



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:

To Participate Virtually

Link to join Zoom Webinar: <https://sumnerwa-gov.zoom.us/j/88655116217>

Or by phone: 253 215 8782 (Tacoma)

Webinar ID: 886 5511 6217

CALL TO ORDER

FLAG SALUTE

Sharon Fochtman, Mark Isaacs, Kelly Locke, Bill Moody, Rob Healy, Mark Malcolm, Amy Huo

ROLL CALL

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes — October 02, 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

None before the Commission

NEW BUSINESS

1. Election of Planning Commission Chair and Vice-Chair
2. Zoning Code Text Amendment--Co-living Housing
3. Overview of Planning - DISCUSSION

CORRESPONDENCE

COMMISSION COMMENTS

STAFF COMMENTS

On February 9, at 6:00 p.m., the City Council will hold a training session with Jurassic Parliament. The session will provide an overview of the public meeting process, and compliance with the Open Public Meetings Act. The City Administrator has requested that the Planning Commissioners attend this training.

ADJOURNMENT

SUBJECT: Planning Commission Meeting Minutes — October 02, 2025

CATEGORY: Motion

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. 10-02-2025 PC-Meeting Minutes Draft

STAFF CONTACT: Chrissanda Walker, Associate Planner

SUMMARY BACKGROUND:

Action minutes from the last Planning Commission Meeting held on October 2, 2025, where the Planning Commission made recommendations to Council on the 2025 Comprehensive Plan Amendments.

COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Move to approve the October 2, 2025 meeting minutes



MEETING MINUTES

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Issacs, Malcolm, Healy, Moody, Huo arrived at 6:17 PM

Excused Absences: Fochtman

Unexcused Absence: Locke

APPROVAL OF MINUTES

1. *Planning Commission meeting minutes-September 11, 2025, as amended.*

Moved to approve (Malcolm), Seconded (Moody); **passed unanimously**

PUBLIC COMMENT (The public may provide comments on topics that are not on tonight's agenda, each speaker is limited to 3 minutes)

None before the Commission

PUBLIC HEARING

None

UNFINISHED BUSINESS

2025 Comprehensive Plan Amendments

Following the Planning Commission Public Hearing held on September 11, 2025, Staff Chrissanda Walker, Associate Planner and Brayden Shannon, Assistant Planner presented public comments and staff recommendations on the 2025 Comprehensive Plan Amendments. Staff also provided clarification to Commissioner questions on the housing and employment growth potential, and how the proposed Amendments meet the 2044 targets.

1. MA-01: 2025 Town Center Plan Update

Commissioners asked staff follow up questions. Discussion ensued

Commissioner (Healy) moved and seconded by Commissioner (Moody) to recommend approval on the Comprehensive Plan Amendment MA-01, updating the Town Center Plan. **Passed 3-2.**

Jason Wilson, City Administrator requested a recess at 6:56 PM. Recess ended and Commission resumed meeting at 7:08 PM.

Roll Call Vote on Recommendation: Healy-Aye, Moody-Aye, Isaacs-Aye, Malcolm- No, Huo-No

2. MA-02: SE Urban Growth Area Comprehensive Plan Map Amendment proposal

No follow up questions asked.

Commissioner (Malcolm) moved and seconded by Commissioner (Moody) to recommend approval on the Comprehensive Plan Map Amendment MA-02, Alternative 2, to redesignate the SE UGA. **Passed 4-1.**

Roll Call Vote on Recommendation: Healy Aye, Moody- Aye, Isaacs-Aye, Malcolm- Aye, Huo-No

3. MA-03: 30th Street Map Rezone proposal

Commissioners asked staff follow up questions. Discussion ensued.

Commissioner (Isaacs) moved and seconded by Commissioner (Healy) to recommend approval on the Comprehensive Plan Map and Zoning Map Amendment MA-03, Alternative 1, to rezone parcel A on 30th Street. **Failed unanimously 0-5.**

Roll Call Vote on Recommendation: Healy- No, Moody- No, Isaacs- No, Malcolm- No, Huo-No

4. TA-04: Capital Facilitates Plan/SBLSD Text Amendment

Commissioners asked staff follow up questions. Discussion ensued

Commissioner (Moody) moved and seconded by Commissioner (Huo) to recommend approval on the Comprehensive Plan text amendment, TA-04 amending the Capital Facilities Plan to address the school district update. **Passed unanimously 5-0.**

Roll Call Vote on Recommendation: Healy Aye, Moody- Aye, Isaacs-Aye, Malcolm- Aye, Huo-Aye

NEW BUSINESS

None

CORRESPONDENCE

None

COMMISSION COMMENTS

Commissioner Huo advised that petitioners should make comments during the public hearing time and not reach out to the commission outside the public comment period.

STAFF COMMENTS

1. Staff thanked the Planning Commission for the recommendation on the 2025 Comprehensive Plan Amendments and provided information on the upcoming schedule of sessions with Council.

2. Staff informed the Planning Commission of the required Annual Cybersecurity Training- due to be completed by October 31st.

3. Staff discussed upcoming meetings with the Planning Commission for the remainder of the year and informed the Commission that January 1st, 2026, will be rescheduled to January 8th.

