for childcare and private schools. There are several things staff will be researching including: what other cities are doing for exemptions and how they are being administered; whether public schools qualify for the exemption or if they could be excluded; also interested in seeing if there could be a grant program for system development charges for utilities. Staff will be pursuing options and bring back for discussion by end of 2025 or first quarter 2026.

3. Future of Library Site -- 1116 Fryar Avenue

Mr. Windish explained that the current Sumner Library's building and land, located at 1116 Fryar Avenue, is owned by the City of Sumner and when the new library is completed the City Council will have a number of options to discuss and decide on including the future use of the property; whether to retain ownership or to surplus the property; and the process for the disposition. He further explained that the Town Center Plan will be updated in 2025, and residential capacity for 128 dwelling units must be maintained on the property to compensate for rezones happening elsewhere in the Town Center subarea plan. Therefore, there must be at least some residential development on the site. He presented a draft policy as follows:

Prior to the completion of the new library, the city will decide on future uses for the old library site that could include affordable housing, senior housing, parks and open space, or other public, commercial or residential use that meet the needs of the community and fulfills a compelling public purpose.

The City process for disposition may include but not be limited to a Request for Proposals (RFP), developer agreement, or contract sale.

The CD Committee discussed the draft policy and felt it adequately covered the options and would like to see it in the Draft Town Center Plan for further discussion.

REPORTS

1. Permit Report - Year To Date

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.