



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

<https://sumnerwa-gov.zoom.us/j/89395607503>

Phone one-tap: +12532158782,,89395607503# | +12532050468,,89395607503#

Join via audio: +1 253 215 8782

Webinar ID: 893 9560 7503

CALL TO ORDER

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

REGULAR BUSINESS

1. Strategic Tourism Plan Update
2. Manufactured Home Park Overlay - Zoning Code Text Amendment

CITY ADMINISTRATOR REPORT

AGENDA SETTING

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

EXECUTIVE SESSION

ADJOURNMENT

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

SUBJECT: Strategic Tourism Plan Update

CATEGORY: Information Only

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Presentation
-

STAFF CONTACT: Carmen Palmer, Communications Director

SUMMARY BACKGROUND:

In 2023, Pierce County hired MMGY NextFactor to hold a series of stakeholder meetings and craft a county-wide Strategic Tourism Plan. Sumner participated in that process and also hired the same team to draft a sub-area plan specific to Sumner. This process made Sumner's plan more cost-effective since it shared costs with the county and aligned Sumner's plan with the County's. Most tourists do not visit just one city, but travel an entire region.

Since then, the City has reconvened tourism stakeholders and partners to meet monthly. These meetings are effectively building collaboration as various partners discuss and work on efforts to move this plan forward. Tonight's presentation is an update on how those efforts are going.

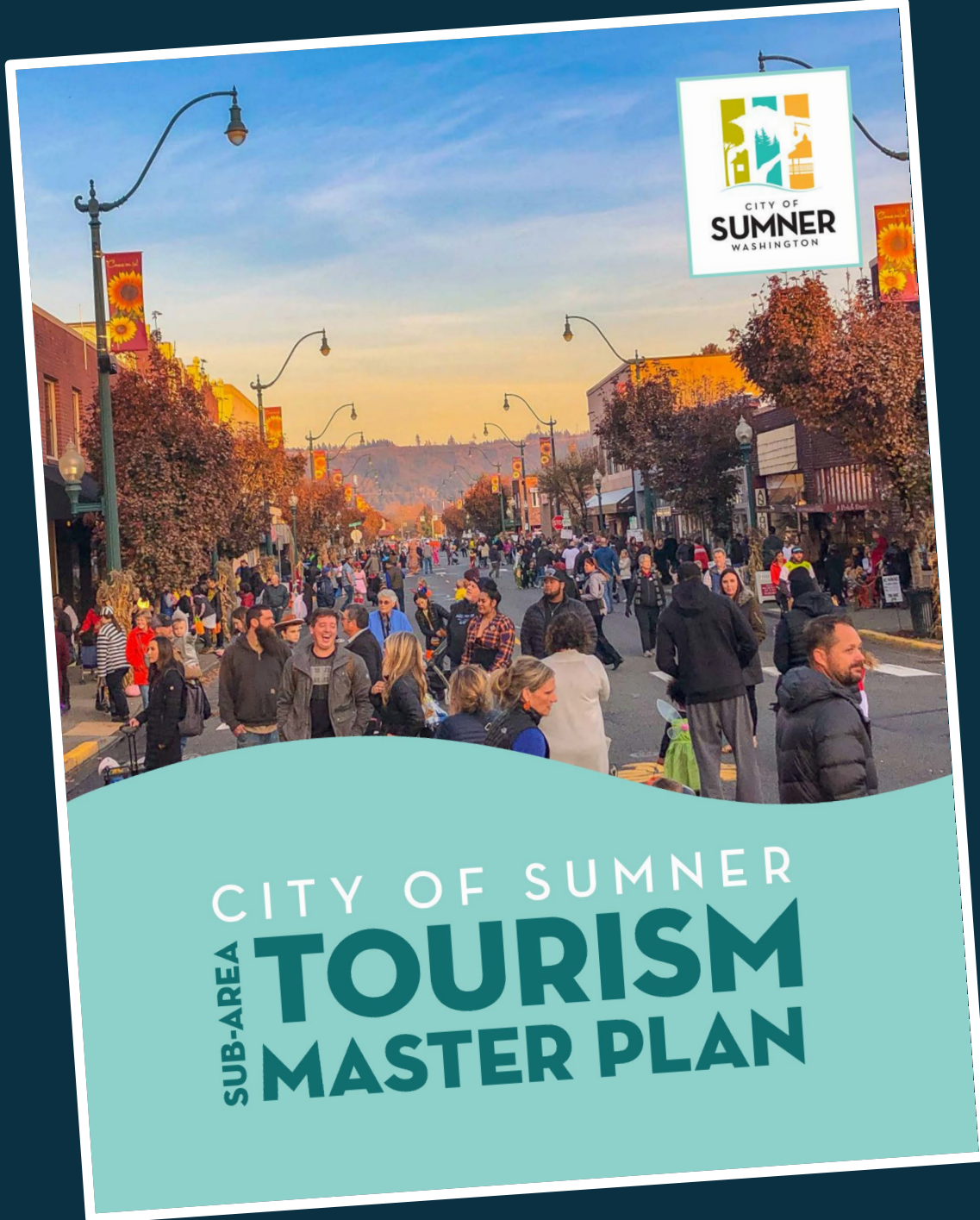
During the meeting, staff will focus the discussion on the topics of what drives tourism, what's working (or challenging) in our area and how Council helps through their role. The presentation includes slides that update Sumner's progress on each strategy in the plan. These are primarily intended for individual review in the packet. Staff will briefly touch on those slides (pages 7-29) to address any specific questions that Councilmembers may have.

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

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:



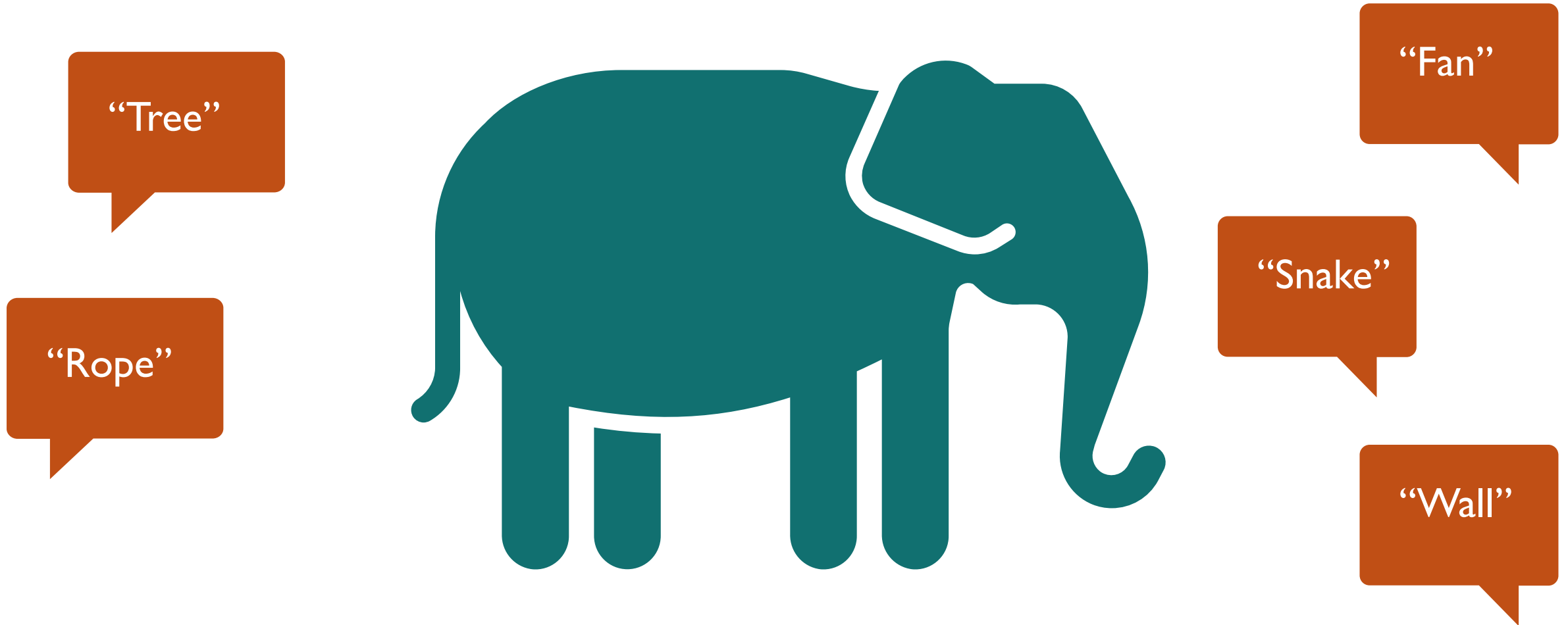
Strategic Tourism Plan Update

Council Study Session
September 8, 2025

**IN 2034,
SUMNER WILL BE:**

**A WELCOMING, VIBRANT
COMMUNITY THAT CELEBRATES
ITS CONNECTIONS TO PEOPLE
AND THE LAND.**

Describing the (Tourism) Elephant



Alignment with City Priorities

Strategic Tourism Plan		Council Priorities
Enhance Tourism Infrastructure		Protection of Natural Resources
Create Attractions, Events, & Experiences		Public Safety
Augment Connectivity & Mobility		Effective Transportation
Strengthen Identity & Alignment		Community Character
		Excellent Government

Variety of Audiences

- Travel 50 miles+, day trip or overnight
- Participate in sports event
- Visiting family/event
- Business
- Extensions from something else
i.e. cruise, World Cup

Tourism efforts need to both attract visitors and charm visitors already here.