4. Staff informed the Commission that majority dissent/minority dissent opinions can be written to explain their decisions to council.

ADJOURNMENT

Moved to adjourn (Moody), Seconded (Healy); all in favor; meeting adjourned at 7:57 pm.

DRAFT

SUBJECT: Election of Planning Commission Chair and Vice-Chair

CATEGORY: Motion

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

STAFF CONTACT: Chrissanda Walker, Associate Planner

SUMMARY BACKGROUND:

The Planning Commission's adopted Rules of Procedure (May 2018) provides for an annual election of officers:

"The Commission at its first regular meeting in December of each year shall elect a Chair and Vice-Chair... The officers shall serve for a period of one year commencing with the first meeting in January of each year..."

Planning Commissioner Mark Issacs was elected chair in December 2024 and has served as the current chair of the Planning Commission for 2025. Commissioner Bill Moody was elected Vice-Chair in December 2024 and has served as Vice-chair for 2025.

In accordance with the Commission Rules, an action item for the December meeting is to nominate and vote on a Chair and Vice Chair, to begin their annual term starting January 2026.

COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Open nominations for Chair and Vice-chair and then vote on positions for the 2026 term.

SUBJECT: Zoning Code Text Amendment--Co-living Housing

CATEGORY: Presentation

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Staff Report
2. Draft Ord No 2953- Co-living Housing
3. Co-Living Presentation

STAFF CONTACT: Ryan Windish, Community & Economic Development Director

SUMMARY BACKGROUND:

In 2024, the Washington State Legislature adopted Engrossed Substitute House Bill (ESHB) 1998 requiring all Growth Management Act (GMA) cities to allow co-living housing as a permitted use on any lot within an Urban Growth Area where at least six (6) multifamily dwelling units are allowed. Local regulations must be amended to comply by December 31, 2025.

Co-living housing is defined in state law as a residential development comprised of independently rented sleeping units with shared kitchen facilities. The intent of the legislation is to expand access to lower-cost, market-rate housing options—particularly for workforce, seniors, and single-person households—by enabling development of small private units with shared amenities.

The South Sound Housing Affordability Partners (SSHA³P) prepared a regional model ordinance and user guide to assist jurisdictions in implementing ESHB 1998. The City of Sumner’s draft ordinance (Exhibit A) is based on this regional model.

The City of Sumner must update its zoning code to:

- Add definitions for co-living housing, sleeping units, shared kitchens, and related terms;
- Permit co-living housing in all zones where multifamily housing of six (6) or more dwelling units per structure is already allowed;
- Add performance, density, open space, parking, and sewer connection standards consistent with state law; and
- Ensure co-living housing is regulated no more restrictively than other multifamily residential uses.

The Planning Commission will discuss draft Ordinance No. 2953 at this meeting and a public hearing is scheduled for January 8, 2026 with final February 5, 2026.

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

Staff recommends discussing the proposal and asking questions.



DATE: December 4, 2025
TO: Planning Commission
FROM: Ryan Windish, Community & Economic Development Director
CC: Chrissanda Walker, Associate Planner
RE: Zoning Code Text Amendment – Co-Living Housing (HB 1998 Implementation)

I. BACKGROUND / WHY THE AMENDMENTS ARE BEING PROPOSED

In 2024, the Washington State Legislature adopted Engrossed Substitute House Bill (ESHB) 1998 requiring all Growth Management Act (GMA) cities to allow co-living housing as a permitted use on any lot within an Urban Growth Area where at least six multifamily dwelling units are allowed. Local regulations must be amended to comply by December 31, 2025.

Co-living housing is defined in state law as a residential development comprised of independently rented sleeping units with shared kitchen facilities. The intent of the legislation is to expand access to lower-cost, market-rate housing options—particularly for workforce, seniors, and single-person households—by enabling development of small private units with shared amenities.

The South Sound Housing Affordability Partners (SSHA³P) prepared a regional model ordinance and user guide to assist jurisdictions in implementing HB 1998. The City of Sumner’s draft ordinance (Exhibit A) is based on this regional model.

The City of Sumner must update its zoning code to:

1. Add definitions for co-living housing, sleeping units, shared kitchens, and related terms;
2. Permit co-living housing in all zones where multifamily housing of six or more dwelling units per structure is already allowed;
3. Add performance, density, open space, parking, and sewer connection standards consistent with state law; and
4. Ensure co-living housing is regulated no more restrictively than other multifamily residential uses.

II. DESCRIPTION OF PROPOSAL

The proposed Zoning Code Text Amendment would amend several sections of the Sumner Municipal Code (SMC), including SMC 13.16, SMC Title 18, and chapters 18.14, 18.16, 18.29, 18.30, and 18.42, to implement state law on co-living housing and utilize the SSHA³P model code.

In summary, the Zoning Code Text amendments would:

1. Add New and Update Definitions (SMC 18.04)

The following definitions within the Zoning Code would be added or updated for clarity, to reference or be consistent with definitions in state law:

- Co-living housing (New)
- Density (Amended)
- Kitchenette (New)
- Major transit stop (New)
- Multifamily dwellings (Amended)
- Rooming and Boarding House (Repealed)
- Sleeping unit (New)
- Shared kitchen (New)
- Define walking distance.