Monthly Meetings

- City of Sumner
- Pierce County (PCLTAC)
- Travel Pierce County
- Visit Rainier
- Sumner Main St. Association (SMSA)
- The Old Cannery
- Hotels
- Knutson Farms
- Puyallup/Sumner Chamber



Goal 1: Enhance Tourism Infrastructure



The Plan

ACCOMMODATIONS

- Develop a boutique hotel downtown, considering the upper floors.
- Support farm owners in developing accommodations and glamping.

OUTDOOR RECREATION

- Ensure trail development and connectivity with countywide trail system.
- Develop unique-to-Sumner enhancements close to trails.
- Collaborate with the county to promote trail experiences.

So Far



ACCOMMODATIONS

- ✓ Early discussions with downtown businesses, Development Services and boutique accommodations in Leavenworth & Walla Walla.

OUTDOOR RECREATION

- ✓ Trail upgrades on Fryar and movement with White River (Public Works)
- Coming up: meet with Rainier 2 Ruston

The Plan

PLACEMAKING

- Develop consistent and sufficient placemaking and wayfinding signage.
- Develop laneways, pocket parks, and plazas with murals and programming.
- Incorporate more murals and public art into downtown revitalization.

ACCESSIBILITY

- Widening paths and paving trails throughout Sumner.
- Develop recreation itineraries from Sumner for all abilities.

SUSTAINABILITY

- Support environmentally sustainable initiatives.

So Far

PLACEMAKING

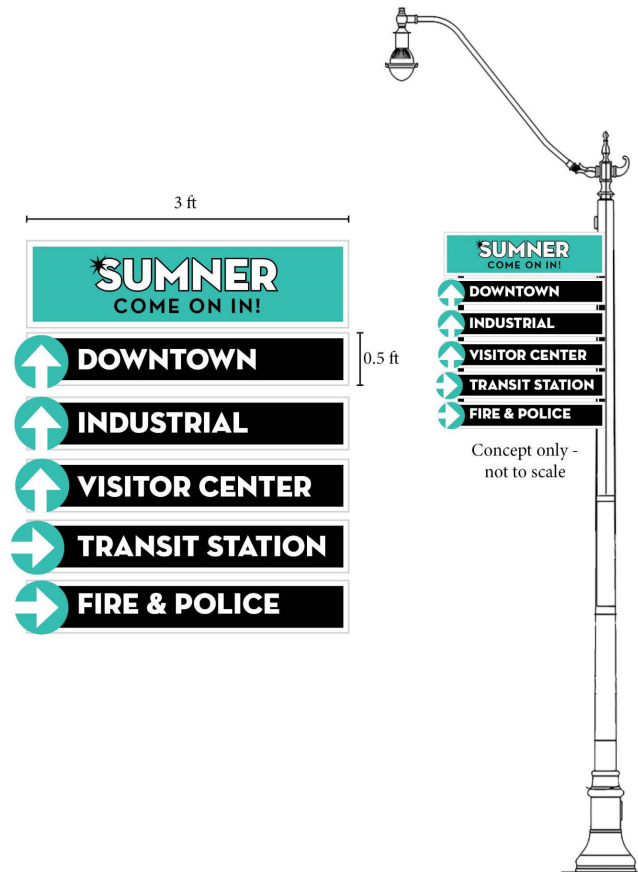
- ✓ Wayfinding signage up (City)
- ✓ New parklets installed (City, businesses)
- ✓ Light Up Main Phase 1 (SMSA)
- ✓ Hops Alley & Heritage Park redo (City, PCLTAC)

ACCESSIBILITY

- ✓ Street tree upgrade and related sidewalk improvements (City)
- ✓ Woonerfs - Hops Alley & Heritage Park redo (City, PCLTAC)

SUSTAINABILITY

- ✓ Other efforts: White River Restoration, Academy Bike Lanes, Trees (City)



Goal 1: Enhance Tourism Infrastructure

Goal 2: Create Attractions, Events, & Experiences



The Plan

EVENTS STRATEGY

- Develop a comprehensive event strategy.
- Ensure all aspects of the community's history, heritage, and cultures are included.

SIGNATURE EVENTS

- Further evolve Rhubarb Days.
- Add elements to Rhubarb Days that will draw new audiences.
- Work with local business operators to support a “Doors Open” Festival.
- Develop a Winter Festival in January & February.

So Far



EVENTS STRATEGY

- ✓ Tour of Knutson Farms includes upcoming history aspect. (Knutson Farms)
- Coming Up: How to program Hops Alley (Q3 & Q4)

SIGNATURE EVENTS

- ✓ Great 2025 Rhubarb Days continues to build momentum. (SMSA, PCLTAC, all)
- ✓ Light Up Main & Hops Alley offer spaces with lighting for future winter options.

The Plan

AGRITOURISM

- Collaborate with the County to invest in food, farm, cider trail.
- Develop signature culinary or farm-based events.
- Develop experiential offerings including cooking classes, cidery tours, live music, etc.
- Collaborate with County on Signature Farmers' & Makers' Markets.

So Far



AGRITOURISM

- ✓ Continue building agritourism, farm experiences. (All)
- ✓ Toured Knutson Farms (all) and DeGoede Farms (City, Rotary)
- ✓ Rebuilding Rhubarb Pie website for agritourism focus (City)
- ✓ Began connections with other farms (City)
- ✓ Multiple organizations launching markets & live music options – discussion how to harness that synergy. (All)

Goal 2: Create Attractions, Events, & Experiences

The Plan

VOLUN-TOURISM

- Work with local non-profits to develop volunteer programs and itineraries for visitors.

EXPERIENCES

- Collaborate to define Lucy V. Ryan Park as a shared community asset.
- Incentivize businesses to stay open through evenings and weekends.

So Far



VOLUN-TOURISM

- Focus on experiences but nothing specific to volunteering yet.

EXPERIENCES

- ✓ Revisiting the “bookend” concept for Main Street.
- ✓ Sumner Night Market (Generous Influencers)

Goal 2: Create Attractions, Events, & Experiences

Goal 3: Augment Connectivity & Mobility



The Plan

LEVERAGE COMMUTER TRAIN

- Create a campaign to encourage train riders to visit downtown.
- Promote bus and train transportation combo for weekday traffic.
- Develop packaging & promotions around weekend use/festival opportunities.

CONNECT DOWNTOWN SUMNER TO INDUSTRIAL AREA

- Promote bike trails linking downtown and industrial area.
- Drive more commuter / business traffic from the industrial area into downtown.
- Support local restaurants in food truck / pop up stands in the industrial

So Far



LEVERAGE COMMUTER TRAIN

- ✓ Tried connector bus (City)
- ✓ Amplifies trains to games, concerts from Sumner (City)
- ✓ Looking at World Cup games—train good option (Travel Tacoma)

CONNECT DOWNTOWN SUMNER TO INDUSTRIAL AREA

- ✓ Fryar Ave Trail (City)
- ✓ Support commissary kitchen (City)

The Plan

ENHANCE TRANSPORTATION OPTIONS

- Support private shuttles to farms and Mt. Rainier.
- Partner with experiential transport providers.
- Develop shared itineraries with options from Tacoma/SeaTac.
- Advocate for more rideshare options in Sumner.

NON-VEHICULAR OPTIONS

- Support bike/e-bike rentals or outfitters in downtown and industrial area.
- Develop bike lanes throughout Sumner.