2. Permit Co-Living Housing in All Applicable Zones

Co-living housing is required to be permitted in all zones where six (6) or more units of multifamily housing is allowed per structure. Therefore, co-living housing would be listed as a principal permitted use in:

- Medium Density Residential (MDR) & High Density Residential (HDR) (SMC 18.14)
- General Commercial & Neighborhood Commercial (SMC 18.16)
- Town Center Plan (SMC 18.29)
- East Sumner Urban Village Overlay (ESUV) (SMC 18.30)

3. Add Standards for Sleeping Units and Shared Kitchens

Sleeping units and shared kitchens are a new concept and allowance and would be implemented as follows consistent with HB 1998. Standards include:

- Sleeping unit size \leq 300 sq. ft.
- Private bathrooms required.
- No in-unit kitchens allowed; kitchenettes permitted.
- Shared kitchens required at a minimum ratio of 1 per 15 sleeping units and 1 per floor.

4. Define Density and Open Space

Housing unit density and open space requirements are to be calculated as follows and show up in the definitions for "Density" (SMC 18.04) and as footnotes for each applicable zone:

- For density calculations, each sleeping unit = 0.25 dwelling units.
- Open space requirements for sleeping units = $\frac{1}{2}$ the requirement for dwelling units.

5. Adjust Parking Standards (SMC 18.42)

Parking standards would be changed to address co-living housing particularly as it relates to "sleeping units" and transit stops summarized below:

- Max of 1 stall per 4 sleeping units.
- No parking required for sites within $\frac{1}{2}$ mile of a major transit stop.

6. Establish Sewer System Development Charge (SMC 13.16)

Sewer system development charges are essentially “hook-up” fees and are paid at the time of construction or expansion of a structure and use. Sleeping units need to be included in this code as follows:

- Sewer ERU rate for co-living = 0.375 ERU per sleeping unit, consistent with the 50% cap in HB 1998.

The draft ordinance containing the amendments discussed above is presented in Exhibit A, attached.

III. ANALYSIS

The proposal is consistent with state law (HB1998) and implements key housing and land use goals and policies in the City of Sumner Comprehensive Plan, as discussed below.

1. Consistency with State Law (HB 1998)

The amendments directly implement the mandatory provisions of HB 1998 requiring jurisdictions to:

- Allow co-living where ≥ 6 multifamily units are allowed.
- Not impose higher development standards than multifamily housing.
- Limit parking requirements.
- Apply sewer connection fees at $\leq 50\%$ of multifamily rates.
- Apply density at 0.25 DU per sleeping unit.

The draft ordinance is consistent with all statutory requirements.

2. Sumner Comprehensive Plan

Sumner’s Comprehensive Plan has general policies related to Land Use, Governance Sub-element, Family and Human Services and Housing element that support this proposal:

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. 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.

2.5.11. Consider implementing strategies such as an inclusionary housing program, minimum densities, density bonuses, adaptive re-use, and others to promote affordable housing.

LAND USE ELEMENT

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

1. Provide for a variety of land uses in Sumner while preventing adverse impacts and ensuring consistent implementation of policies and regulations.

1.3. Through the Land Use Element and Community Character Element, strive to balance residential, commercial, industrial and public land uses.

1.3.1. Periodically review development regulations to remove unnecessary requirements and to balance environmental protection, public participation, and housing and economic development goals.

1.7. Ensure new development is consistent with the policies of this Plan through implementation of regulations, programs, and project-specific review.

CONCLUSION: The co-living housing amendments would provide additional housing types and living arrangements that are likely to be more affordable than other housing types therefore promoting affordable housing for all life stages and income bands consistent with the goals and policies in the Housing Element. The co-living housing amendments would also provide for a variety of land uses striving to balance residential and other types of land uses throughout the City. Co-living housing would only be allowed in zones that allow for multiplexes of at least 6 units and therefore would focus this type of housing in areas of the city that allow for multi-family, apartments, and mixed use development. Co-living housing would not be allowed in industrial or interchange commercial areas to avoid conflicts with trucks, noise, and other impacts to residential living. The proposed amendments therefore are consistent with pertinent goals and policies in in the Comprehensive Plan.

IV. SEPA ENVIRONMENTAL REVIEW

The State Environmental Policy Act (SEPA) application was submitted on November 21, 2025 under application No. SEPA-2025-0010. Analysis of the checklist will be completed on the proposed amendments, and a Determination of Non-Significance will be issued to the public and agencies prior to the Public Hearing.

V. PUBLIC & AGENCY COMMENT

No public or agency comments at this time.

VI. STAFF RECOMMENDATION

Staff recommends discussing the proposal and asking questions.

VII. PLANNING COMMISSION RECOMMENDATION

Planning Commission recommendation pending public hearing on January 8, 2026.