So Far



ENHANCE TRANSPORTATION OPTIONS

- ✓ Comprehensive Transportation Plan (City)
- ✓ Tried connector bus (City)
- ✓ Supported test of electric ferry Seattle-Tacoma (PCLTAC)

NON-VEHICULAR OPTIONS

- Future: explore rentals through the bike shop?
- ✓ Academy St. lanes
- ✓ Bike racks along Main Street
- ✓ Connected trail at Fryar

Goal 3: Augment Connectivity & Mobility



Goal 4: Strengthen Identity & Alignment

The Plan

BRAND

- Undertake community-wide exercise to understand sentiment on identity.
- Develop a collaborative process with the community on Sumner brand and identity.
- Create opportunities for businesses/residents to share Sumner's brand.
- Align with Pierce County on a cohesive countywide brand.

So Far



BRAND

- ✓ Comprehensive Plan full rewrite in 2024
(City with lots of input)
- ✓ Discussion at Strategic Tourism meeting: authentic, small-town charm brand still strong. Recommend no further time or money spent on branding.
- ✓ Main Street Vision doubles down on placemaking.
- ✓ Begin using (more) the Live Like the Mountain Is Out tagline (All).
- Coming up: reintroduce community-wide graphics and reasons behind them. (City)

Goal 4: Strengthen Identity & Alignment

Brand = Reputation = Vision

Today and into the future, Sumner is bound together by its community pride, respect for neighbors, small-town heritage, support for small businesses as well as industry, and concern for protecting our community's natural resources....

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.

- 2025 Comprehensive Plan

The Plan

MARKETING

- Develop a collaborative marketing & activation strategy.
- Develop collaborative marketing & activation strategies with the business zones.
- Promote business zones in East End and Industrial areas of Sumner.

ALIGNMENT

- Actively support Pierce County's long-term tourism development and identity initiatives.

So Far



MARKETING

- In the works: talk of sharing billboard advertising (SMSA, Knutson, etc.)
- ✓ Ongoing: better sharing of video, photos among partners.
- Coming Soon: reintroduce strategy for collaborative community graphics/taglines.
- ✓ Comp Plan reinforces call for entrance signage/name in Industrial area.
- On Hold: waiting for East End to develop more for collaborative naming process.

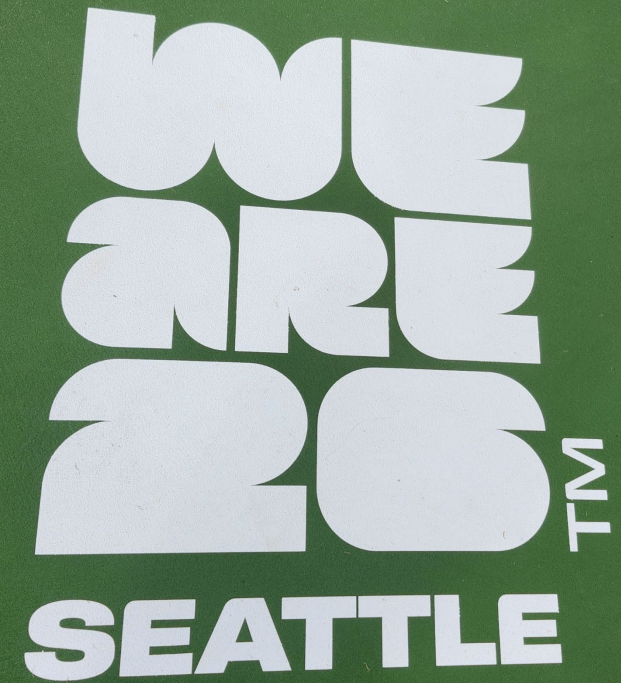
ALIGNMENT

- ✓ Strategic Tourism meetings—City, SMSA, Travel Tacoma, Pierce County, Visit Rainier, Chamber, Knutson Farms, Old Cannery, etc.
- ✓ Serve on Travel Pierce Co board (City)
- ✓ Serve on Pierce County LTAC (City)
- On hold: waiting for Pierce County to engage their complementary plan.

Goal 4: Augment Connectivity & Mobility

About World Cup

- Games mid-week, mid-day work really well for Sumner.
- Games align well with Rhubarb Days 2026.
- Pierce Co LTAC funding year-long trial of electric hydrofoil connections Seattle to Tacoma.
- Pierce Co LTAC funding Travel Pierce County to extend stays:
 - Fan zone
 - Glass scavenger hunt around the County



Tourism Around the County

- Reservations (or not) at Mt. Rainier
- Smaller cruises in Tacoma (2026)
- Loss of Fairfax Bridge/Carbon River entrance/potential loss of Buckley Bridge/connection to Sunrise entrance.
- Challenges with Mt. Rainier RR **future** expansion.
- Upgrades at Washington State Fairgrounds.
- Don't forget the White River Amphitheater!
- It does work: for the past month, Sumner/Puyallup hotels have had 90-95% occupancy on weekends.



For Council

- Support our partners – annual meetings for SMSA, Chamber, Travel Pierce County
- Help with content i.e. tips from a local (starting in 2026)
- Feedback, suggestions?
- Make final decision with local LTAC recommendations
- TPA updates



SUBJECT: Manufactured Home Park Overlay - Zoning Code Text Amendment

CATEGORY: Ordinance

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Presentation
 2. Staff Report with Ordinance
-

STAFF CONTACT: Ryan Windish, Community & Economic Development Director

SUMMARY BACKGROUND:

In January the City Council adopted the 2024 Comprehensive Plan Periodic Update as required by the state Growth Management Act (GMA). The 2024 Comprehensive Plan contains anti-displacement policies to protect households and individuals from being displaced by new construction or redevelopment. Displacement mitigation and consideration is required by GMA (RCW 36.70A.070) and is to focus on preservation of affordable housing options for vulnerable communities. The Planning Commission and City Council considered and approved antidisplacement policies including the preservation of manufactured home parks as an affordable housing option.

The Zoning Code text amendment before the Planning Commission would create a Manufactured Home Park (MHP) overlay district that would limit the future use of the land to being only a MHP.

The Planning Commission held a public hearing on July 10, 2025 on this Zoning Code text amendment and received comments from residents of manufactured home parks and owners. As a result of comments from the public, the Planning Commission, and the City Attorney, staff is proposing additional edits to the draft ordinance.

On August 7, 2025 the Planning Commission voted unanimously to recommend approval by the City Council of the Zoning Code Text Amendments related to a MHP Overlay Zone.

COUNCIL COMMITTEE/STUDY SESSION: Planning Commission MEETING/STUDY SESSION DATE: 8/7/2025 COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Move to adopt Ordinance No. 2936 pertaining to creating a Manufactured Home Park Overlay Zone.



Manufactured Home Park Overlay Zone

City Council

Study Session

September 8, 2025

Ryan Windish

**Community & Economic
Development Director**

Meeting Objectives



- ❑ Overview of the Manufactured Home (MHP) Overlay Zone
- ❑ Review and respond to questions and comments from City Council
- ❑ Next Steps and Schedule



Why the Zoning Code Amendment?