VIII. EXHIBITS

A. Draft Ordinance No. 2953

DRAFT

**ORDINANCE NO. 2953
CITY OF SUMNER, WASHINGTON**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, AMENDING CHAPTER 13.16 “SEWERS”; AND “TITLE 18 “ZONING CODE” OF THE SUMNER MUNICIPAL CODE TO ADD DEFINITIONS AND REGULATIONS FOR CO-LIVING HOUSING, AND TO PERMIT CO-LIVING HOUSING IN ALL ZONES THAT ALLOW MULTIFAMILY RESIDENTIAL USES OF SIX DWELLING UNITS OR MORE PER STRUCTURE INCLUDING MEDIUM AND HIGH DENSITY RESIDENTIAL (CHAPTER 18.14), GENERAL COMMERCIAL AND NEIGHBORHOOD COMMERCIAL (CHAPTER 18.16), THE TOWN CENTER CODE (CHAPTER 18.29), THE EAST SUMNER URBAN VILLAGE OVERLAY DISTRICT (CHAPTER 18.30), AND OFF-STREET PARKING AND LOADING (CHAPTER 18.42); AND SECTIONS....

WHEREAS, Engrossed Substitute House Bill 1998 (Chapter 180, Laws of 2024) requires all Growth Management Act cities to allow co-living housing as a permitted use in any zone that allows six or more multifamily residential units; and

WHEREAS, co-living housing is a residential development providing sleeping units with shared kitchen facilities that offers affordable, market-rate housing choices for workforce and moderate-income residents; and

WHEREAS, the legislation requires cities to allow co-living housing as a permitted use in all such zones by December 31, 2025, with no greater regulatory restrictions than for other multifamily residential uses; and

WHEREAS, co-living housing supports local and regional housing affordability goals by providing lower-cost, market-rate rental options for workforce housing and single-person households; and

WHEREAS, the South Sound Housing Affordability Partners (SSHA³P) Co-Living Model Code User Guide provides model language for implementing HB 1998 and amending municipal zoning codes to define and permit co-living housing; and

WHEREAS, the City of Sumner issued a SEPA Determination of Non-Significance on **XXXX** with a 15-day public comment period and provided notice consistent with SMC 18.56 and SMC 16.04; and

WHEREAS, the City has completed a public process including a duly noticed public hearing with the Planning Commission on **XXXX**, and several public meetings including **XXXX**, and **XXXX**; and Council study session on **XXXX**; and

WHEREAS, the City Council finds that Sumner Municipal Code amendments are necessary to implement state law relating to co-living and housing requirements and said amendments are consistent with the City of Sumner Comprehensive Plan.

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

Section 1. That SMC 18.04 “Definitions” is hereby amended to add the following new definitions, and to amend existing definitions where necessary:

18.04.0XXX – Co-living housing.

“Co-living housing” means a multifamily residential development with sleeping units that are independently rented or owned and lockable, each providing living and sleeping space, in which residents share kitchen facilities with other sleeping units in the building or meals are provided.

...

18.04.0325 Density.

“Density” means a measure of the intensity of permitted residential development in terms of dwelling units per acre. For the purposes of calculating density for co-living housing, sleeping units count as one quarter of a dwelling unit.

...

18.04.0XXX – Kitchenette.

“Kitchenette” means a room or part of a room used for basic food preparation, with a sink and at least one 120-volt electrical outlet.

...

18.04.0XXX – Major Transit Stop. See definition in RCW 36.70A.030(27).

...

18.04.0722 Multifamily dwellings.

“Multifamily dwelling” means a type of housing contained in a single structure with three or more dwelling units. Examples of multifamily dwellings include, but are not limited to, ground-level or multi-level triplexes, fourplexes, senior housing, co-living housing and multifamily residential infill (MRI) dwellings as may be permitted pursuant to SMC 18.16.040(F).

...

18.04.0XXX – Shared kitchen.

“Shared kitchen” means a kitchen used or intended to be used by residents of multiple dwelling or sleeping units for preparing food simultaneously.

...

~~18.04.0910 Rooming and boarding house.~~

~~“Rooming and boarding house” means any premises which is principally a dwelling unit, which provides lodging with, meals for five or fewer rooms, and where the principal function~~

is providing lodging for compensation. Resident rooms numbering six or more shall constitute a motel or hotel. This definition does not include nursing or convalescent homes, group residences or any other situation where persons are not living and working together as a single housekeeping unit.

...

18.04.0XXX – Sleeping unit.

“Sleeping unit” means an independently rented or owned and lockable unit providing living and sleeping space, with access to shared kitchen facilities within the same building.

...

18.04.0XXX – Walking Distance.

“Walking distance” means the distance measured from the entrance to a train station with a commuter rail stop; or measured from the center point of a front lot line of a subject parcel, along streets and sidewalks for a specified distance (e.g. ¼ mile).

Section 2. That SMC 18.14.020 “Principal Permitted Uses” is hereby amended to read as follows:

The following uses are permitted in all MDR and HDR districts unless otherwise specified:

...

Q. Co-living housing subject to performance standards in SMC 18.14.80(Q).

Section 3. That SMC 18.14.080 “Performance Standards for MDR/HDR” is hereby amended with a new paragraph Q to read as follows:

The following special requirements and performance standards shall apply to properties in multifamily districts:

...

Q. Co-living housing shall meet the following performance standards:

1. Sleeping units shall be subject to the following standards:
 - a. All sleeping units shall be no more than 300 square feet.
 - b. Sleeping units may include kitchenettes, but shall not include kitchens.
 - c. Sleeping units must include a private bathroom.
 - d. All sleeping units must have access by interior or covered exterior walkway to a shared kitchen.
2. Shared kitchens shall be subject to the following standards:
 - a. At least one shared kitchen shall be provided for every fifteen sleeping units.

- b. At least one shared kitchen shall be provided on each floor that also contains sleeping units.
- 3. Where open space standards are applied based on the number of dwelling units, one half of the open space requirement will be required for sleeping units that is required of dwelling units.
- 4. For the purposes of calculating density for co-living housing, sleeping units count as one quarter of a dwelling unit.

Section 4. That SMC 18.16.020 “Principal and Conditional Uses” is hereby amended to read as follows:

18.16.020 Principal and Conditional Uses

The following table details permitted and conditionally permitted uses in the commercial districts. Where a “P” is indicated, the respective use in the same row is permitted in the zone classification in the same column. Where a “CUP” is indicated, the respective use in the same row is conditionally permitted in the zone classification in the same column. A conditional use permit shall be required and in full force and effect in order to establish the conditional uses. Where a “PRD” is indicated, the respective use in the same row is permitted through a planned residential development. A planned residential development shall be required and in full force and effect in order to establish the use.

		NC	GC	IC
...				
34a	Multifamily dwellings ² , rooming houses and boarding houses <u>co-living housing¹⁵</u> , senior apartments, retirement homes, assisted living facilities, continuing care communities, board and care homes, hospices, or nursing homes subject to the standards and locations as applicable in SMC 18.16.040	P	P	-
...				

¹Not involving operations or equipment that would cause excess noise, vibration, light, glare, or odor.
²Including multifamily residential infill (MRI) dwellings as may be permitted pursuant to SMC 18.16.040(F).
³Reserved.
⁴Reserved.
⁵Reserved.
⁶Contractor businesses are only permitted on lots within the IC zoning district in the vicinity of 24th Street East that abut industrial-zoned land on two sides. Contractor businesses shall meet the performance standards in SMC 18.16.080(T) and are a prohibited use in the IC zoning district in the vicinity of 166th Avenue East as depicted on the zoning map.
⁷Health and fitness clubs in the neighborhood commercial district shall not exceed 3,000 square feet in total floor area.
⁸Reserved.
⁹Truck-related parking allowed in the interchange commercial truck parking overlay area zone per SMC 18.42.046.
¹⁰Vehicle repair, automotive collision subject to performance standards in SMC 18.16.080(Y).
¹¹Reserved.
¹²No expansion of use or structure(s) allowed.
¹³See performance standards in SMC 18.16.080(W).
¹⁴See performance standards in SMC 18.16.080(X).
¹⁵ For the purposes of calculating density for co-living housing, sleeping units count as one quarter of a dwelling unit.

Section 5. That SMC 18.16.040 “Residential Uses” is hereby amended to read as follows:

18.16.040 Residential uses.

...

D. Other Residential Uses in the GC District. Multifamily residential and co-living housing developments are permitted as part of a mixed-use development with commercial uses. A mixed-use development shall have mixed-use structures and may have a combination of mixed-use and single-use residential structures. Except within the East Sumner urban village overlay district, a mixed-use structure is not required for a pipestem lot with street frontage that is less than 60 feet in width; instead the development may contain only single-use residential structures. Development shall occur such that:

1. Mixed-use structures shall have direct pedestrian access to the primary street and shall have ground floor building area designed to accommodate commercial uses along the entire length of the building facing the primary street. Ground floor building areas are intended for commercial use but may be improved as residential use and converted over time when economically viable.
2. Single-use residential structures shall contain only ground-related dwelling units and shall be located to the side or rear of mixed-use structures and not adjacent to the primary street.
3. The maximum number of dwelling units shall not exceed 25 dwelling units per net acre in the general commercial district.

E. Open space requirements for developments requiring design review shall be in compliance with the city of Sumner design and development guidelines, except that open space requirements for senior housing shall be provided in accordance with SMC 18.41.200 and open space requirements for co-living housing shall be in accordance with SMC 18.14.080(Q)(3).

...

G. Co-living housing shall comply with SMC 18.14.080(Q).

Section 6. That SMC 18.29.020 “Principal Uses” is hereby amended to read as follows:

18.29.030 Principal uses.

Permitted uses in the Town Center districts are as follows:

...

L. Multifamily dwellings (including multifamily residential infill (MRI) dwellings pursuant to SMC 18.16.040(F)); ~~rooming houses and boarding houses~~ co-living housing pursuant to SMC 18.14.080(Q); senior apartments, retirement homes, and continuing care communities; assisted living facilities, board and care homes, hospices, or nursing homes.

...