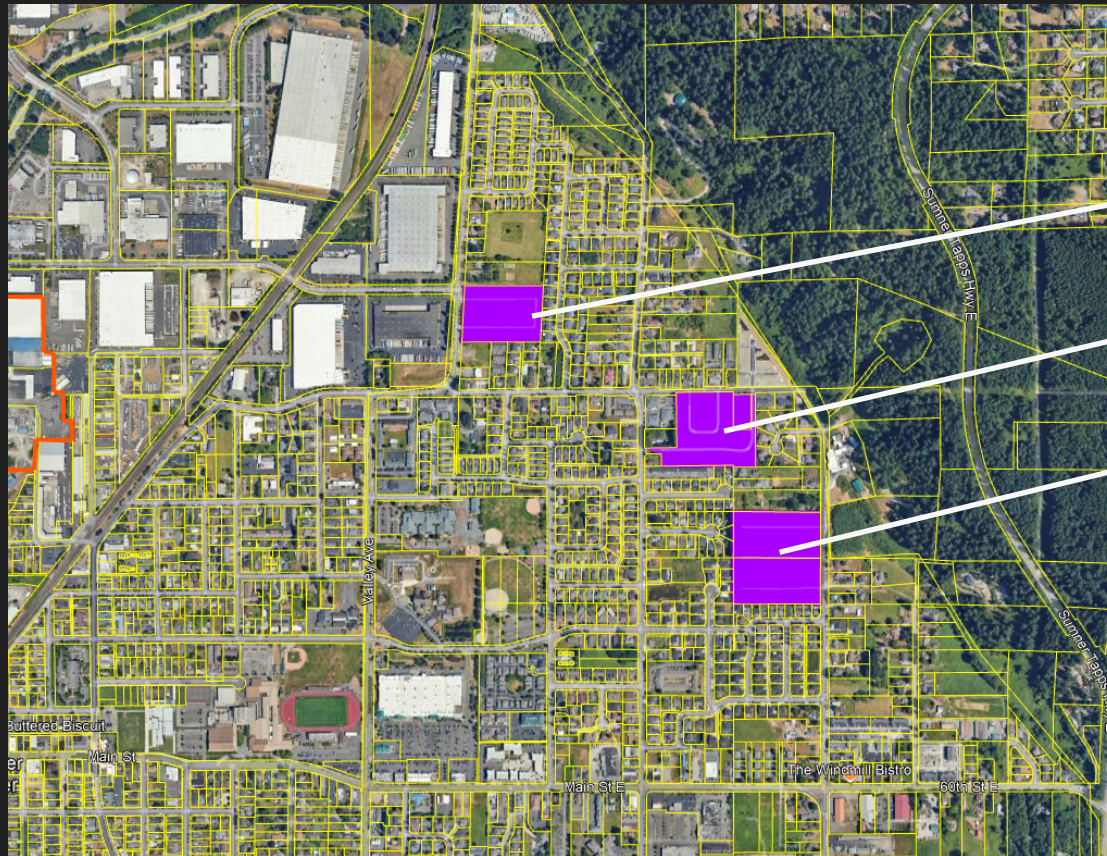
- ❑ State Law (Growth Management Act) requires protections against displacing vulnerable populations
- ❑ Manufactured home parks (MHPs) provide affordable housing for families and seniors
- ❑ Adopted as policy in the 2024 Comprehensive Plan to create MHP Overlay zone
- ❑ Preserving MHPs retains another affordable housing option in the City

Where would these MHP Overlay Zones be located?



- ❑ There are about 260 mobile home sites in Sumner
- ❑ There are 3 Mobile Home Parks that would be affected:
 - ❑ Crystal Springs Mobile Home Park
 - ❑ Double A Mobile Manor
 - ❑ Summerville Estates
- ❑ Rainier Manor is a mobile home subdivision and would not be affected.

Mobile Home Parks in Sumner



Double A

Crystal Springs

Summerville Estates

Key Points of Proposed Amendment



- ❑ A MHP is the only allowed use in the overlay and would apply to MHPs existing prior to November 1, 2025. New MHPs would be exempt.
- ❑ Owners of MHPs could apply for a “use exception” if the overlay zone prevents “beneficial use” of the property and it is not economically viable.
- ❑ If tenants have to move the owner has certain responsibilities to help with displacement.
- ❑ Residents/tenants of the MHP could apply to the City for an Overlay Zone if the residents become vulnerable to displacement.
- ❑ State law gives the tenants “first right of refusal” if the MHP comes up for sale.

Schedule and Next Steps



WHERE WE ARE

Questions?





DATE: September 8, 2025
TO: Mayor Kathy Hayden and City Council
FROM: Ryan Windish, Community & Economic Development Director
CC: Jason Wilson, City Administrator
RE: Zoning Code Text Amendment – Manufactured Home Park Overlay District

I. BACKGROUND / WHY THE AMENDMENTS ARE BEING PROPOSED

In January the City Council adopted the 2024 Comprehensive Plan Periodic Update as required by the state Growth Management Act (GMA). The 2024 Comprehensive Plan contains antidisplacement policies to protect households and individuals from being displaced by new construction or redevelopment. Displacement mitigation and consideration is required by GMA (RCW 36.70A.070) and is to focus on preservation of affordable housing options for vulnerable communities. The Planning Commission and City Council considered and approved antidisplacement policies including the preservation of manufactured home parks as an affordable housing option.

The Planning Commission held a public hearing on July 10, 2025 on this Zoning Code text amendment and received comments from residents of manufactured home parks and owners. As a result of comments from the public, the Planning Commission, and the City Attorney, staff is proposing additional edits to the draft ordinance. Those edits were presented to the Planning Commission on August 7, 2025. The Planning Commission voted unanimously recommending that the City Council adopt the ordinance.

II. DESCRIPTION OF PROPOSAL

The Zoning Code Text amendments would do the following:

- A. Specifies that a MHP is the only allowed use in the overlay and would only apply to MHPs existing prior to January 1, 2025. New MHPs would be exempt.
- B. Creates an option for owners of MHPs to apply for a use exception if the overlay zone prevents “beneficial use” of the property which is the standard used by the courts to determine whether a zoning regulation takes private property without compensation in violation of the 5th Amendment of the US Constitution. It is a rather high bar and would typically require that the property owner show that there is little to no economic use available under the current zoning restrictions.
- C. Creates a process for a the “use exception” such that it would be reviewed and heard by the City’s Hearings Examiner through a Type VI.a decision that is only appealable to court.
- D. Displacement provisions would be available for residents if the MHP ceased to exist and would require a relocation and assistance plan to be approved by the Director.

- E. Allows for residents of the mobile home park to apply to the City for a Mobile Home Park Overlay Zone if the residents become vulnerable to displacement.

The Ordinance No. 2936 contains the amendments discussed above and is presented in Exhibit A, attached.

III. ANALYSIS

The proposed Zoning Code amendments are consistent with the intent and policies of the Comprehensive Plan, including the policies discussed below.

HOUSING ELEMENT

The proposal is consistent with Comprehensive Plan policies and goals for establishing Housing Element as follows:

1. Encourage public and private reinvestment in older residential neighborhoods and private rehabilitation of housing.

- 1.7. Support the preservation of existing mobile home/manufactured home parks as affordable housing.*

2. Provide a range of housing types for all life stages and economic segments of the Sumner community.

- 2.5. Plan for an adequate supply of land to accommodate projected housing needs for all income bands.*

- 2.5.1.1. Through the Comprehensive Plan, Zoning Code, Subdivision code, Design Guidelines, and other regulations and standards, allow for a variety of housing types and lot configurations including government-assisted housing; housing for moderate-, low-, very low-, and extremely low-income households; manufactured housing; multifamily housing; group homes; foster care facilities; emergency housing; emergency shelters; permanent supportive housing; and duplexes, triplexes, and townhomes.*

6. Support measures to prevent or mitigate residential displacement through tenant protections and existing programs.

- 6.1. Consider working with agencies to provide public information on County/State programs on eviction prevention, property tax assistance, mortgage assistance, energy assistance, and foreclosure prevention counseling.*
- 6.2. Consistent with state and federal law, consider supporting tenant protections such as tenant relocation assistance, just cause eviction protections, and notice of intent to sell.*
- 6.3. Consider adopting provisions in the zoning code such as special zones or development standards that protect manufactured home parks over other types of housing developments.*

LAND USE ELEMENT

The proposal is consistent with Comprehensive Plan Land Use Element policies and goals specifically:

- 7. The land use designations and target densities described in the sections below are to be utilized in conjunction with the Comprehensive Plan Map, shown in Figure 9-3. These designations guide the zoning districts in the adopted zoning map. Figure 9-2 summarizes the categories and densities of particular districts.**

7.5. Overlay Districts

7.5.7. Manufactured Home Park Overlay: The Manufactured Home Park (MFHP) Overlay district applies to properties primarily in manufactured home park use where the MFHP was created prior to 2024. The purpose of the overlay is to support the continuation of manufactured homes as the primary use on the property and to help ensure that MFHPs continue to provide an affordable housing option for Sumner residents. The overlay is not intended to apply to new MFHPs but may be applied in the future to MFH subdivisions if residents become vulnerable to displacement and apply to the Director for designation. The overlay is a land use designation only and is not intended to include provisions for rent control or tenant protections.

CONCLUSION: The proposed amendments would implement the Comprehensive Plan policies consistent with state law regarding the preservation of manufactured home parks and retain a viable affordable option for low and moderate income households. The amendments directly implement the policy in that it is a tool to protect against displacement as land becomes more valuable and the redevelopment of existing MHPs to other uses such as high density multifamily becomes more profitable. In addition, the amendments would also create an opportunity for the MHP to be resident owned and managed. Further creating certainty for residents that their housing situation would remain affordable into the future.