Section 7. That SMC 18.30.020 “Principal and Conditional Uses,” section B, is hereby amended to read as follows:

B. Commercial Districts. Those uses listed below shall govern the uses permitted and conditionally permitted where the base designations GC and NC are combined with the ESUV overlay district. Where a “P” is indicated, the respective use in the same row is permitted in the zone classification in the same column. Where a “CUP” is indicated, the respective use in the same row is conditionally permitted in the zone classification in the same column. A conditional use permit shall be required and in full force and effect in order to establish the conditional uses. Where a “PRD” is indicated, the respective use in the same row is permitted through a planned residential development. A planned residential development shall be required and in full force and effect in order to establish the use.

		NC/ESUV	GC/ESUV
...			
23.	Multifamily dwellings, including apartments, subject to density maximums in SMC 18.30.080(B), locations as applicable in SMC 18.30.090, and multifamily residential infill provisions in SMC 18.16.040(F), <u>and co-living housing subject to SMC 18.14.080(Q)</u>	P	P
...			

...

Section 8. That SMC 18.42.040 “Required Number of Parking Spaces,” section B, is hereby amended to read as follows:

B. Multifamily Dwellings.

1. One space per studio; one and one-half for each one- or two-bedroom unit; two spaces for three or more bedroom units; visitor parking for any type of multifamily use at one space for every five units;
2. Senior apartments and senior retirement homes: one for each unit; visitor parking at one space for every seven units; where on-site services are staffed, one for each employee per shift; except that minimum parking required per this subsection may be reduced through a conditional use permit or a planned residential development approval where circumstances related to the uses or site warrant a parking reduction.
3. Co-living housing: no more than one space per four sleeping units shall be required.

Section 9. That SMC 18.42.040 “Required Number of Parking Spaces” is hereby amended with a new section V to read as follows:

V. Co-living housing located within one-half mile walking distance of a major transit stop shall not be required to provide any off-street parking.

Section 10. That SMC 13.16.220 “System Development Charges,” section A, is hereby amended to read as follows:

A. It is the policy of the city that all property owners seeking to connect to the city sewer system shall bear their equitable share of the cost of the general facilities of such system. Therefore, a system development charge may be paid either (1) upon the approval of a building (side) sewer permit application and prior to any construction, or (2) deferred according to subsection (D) of this section to the city at the city's finance department. The cost of such system development charge shall be computed according to the following schedule:

1. The fee for connection to the city sewer system shall be assessed per equivalent residential unit (ERU) as defined in SMC 13.16.030. All commercial, institutional, and industrial users discharging domestic sewage shall pay the system development charge per ERU as defined in SMC 13.16.030 for the amount of sewage that would be discharged to the city sewer system at full use of the intended facility or building. The system development charge per ERU is specified in the following list. This list shall be used in determining the number of ERUs for the building unless the applicant has a minimum of three previous years of water meter records at their present location that would more accurately reflect the waste load generated by the facility. The city engineer may choose to use the data submitted rather than determining the number of ERUs from the list. All ERU calculations used to determine system development charges shall be carried to the nearest 0.01 ERU.

Single-family residence	1.0 ERU per unit
Multifamily residence	0.75 ERU per unit
<u>Co-living housing</u>	<u>0.375 ERU per sleeping unit</u>
Accessory dwelling units	0.5 ERU
Retail	1.25 ERU per 1,000 sq/ft of building
Restaurant	0.14 ERU per occupant load
Assembly	0.08 ERU per occupant load
Office	0.8 ERU per 1,000 sq/ft of building
Industrial domestic	0.1 ERU per 1,000 sq/ft of building
High cubed warehouse	0.03 ERU per 1,000 sq/ft of building
Mobile home park	1.0 ERU per space
Motel	0.65 ERU per room
Service station	4.0 ERU per pump
Mini-mart	6.0 ERU per pump

Industrial waste loads shall pay a system development charge based on the number of ERUs as defined in SMC 13.16.030 (since nondomestic wastewaters are different in strength and composition). Four parameters in the definition of an ERU shall be weighted as follows in

calculating the number: Flow, five-day BOD and TSS shall each be weighted at 0.3 and ammonia shall be weighted at 0.1.

2. Sixty-five percent of the fee shall be used for the treatment/disposal system upgrades.
3. Thirty-five percent of the fee shall be used for pump stations, force mains and sewer interceptor system upgrades.

Section 11. 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 12. Effective Date. This ordinance shall be effective five (5) days from and after its passage approval and publication as provided by law.

Section 13. 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 number; or references to other local, state, or federal laws, codes, rules, or regulations.

Section 14. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

Passed by the City Council and approved by the Mayor of the City of Sumner, Washington, at a regular meeting thereof this XX day of XX, 202X.

Mayor Kathy Hayden

ATTEST:

APPROVED AS TO FORM:

Michelle Converse, CMC, City Clerk

Andrea Marquez, City Attorney

Date Adopted:
Date of Publication:
Effective Date:

Co-Living Housing—Zoning Code Text Amendment

Planning Commission – December 4, 2025

Ryan Windish, Community & Economic Development Director



Background

In 2024, the legislature adopted HB 1998 requiring GMA cities to allow co-living housing in zones where *at least 6 dwelling units are allowed in one structure*. The intent is to allow this type of housing to expand housing options and affordability.