IV. SEPA ENVIRONMENTAL REVIEW

The State Environmental Policy Act (SEPA) analysis of the proposed amendment has been completed. A Determination of Non-Significance was issued on June 18, 2025.

V. PUBLIC & AGENCY COMMENT

Public comments are attached in Exhibit B.

VI. STAFF RECOMMENDATION

Staff recommends discussing the proposal and ask questions.

VII. PLANNING COMMISSION RECOMMENDATION

The Planning Commission, on August 7, 2025, voted unanimously on a recommendation that the City Council approve the Zoning Code Text amendments.

VIII. EXHIBITS

- A. Ordinance No. 2936
- B. Public Comments

ORDINANCE NO. 2936

CITY OF SUMNER, WASHINGTON

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, AMENDING ZONING CODE ESTABLISHING A MANUFACTURED HOME PARK OVERLAY ZONE AND AMENDING CHAPTER 18.34, MANUFACTURED HOME PARKS, AND AMENDING SECTIONS 18.34.010; 18.34.020; 18.34.030; 18.34.040; 18.34.050; 18.34.060; AND CREATING A NEW SECTION 18.34.090.

WHEREAS, the Washington State Growth Management Act requires that the City of Sumner take measures to identify local policies and regulations that result in the displacement of vulnerable populations (RCW 36.70A.070(2)(e)); and to implement policies and regulations that begin to undo racially disparate impacts, displacement, and exclusion in housing (RCW 36.70A.070(2)(f)); and identify areas that may be of higher risk of displacement from market forces that occur with changes in zoning development regulations and capital investments (RCW 36.70A.070(2)(g); and

WHEREAS, the Growth Management Act further requires the City of Sumner Comprehensive Plan establish antidisplacement policies with the consideration given to the preservation of historical and cultural communities as well as investments in low, very low, and extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing (RCW 36.70A.070(2)(h); and

WHEREAS, the City of Sumner Comprehensive Plan Housing Element contains policy pertaining to the adoption of “provisions in the zoning code such as special zones or development standards that protect manufactured home parks over other types of housing developments” (Policy 6.3); and

WHEREAS, the City of Sumner Comprehensive Plan Land Use Element contains policy specific to the establishment of Manufactured Park Overlay zone with the purpose of the overlay being “to support the continuation of manufactured homes as the primary use on the property and to help ensure that MFHPs continue to provide affordable housing options for Sumner residents:” and

WHEREAS, manufactured home parks offer an affordable housing alternative within the City, particularly for families and seniors over the age of 55; and

WHEREAS, restricting the use of existing manufactured home parks to being only used for manufactured home park purposes reduces the potential for displacement of residents and the likelihood that these properties will be redeveloped; and

WHEREAS, the policies in the Comprehensive Plan pertaining to restrictions on future land uses of Manufactured Home Parks is consistent with the Growth Management Act.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Chapter 18.34 “Manufactured Home Parks” title and the Sumner Municipal Code is hereby amended to read as follows:

Chapter 18.34

MANUFACTURED HOME PARKS AND OVERLAY ZONE

Sections:

- 18.34.010 Applicability.
- 18.34.020 Permitted locations.
- 18.34.030 Conditional uses.
- 18.34.040 Submittal requirements.
- 18.34.050 Park development standards.
- 18.34.060 Manufactured home site standards.
- 18.34.070 Nonconforming parks, site.
- 18.34.080 Operation and maintenance of manufactured home parks.
- 18.34.090 Manufactured Home Park Overlay Zone.

Section 2. Section, 18.34.010 “Applicability” and the Sumner Municipal Code is hereby amended to read as follows:

18.34.010 Applicability.

The development, preservation and operation of manufactured home parks within the city shall be subject to this chapter. For purposes of this chapter, a “new manufactured home parks” are those parks permitted by the City pursuant to this Title after November 1, 2025.

NOTE: The revisions to this chapter differentiate between the “new” manufactured home parks (yet to be constructed) and those that are currently existing. This sentence specifies what is meant by a “new manufactured home park” essentially any thing built after this ordinance is enacted, which should be on or near November 1, 2025.

Section 3. Section, 18.34.020 “Permitted Locations” and the Sumner Municipal Code is hereby amended to read as follows:

18.34.020 Permitted locations.

The locations for new manufactured home parks shall be governed by the underlying zoning.

Section 4. Section, 18.34.030 “Conditional Uses” and the Sumner Municipal Code is hereby amended to read as follows:

18.34.030 Conditional uses.

Where new manufactured home parks are required to receive conditional use approval, the hearing examiner and city council shall be guided by the following criteria in addition to the criteria of SMC 18.48.050 in making a decision:

- A. The park design, including site layout, street configuration, landscaping, and community space, are compatible with the surroundings and the community character goals of the comprehensive plan; and
- B. The park is consistent with the comprehensive plan; and
- C. The park makes adequate provision for sanitary sewers, drainage, water, streets, parks, and schools.

Section 5. Section, 18.34.040 “Submittal Requirements” and the Sumner Municipal Code is hereby amended to read as follows:

18.34.040 Submittal requirements.

All applications submitted for approval of a new manufactured home park shall consist of a development plan, including:

- A. Name of the person who prepared the plan;
- B. Names of all persons owning and managing the land proposed for the development;
- C. Name and address of the proposed manufactured home park;
- D. Scale of the plan and north arrow;
- E. Boundaries and dimensions of the manufactured home park, and number of acres included;
- F. Vicinity map showing uses on adjacent properties and the relationship of the development to such uses;
- G. Location and dimensions of each space, with each space designated by number or other designation;
- H. Location and dimensions of each existing or proposed building;
- I. Location, width and design standards of streets and pedestrian ways;
- J. Location, size and design details of all utilities serving the site;

- K. Location of each lighting fixture for exterior lighting;
- L. Location of recreational and other common areas;
- M. Location and type of landscaping, fences, walls, and other screening structures;
- N. Location, arrangement, and design of all parking facilities;
- O. Location of fire hydrants;
- P. Enlarged plot plan of a typical space, showing location of foundation base, storage space, parking, setbacks to property lines, utility connections, and other improvements;
- Q. Topography of the park site with contour intervals of not more than two feet, and a drainage plan;
- R. A survey plat of the property, plans of structures to be constructed, public water system and sewage approved by appropriate governmental agencies, and garbage disposal provisions;
- S. Any additional information relevant to determining if the proposal meets the applicable approval criteria.

Section 6. Section, 18.34.050 “Park Development Standards” and the Sumner Municipal Code is hereby amended to read as follows:

18.34.050 Park development standards.

The following standards apply to all new manufactured home parks.

- A. Size. A manufactured home park shall be the same as a planned residential development.
- B. Minimum Right-of-Way. A manufactured home park shall front an improved collector or arterial street.
- C. Density. Spaces within manufactured home parks, regardless of the underlying zoning, shall be a minimum of 4,800 square feet. The minimum space width within manufactured home parks shall be 60 feet. Up to 50 percent of the lots within a park may be no less than 50 feet wide.
- D. Buffers. A manufactured home park shall provide and maintain a minimum landscaped buffer of 20 feet along any property line abutting upon a public street or highway and at least a 10-foot landscaped buffer from any other boundary line defining the outside limits of the park. A maximum of half of the required buffer may coincide with the required setback for a space(s) within the park.
- E. Street Lighting. Street lighting shall be provided according to city standard.
- F. Underground Utilities. All utilities shall be installed underground.

Ordinance No. 2936

Page 4 of 8

G. Swimming Pools. Community swimming pools shall meet the standards of the Tacoma-Pierce County health department and the building code.

H. Signs. Signs identifying the manufactured home park shall conform to applicable sign ordinances.

I. Streets. Within manufactured home parks all streets shall be constructed to city of Sumner standards for public streets, including width, sidewalks, paving depth and base, curve radii and curbs; except that sidewalks may be a minimum of four feet wide. The width of right-of-way required of public streets and planting strips are not required to be provided. The responsibility for maintenance of private roads shall be with the park management. The vehicular speed limit shall be 10 miles per hour and shall be posted to the satisfaction of the police department.

J. Fire Hydrants. Fire hydrants as required by chapter 15.28 SMC shall be provided.

K. Recreational Vehicle Storage. Common storage areas for recreational vehicles, boats or trailers shall be provided as part of the manufactured home park design at the rate of 50 square feet for each site in the park. A six-foot-high sight-obscuring fence with a lockable gate shall be erected around the perimeter of such storage areas. Parking of recreational vehicles shall not be allowed other than in approved storage areas.

L. Playgrounds. Mitigation of parks and open space impacts shall be addressed through on-site provision of parks facilities and open space or through the payment of fees in lieu of such facilities and open space.

Section 7. Section, 18.34.060 “Manufactured Home Site Standards” and the Sumner Municipal Code is hereby amended to read as follows:

18.34.060 Manufactured home site standards.

The following standards shall be satisfied for new manufactured home sites within manufactured home parks.

A. One Home Per Site. No greater than one manufactured home shall be allowed on a manufactured home site.

B. Internal Setbacks. A manufactured home or attached accessory building shall not be located closer than 10 feet from any other manufactured home or attached accessory building; closer than 10 feet from any roadway lot line or five feet from any other manufactured home site line. Manufactured home accessory structures, when not attached to the manufactured home, shall not be closer than six feet from such home and shall not be closer than five feet to a manufactured home site line and 10 feet to a roadway lot line. Detached accessory structures, when less than 120 square feet may disregard setbacks from manufactured home site lines provided the structure is separated from the manufactured home and all other structures by six feet. No structures are allowed in park buffers.

C. Lot Coverage. A manufactured home and all accessory structures shall not cover more than 50 percent of the area of a manufactured home site.

D. Trailers and Recreational Vehicles. No travel trailer or recreational vehicle shall be utilized except as temporary living quarters and accessory to an existing manufactured home, which use shall not exceed a maximum of 30 days per year. No trailer or recreational vehicle shall be stored on a manufactured home site, except designated storage areas, for more than five days per year.

E. Location of Parking. No required parking of motor vehicles shall be allowed within the 10 feet from the site line abutting a street or vehicular way.

F. Height. Structures within manufactured home parks shall be no greater than one story in height.

Section 8. New Section. A new section, 18.34.090 “Manufactured Home Park Overlay Zone” is hereby added to the Sumner Municipal Code to read as follows:

18.34.090 Manufactured Home Park Overlay Zone.

A. The Manufactured Home Park (MHP) Overlay Zone is intended to promote the retention of manufactured home parks as a source of affordable detached single-family and senior housing. This classification is assigned to certain existing manufactured home parks which contain leased home sites, as opposed to fee simple owned lots, and as such are more susceptible to future redevelopment. The Manufactured Home Park Zone Overlay shall apply to Medium Density and High Density Residential zones and limits development to manufactured home parks unless an exception is granted per subsection C of this section, or until a comprehensive plan and zoning amendment for another type of land use is requested, considered and adopted.

B. The following existing manufactured home parks inclusive of all associated parcels, shall be designated on the official Zoning Map per SMC 18.06.020 as Manufactured Home Park Overlay Zones:

1. Crystal Springs Mobile Home Park ;
2. Double A Mobile Manor
3. Summerville Estates

C. Use Exception: A manufactured home park owner may request a use exception from the application of the MHP Overlay Zone to their property following the procedures for a Type VI.a land use decision established in chapter 18.56 SMC. The hearing examiner may approve a use exception if the property owner demonstrates that the MHP Overlay Zone prevents beneficial use of the subject property.

NOTE: This amendment the owner must make a case that there is no “beneficial use” of the subject property. “Beneficial use” is the standard used by the courts to determine whether or not a zoning regulation takes private property without compensation in violation of the 5th Amendment of the US Constitution. It is a rather high bar and would typically require that the property owner show that there is little to no economic use available under the current zoning restrictions. This legal review is also why it is necessary for the use exception to be reviewed by a Hearing Examiner, typically a land use attorney, rather than the City Council. (see below)

If the request is approved by the hearing examiner, then the property shall revert to its previous zoning designation without further action by the hearing examiner. Subsection D of this section sets forth additional requirements for the owner regarding relocation assistance.

D. The owner shall submit to the director a relocation plan that provides for the mobile home park owner assisting each mobile home park tenant household to relocate, in addition to making any state or federal required relocation payments. To the satisfaction of the director, the relocation plan must include the following:

1. Description of how the mobile/manufactured home park owner intends to comply with RCW 59.20 and 59.21 and other pertinent laws (City, County, of State),
2. An explanation of tenant rights according to State law,
3. A list of sources of assistance (governmental, financial, etc.),
4. A list of available vacant spaces within the mobile/manufactured home park, a list of parks with available spaces within Pierce, King, Kitsap, and Thurston Counties,
5. A list of companies that move manufactured or mobile homes,
6. A list of alternative public and private subsidized housing resources,
7. A list of actions the mobile/manufactured home park owner will take to assist park tenants to move the mobile/manufactured homes from the park, and
8. A description of other actions the owner will take to minimize hardship to mobile home park tenant households suffer as a result of the closure or conversion of the park.

The relocation plan shall be reviewed and approved by the director.

E. Residents within a manufactured home subdivision or park may request a change in zoning to the director that would establish a MHP Overlay Zone designation if there is a

potential sale or change that would lead to the displacement of residents. The request for change in zoning shall follow procedures and criteria as set forth in SMC 18.52.

Section 9. Severability. If a section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. If the provisions of this ordinance are found to be inconsistent with other provisions of the Sumner Municipal Code, this ordinance is deemed to control.

Section 10. Effective date. This ordinance shall take effect five (5) days from the date of publication in the City's official newspaper.

Section 11. Corrections by City Clerk or Code Reviser. Upon approval of the city attorney, the city clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; ordinance, section, or subsection numbering; or references to other local, state, or federal laws, codes, rules, or regulations.

Passed by the City Council and approved by the Mayor of the City of Sumner, Washington, at a regular meeting thereof this ____ day of _____

Mayor Kathy Hayden

ATTEST:

APPROVED AS TO FORM:

City Clerk Michelle Converse, CMC

Andrea Marquez, City Attorney

First Reading:
Date Adopted:
Date of Publication:
Effective Date:



CITY OF
SUMNER
WASHINGTON

MEMORANDUM

DATE: July 10, 2025
TO: Planning Commission
FROM: Chrissanda Walker, Associate Planner
CC: Ryan Windish, Community & Economic Development Director
RE: Public Comments Received Prior to the Close of Public Hearing Comment Period

I. BACKGROUND

A Notice of Public Hearing was published on June 26, 2025 for the upcoming hearing on the Zoning Code Text Amendment Manufactured Home Park Overlay District. The city received several comments prior to the end of the public comment period. This memo is updated to reflect a total of three (3) public comment letters received.

Staff will provide a copy of this updated memo to the Planning Commission and read a summary of the comments received during the hearing.

III. SUMMARY OF COMMENTS

- Comment #1 (Exhibit A) comes from Dawnee McCulley, a long-term resident who lives in Summerville Estates. McCulley indicates they are 71 years old and on a fixed income. The comment is in favor of the preservation of manufactured home parks.
- Comment #2 (Exhibit B) comes from Stephen Barnet, the primary owner and manager of AA Mobile Manor, family-owned since 1968. The comment opposes the overlay and argues that given the age and condition of the Double AA Mobile Manor, with its deteriorating infrastructure and high maintenance demands, continued use as a mobile home park is no longer sustainable. Barnet shares that "In my opinion, the City of Sumner would benefit far more by allowing this site to be redeveloped for multifamily or low-income housing, rather than restricting it to a mobile home park designation".
- Comment #3 (Exhibit C) comes from Tony P., a resident at Crystal Springs Mobile Home Park who submitted written comments expressing concerns about the proposed overlay and exemption policies. Primary concern is the exemptions are too vague which may be exploited by landowners to justify redevelopment. The letter proposes amendments to the policy to better protect manufactured home parks, such as addressing relocation hardships and right of first refusal criteria.

IV. EXHIBITS

- A. 20250703 Email comment #1 – McCulley
- B. 20250708 Email Comment #2 – AA Mobile
- C. 20250709 Email comment #3 – Tony P.



Planning Commission Meeting

Sign-In below, if you wish to provide public comment during tonight's public hearing:

	Provide your Name: First and Last	Address:	Do you wish to speak at the Public Hearing Y or N?
1	Edie J. Rudolph	15315 49 th St E	Y
2	Lenora C Bruce	15227 50 th St E	Y
3	Rocanne Toney	Sumner, Wa. 98596 15222 50 th St E	Y/N
4	Spencer Thomas	15226 50 th St E	Y/N
5			
6			
7	* anyone online must use the raise your hand feature		
8			
9	online: Stephen Barnett	AA mobile Manor owner	
10			
11			



MEETING MINUTES

CALL TO ORDER

The meeting was called to order at 6:01 pm by Chair Issacs

ROLL CALL

Commissioners Present: Moody, Issacs, Healy, Malcolm, Locke, Fochtman, Huo
Excused Absences:

APPROVAL OF MINUTES

1. Planning Commission meeting minutes-June 5, 2025

Moved to approve Moody, Seconded Healy; **passed unanimously**

PUBLIC COMMENT *(The public may provide comments that are not on tonight's agenda)*

None Appearing

PUBLIC HEARING

Chair opens the hearing at 6:06 pm

Ryan Windish, Community and Economic Development Director provided a brief presentation on the proposed zoning code text amendment for the manufactured home park overlay zone.