Co-living housing is defined as residential development with independently rented “sleeping units” with shared kitchen facilities.

Cities are required to adopt regulations by **December 31, 2025**



Zoning Code Updates

- Add definitions for co-living housing, sleeping units, shared kitchens, and related terms;
- Permit co-living housing in all zones where multifamily housing of six or more dwelling units per structure is already allowed;
- Add performance, density, open space, parking, and sewer connection standards consistent with state law; and
- Ensure co-living housing is regulated no more restrictively than other multifamily residential.



Sleeping Unit Standards

Sleeping unit size \leq 300 sq. ft.

Private bathrooms required.

No in-unit kitchens allowed; kitchenettes permitted.

Shared kitchens required at a minimum ratio of 1 per 15 sleeping units and 1 per floor.



Density & Open Space



- Sleeping units = 0.25 DU
 - Affects overall density calculations and for calculating fees such as sewer and water hookup fees.
- Open space requirements: 1 sleeping units = $\frac{1}{2}$ the requirements for DUs
 - Affects calculations in Design and Development Guidelines



Parking Requirements

- Max 1 parking stall per 4 sleeping units
- No parking required within ½-mile major transit stop (Sumner Sounder Station).



Sewer Fees

- 50% cap in HB 1998 for co-living housing on sewer fees
- Sewer ERU rate for co-living = 0.375 ERU per sleeping unit
- Amends Sewer Fees in SMC 13.16.

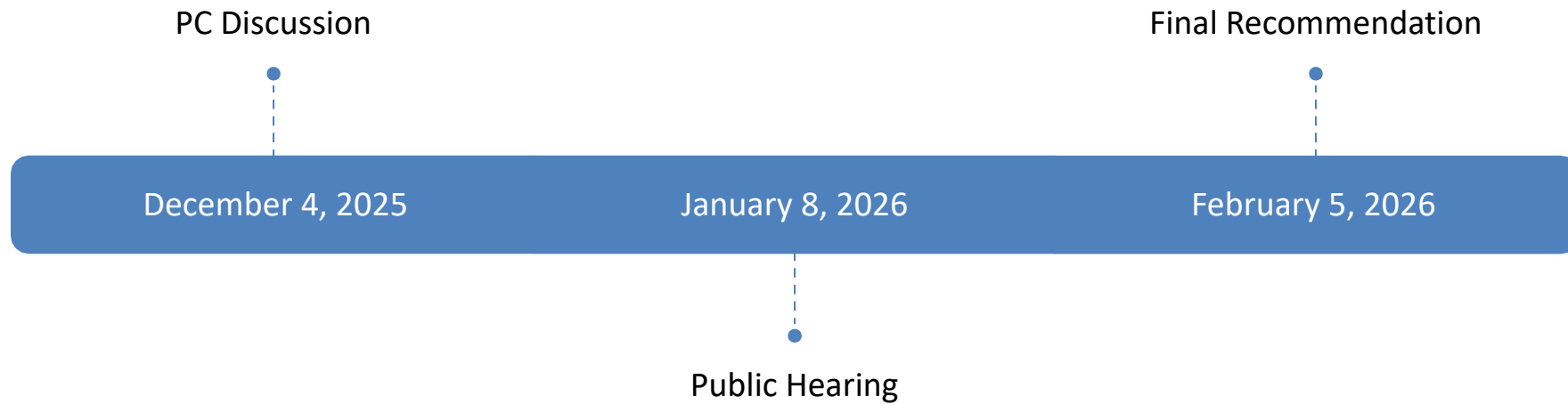


Comprehensive Plan

- Supports housing variety, affordability, infill & reinvestment.
- Consistent with affordable housing policies
- Consistent with Land Use policies related to compatibility zoning and housing



Next Steps



SUBJECT: Overview of Planning - DISCUSSION

CATEGORY: Information Only

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Staff Memo Planning Overview
2. Exhibit A-Planning Roles and Responsibilities Handout
3. Rules Of Procedures May 10, 2018
4. Planning Presentation

STAFF CONTACT: Chrissanda Walker, Associate Planner

SUMMARY BACKGROUND:

This is a requested discussion item and staff has prepared a memo with resources to provide background information to the Planning Commission on planning basics, and an overview of how the planning process works. Topics to discuss include the roles and responsibilities of the Planning Commission, the Growth Management Act and how legislation directs planning work, and an introduction to city Zoning and Planning review.

Staff will present a draft work program for 2026, to include housing affordability topics to bring to the Commission.

<p>COUNCIL COMMITTEE/STUDY SESSION: MEETING/STUDY SESSION DATE: COMMITTEE RECOMMENDATION:</p>
--

STAFF RECOMMENDATIONS/MOTION:

Review the materials and ask staff questions



DATE: December 4, 2025
TO: Planning Commission
FROM: Chrissanda Walker, Associate Planner
CC: Ryan Windish, Community & Economic Development Director
RE: Planning Basics- Study Session topic with Planning Commission

I. BACKGROUND

This memo serves to provide background information to the Planning Commission on planning basics, and an overview of how the planning process works. The summary below provides resources and clarifies the Planning Commission's roles and responsibilities. Staff invites the Planning Commission to engage in a study session discussion on the topic of planning.