Commissioner Isaacs asked about overlay exception application process and staff advised about the process.

Commissioner Healy asked about right of first refusal and staff described it.

Staff provided the Commission with an updated memo for the written comments received and read a summary of three (3) comments to the Commissioners into the record.

Chair Issacs opened the floor to the public to submit any oral testimony

1. Name: George Rudolph, Location/address: 15315 49th Ct St E Sumner
Topic: Displacement assistance
Summary of comment:
Mr. Rudolph wanted to know about displacement resources and asked about infrastructure break down within the Double A Mobile Park. He expressed worry about the residents and asked what resources there may be for the residents from the City. He was referred to staff for questions.
2. Name: Lenora Bruce, Location/address: Double A Mobile Park
Topic: Questions
Summary of comment:
Ms. Bruce had questions and was directed to staff. She was in favor of the overlay and advised she did not want to move.
3. Name Roxanne Tomui , Location/address: 15222 50th St E Sumner
Topic: Populations of Mobile Parks
Summary of comment:
Ms. Tomui expressed that there are strict rules about the upkeep of the mobile home parks. She advised that the mobile home park was good for populations with limited income.
4. Name Spencer Thomas, Location/address: 15226 50th St E Sumner
Topic: Displacement assistance
Summary of comment:
Mr. Thomas expressed that the residents were unsure what to do in the instance of displacement and advised that he enjoys the culture of the park.
5. Name: Stephen Barnet, Location/address: 713 Waterway Drive, Northern Palm Beach, FL
Topic: State of the Double A Mobile Park
Summary of comment:
Mr. Barnet advised that the park's infrastructure is dated and the rents are very low. He advised there are issues with water leaks and zoned at low density residential, advises overlay does not make sense to him as it is restrictive.

Staff recommended that the Commission table the topic until the next meeting.

Chair closed the hearing at 6:35 pm

UNFINISHED BUSINESS

1. Manufactured Home Parks Overlay -ACTION

Chair opened the discussion with the Commission on the action item Manufactured Home Park overlay zone.

Discussion ensued.

Commissioner Huo asked about RCW 59.20.080 (1)(e) regarding relocation assistance and wanted to know if the proposed amendment conflicted with the statute. She advised that there is a similar ordinance in Seattle and Tumwater. She wanted to know about reasonable exceptions to overlay and felt as it is overlay is too vague.

Commissioner Malcolm commented that the overlay was for protecting the residents of the mobile home parks.

NEW BUSINESS

1. None before the Commission

CORRESPONDENCE

None

COMMISSION COMMENTS

Commissioners made comments about mobile home parks for vulnerable populations, and expressed agreement with the public speakers about their concerns. Commissioners expressed that they would want to see the mobile home parks.

STAFF COMMENTS

Staff advised about Music Off Main starting this Friday in Sumner.

ADJOURNMENT

Moved to adjourn Malcolm, Seconded Healy; all in favor; meeting adjourned at 6:44 pm.

Minutes submitted by: Maria Parisot

Chrissanda Walker

From: Dawnee McCulley <dawneephay1@aol.com>
Sent: Thursday, July 3, 2025 2:06 PM
To: Chrissanda Walker
Subject: RE: Manufactured Home Park Overlay

Follow Up Flag: Follow up
Flag Status: Flagged

 **External:** Use caution with links/attachments.

Dear Ms. Walker

I am writing to tell you that I totally support the proposal. I live in Summerville Estates. I am 71 years old and on a fixed income. I have lived at the park for over 15 years. I am constantly worrying that they will sell the park and kick us all out. My mobile home is a 1981 version. Homes that old are not able to be moved. I would be homeless.

I am not sure how commenting works. I cannot come to the City Counsel Meeting. But I want at least one name on record saying it is a good idea.

Sincerely,
Dawnee McCulley
15824 55th Street E
Sumner, WA 98390

Chrissanda Walker

From: Steve Barnet <srbarnet61@gmail.com>
Sent: Tuesday, July 8, 2025 12:33 PM
To: Chrissanda Walker
Subject: Manufactured Home Park Overlay Zone

Follow Up Flag: Follow up
Flag Status: Flagged

 **External:** Use caution with links/attachments.

To Chrissanda Walker
c/o City of Sumner Planning Commission,

This letter is in response to the new Zoning Overlay proposal being put forth upon 3 designated manufactured home parks in Sumner.

My name is Stephen Barnet, I am the primary owner and manager of one of the MHP you have designated for the new zoning proposal, the Double AA Mobile Manor off East Valley HWY. I am only speaking on behalf of our property because each park listed has its own circumstance. This "Trailer Park" has been in the family since its inception in 1968. Fifty-seven years ago the infrastructure (Sewage pipes, Water pipes & Electrical wiring) were inlayed, drainage and cable came later.

I have concerns about the new Overlay Zoning and the effects and use this proposal will have on a 57 year old property.

I am the 2nd generation owner, my parents were the original owners and developers of this parcel, I inherited the park in 1998. I know this park inside and out and I can tell you, it is at the end of it's useful life, as a Trailer Park. My onsite manager, Marty Pettit, can attest to the difficulties and hardship I/we have experienced trying to keep a 57 year old park operational.

I have 42 trailers (spaces) on 5 1/2 acres, no amenities. Most trailers, I'd say 75% of them, were manufactured in the 1980's, some earlier. These trailers are Not Mobile, they cannot roll out of the park. When a trailer is abandoned by its owner I become the owner. I have to hire a contractor to gut the interior of the trailer, refurbish it and then try to sell it. Because of the age of the homes and park issues, I have to keep my rents at a minimum \$480-\$500, respectively.

This 57 year old park has many issues: The sewage pipes are cracking, the electrical and electrical pedestals are corroding and constantly needing replaced, the water pipes break on a regular basis, especially after the ground thaws (I never know when I'm going to get the call about the ground percolating because of a broken waterline, it happens a lot), when I do get the call, the water has been leaking for some time, I have to send out a locate and then dig-up and fix the leak. The City of Sumner has been good to me by compensating me by adjusting my water bill. This park is constantly needing repairs, it is very expensive to maintain.

I understand, the State of Washington is requesting cities do more to accommodate Low income Housing, our family has been doing this, in Sumner, since 1968. This Trailer Park is tired. It sits on 5 1/2 acres and only caters to 42 trailers (50 people).

In my opinion, the City of Sumner could benefit the most from this, particular property, by allowing Multi-family and Low Income housing zoning instead of limiting the zoning to just a MHP.

Please acknowledge receipt of this letter, thank you,

Stephen Barnet, owner Managing Member
Double AA Mobile Manor, Trailer Park
SRBarnet61@gmail.com
425-442-0809

Chrissanda Walker

From: Tony P. <Antony-Politics@outlook.com>
Sent: Wednesday, July 9, 2025 6:34 AM
To: Chrissanda Walker
Cc: Ryan Windish
Subject: MHP comment

Follow Up Flag: Follow up
Flag Status: Flagged

⚠ External: Use caution with links/attachments.

My name is Tony and I live in Crystal Springs. I know this is long-winded, but I hope this is read in full. Thank you.

I am worried owners will use your exemptions to sell for redevelopment.

"Reasonable use" is way too vague. What is the landlord decides to do things to make the park look untenable to justify such an exemption?

They could take actions that make the park artificially decline, like jacking up the rent to drive people away, or let the park deteriorate by not maintaining it.

It can be very difficult for someone to relocate a mobile home.

With lots our size, do you really think everyone can find a place to move their trailer to? Selling our trailer, if the landlord is forced to buy upon a sale, isn't going to net us enough money to afford rent for more than three or four years, and that could be problematic for anyone of us who is low income, let alone finding apartments that can fit our family size.

Also, even if we do find a place to move to, this ignores the problem of having to pack up all our stuff since it's not like we can leave it in the trailer while things are being moved, either.

I think there should be a requirement that the landlord first offers people of the park right of First Refusal, with the City of Sumner having the right of Second Refusal where the city would own and run the park.

I don't know if I can convince you to not put in those exemptions. If I can't, I suggest five things.

1. Require that the owners fully pay 100% of the cost of moving our trailers, some of which are double-wides, to a suitable place.
2. Require that they pay for moving expenses, including, but not limited to, a moving company to help pay things since not everyone is able-bodied to handle such a task.
3. I want no less than 12 months after notice of sale rounded up to June.
Don't make people pack in the rainy months of the year.
4. The park tenants get right of first refusal, and the City of Sumner gets right second refusal.
5. The landlord must provide studies in order to qualify for an exemption, and a public hearing is required before an exemption is given.

I had an AI chatbot try to put my proposal into a better language. Here is what I'd want, but it'd have to be touched up by a proper legal expert...

Proposed Amendment Language - Manufactured Home Park Protections

A. Relocation Assistance Requirements

1. Upon approval of a Use Exception pursuant to SMC 18.34.090(C), the manufactured home park owner shall bear the full cost of relocating each resident's manufactured or mobile home to a suitable location. Relocation costs shall include, but are not limited to, transportation, disassembly and reassembly, installation at the new site, utility hookup fees, and all necessary permitting. This requirement shall apply to homes of all sizes, including double-wide and multi-section units.

2. The owner shall further provide financial assistance for move-related services including, but not limited to, professional packing, labor assistance for residents who are elderly, disabled, or unable to pack or move independently, and temporary storage if necessary during relocation.

B. Resident Protection Timeline and Seasonal Safeguards 1. In the event of the sale, transfer, or approval of any redevelopment project involving a manufactured home park, each resident shall be granted a minimum of twelve (12) months to vacate the premises. This twelve-month period shall begin on the latest of the following dates:

- a. The date of execution of a purchase and sale agreement,
- b. Final land use or redevelopment approval by the City, or
- c. Issuance of any related land use or development permit.

2. Residents shall not be required to vacate the premises until a minimum of twelve (12) full months have elapsed from the applicable trigger date, and in no event shall a required move-out occur prior to June 30 of the subsequent calendar year, in order to avoid displacement during inclement seasonal conditions, including winter and early spring months.

****C. Right of First Refusal****

1. Prior to executing a binding agreement for the sale or conveyance of all or any part of a manufactured home park subject to the MHP Overlay Zone, the owner shall provide the following rights:

a. A right of first refusal shall be granted to a designated association representing the park residents, providing them with no fewer than sixty (60) days from the date of written notice to exercise the option to purchase the property on the same terms and conditions offered to any third party.

b. If the residents decline or fail to exercise their right within a period of sixty (60) days from the date of the owner's written notice, the City of Sumner shall have a right of second refusal under the same terms and conditions. This right shall be exercisable for a period of thirty (30) days following the date the residents' right of first refusal is formally declined or expires.

****D. Use Exception Criteria and Procedures**** 1. Any request by a manufactured home park owner for a Use Exception under SMC 18.34.090(C) shall include a comprehensive economic analysis or feasibility study prepared by an independent third-party professional. The study shall demonstrate either:

- a. That the MHP Overlay Zone prohibits any reasonable economic use of the property, or
- b. That continued operation of the park is not economically viable despite good faith efforts.

2. A public hearing shall be held before the City Council prior to any decision on the Use Exception request. The City shall provide written notice to park residents no fewer than thirty (30) days in advance of the hearing, and residents shall be given the opportunity to provide oral or written testimony.

Chrissanda Walker

From: Steve Barnet <srbarnet61@gmail.com>
Sent: Tuesday, July 8, 2025 12:33 PM
To: Chrissanda Walker
Subject: Manufactured Home Park Overlay Zone

Follow Up Flag: Follow up
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c/o City of Sumner Planning Commission,

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Please acknowledge receipt of this letter, thank you,

Stephen Barnet, owner Managing Member

Double AA Mobile Manor, Trailer Park

SRBarnet61@gmail.com

425-442-0809

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

2025 All Staff Meetings / Events

- September 23rd
- December 10th (Breakfast)

SEPTEMBER 15 (RCM)

- PR** Stormwater Awareness Week (*Robby Wright*)
- CA** Heritage Park – Consultant Contract Amendment
- CA** Tacoma Ave Overlay - Design Consultant Agreement Supplement
- CA** Aerial Easement Agreement (*Doug R.*)
- CA** Property Acquisition – K & E Investment Property LLC (Fryar Avenue Trail)
- CA** Stewart Road ITS - Consultant Contract Award
- CA** WWTF Biosolids Equipment Modernization - Construction Management Contract Award
- CA** WWTF Biosolids Equipment Modernization - Design Consultant Contract Amendment
- CA** Hops Alley Temporary Construction Easement - Nicholson's Pharmacy
- CA** Operations Facility - SSNW Contract
- CA** Pavement Patching - Change Order
- NB** Ordinance No. XXXX – TBD Funding (*Carmen*)

SEPTEMBER 22 (SS)

- Donation/Memorial Policy (*Doug R*)

OCTOBER 6 (RCM)

- PR** Domestic Violence Awareness Month
- CA** Resolution No. 1730 Authorizing Petty Cash

OCTOBER 13 (SS)

- 2025 Comprehensive Plan Amendment (Planning Commission Recommendation)

OCTOBER 20 (RCM)

- CA** Heritage Park Remediation - Consultant Contract Amendment

OCTOBER 20 (SSS)

- Utility Rates (*PW*)

OCTOBER 27 (SS)

- 2026 Ad Valorem Property Tax Rate
- Legislative Agenda

NOVEMBER 3 (RCM)

- PH 2026 Ad Valorem Property Tax Rate
- PH 2025 Comp Plan Amendments

NOVEMBER 10 (SS) **CANCELLED**

CITY COUNCIL AGENDA CALENDAR

Updated September 3, 2025

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

NOVEMBER 17 (RCM)

UB Ordinance No. XXXX - 2026 Ad Valorem Property Tax Rate
NB Ordinance No. XXXX – Utility Rates
NB Legislative Agenda

NOVEMBER 17 (SSS)

- Ordinance No. XXXX - 2025-2026 Mid-Biennial Budget Amendment
- 2025 Comprehensive Plan Amendments

NOVEMBER 24 (SS) **CANCELLED**

DECEMBER 1 (RCM)

PH Ordinance No. XXXX - 2025-2026 Mid-Biennial Budget Amendment
NB 2025 Comprehensive Plan Amendments
NB Ordinance No. XXXX - 2026 Compensation Update

DECEMBER 8 (SCM)

UB Ordinance No. XXXX - 2025-2026 Mid-Biennial Budget Amendment

DECEMBER 15 (RCM)

DECEMBER 22 (SS)

JANUARY 5, 2026 (RCM)

P New Councilmember Swearing-In
P New Mayor Swearing-In
NB Council Committee Assignments
NB Deputy Mayor Selection

Pending

MISC.	MISC.	MISC.
Ordinance – Updating Short Plat Amendment Process (Legal)	Development Fee Study	Forged Fiber LLC Franchise Agreement
Tourism (County Presentation)	Existing Operations Center	Water Cross Connection Control Code Update (Ryan J)
Ordinance Insurance Requirements (MC)	Heritage Park Right of Way Vacation	Zoning Code Text Amendment – Co-Living Housing
Sign Code Update (off premise) (Ryan W.)	Neighborhood Traffic Calming Program (<i>Courtney</i>)	Q4 Library update
Vacate Right of Way at WWTF	Cultural Arts Commission	BESS Ordinance 2.0

December 18 / 19 – New Councilmember Orientation

SEPTEMBER 2025

All meeting are hybrid - for additional meeting information, please visit the [agendas, minutes & videos](#) page on our website.

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6
HOLIDAY City Hall Closed	4:00PM Public Works Committe				
8	9	10	11	12	13
6:00PM Study Session		6:00PM Design Commission	4:00PM Finance Committee 4:30PM **CANCELLED** Forestry/Parks Commission 6:00PM **DATE CHANGE** Planning Commission		
15	16	17	18	19	20
6:00PM Regular Council Meeting		4:00PM Public Safety			
22	23	24	25	26	27
6:00PM Study Session		4:00PM CD Committee	6:00PM Cultural Arts Commission		
29	30				

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

Name: Michelle Converse, CMC

Title: City Clerk

City of Sumner
1104 Maple Street
Sumner, Washington 98390
Ph: (253) 299-5500
www.sumnerwa.gov