The City of Sumner operates under a Mayor–Council form of government. Understanding this structure is important for clarifying how planning work is directed, how policy is developed, and how the Planning Commission fits into the process.

- The Mayor acts as the City's chief executive officer and provides overall direction to City departments, including Community Development.
- The City Council serves as the legislative body and adopts ordinances, policies, and land-use regulations.
- The Planning Commission advises the Mayor and City Council by developing and recommending updates to city plans and codes.

Planning staff provide technical analysis, draft documents, facilitate public input, and support the Commission in its advisory role. See the attached handout that details roles and responsibilities for more information.

In addition to work being directed by the Mayor, the Growth Management Act and other State legislation impacts the work of planning in a variety of ways. The next section provides a brief history of Zoning and Land Use Law, and how it applies to planning in Sumner.

II. Zoning and Land Use Laws

Modern zoning in the U.S. began with *Village of Euclid v. Ambler Realty* (1926), where the U.S. Supreme Court upheld a city's right to regulate land use to protect public health, safety, and welfare. Euclidean zoning separated land uses—residential, commercial, and industrial—to reduce conflicts. Key milestones in Washington:

- Adoption of the Planning Enabling Act establishing local planning authorities
- Passage of the Growth Management Act (1990) introducing mandatory comprehensive planning and consistency requirements
- Continued court decisions shaping vested rights, nonconforming uses, and regulatory takings

Sumner's zoning code reflects this evolution—aiming for compatibility, public welfare, and orderly urban growth.

Washington's Growth Management Act (GMA)

Washington State adopted the GMA in 1990 to address uncoordinated growth, loss of rural lands, and increasing infrastructure costs. The GMA requires certain counties and cities—including Sumner—to plan for long-term growth through:

- Comprehensive Plans (updated periodically)
- Development regulations
- Urban Growth Areas (UGAs)
- Critical areas protection
- Public participation processes

Shoreline Management Act (SMA)

The SMA was adopted in 1971 to manage the use of and protect shoreline resources and ensures public access. Cities must adopt a Shoreline Master Program, aligned with Ecology guidelines, regulating land use within 200 feet of designated shorelines—including the White River.

State Environmental Policy Act (SEPA)

Administered by the Washington Department of Ecology, SEPA requires state and local governments to evaluate environmental impacts before making decisions. For planning activities, SEPA provides environmental review for plan-level changes (e.g., Comprehensive Plan updates, zoning amendments).

Recent Housing Legislation

The 2025 Washington State Legislative Session resulted in several significant land use and housing bills impacting comprehensive planning, permitting, and development standards. The city of Sumner is member of the South Sound Housing Affordability Partners (SSHA3P) who work with government agencies and community partners to address implementation and applicability. Planning staff also consult with the Department of Commerce for guidance on legislative changes and integration into Comprehensive Plans.

III. Comprehensive Planning

Pursuant to RCW 36.70A, the GMA establishes a series of 15 goals that should act as the basis for all comprehensive plans. The City of Sumner’s brief history on Comprehensive Planning is summarized below:

- **1968:** First Comprehensive Plan adopted to address the interchange development and traffic.
- **1980:** First major update reflecting changing land-use needs.
- **1994:** First GMA-compliant Comprehensive Plan adopted.
- **2024:** Latest periodic update completed, addressing housing, climate, transportation, economic development, and growth projections.

A GMA-compliant comprehensive plan includes:

- **Land Use Element** – growth strategy, future land-use map
- **Housing Element** – housing needs, affordability strategies
- **Transportation Element** – multimodal system planning
- **Capital Facilities Plan** – public infrastructure planning
- **Utilities Element** – coordination with utility providers
- **Parks & Recreation Element** – open space goals
- **Economic Development Element** – employment, commercial activity
- **Environment/Climate/Conservation Elements** – sustainability and resource protection
- **Subarea and neighborhood plans** (as applicable)

The Comprehensive Plan expresses the community’s long-term vision and provides policy direction for zoning, capital investments, and city services.

IV. Zoning Districts in Sumner

Sumner’s zoning code implements the goals and policies of the Comprehensive Plan. Major zoning districts include:

1. Subarea Overlay Districts

- **Manufacturing & Industrial Center (MIC) Subarea:** the MIC was designated in 2009; the last update to the subarea plan occurred in 2018.

- Town Center Subarea: the first adopted Town Center Plan was in 2005, with several updates occurring in 2010 and 2018. The Planning Commission provided oversight on the latest 2025 update.
- East Sumner Neighborhood Subarea: The first update to the subarea plan occurred in 2004, with the most recent wetland studies and update in 2020.

2. Commercial Zoning Districts

- General Commercial (GC)
- Neighborhood Commercial (NC)
- Interchange Commercial (IC)

3. Residential Zoning Districts

Seven residential districts grouped into three density categories:

- Low Density (multiple types; LDR-4, LDR-6, LDR-7.2, LDR-8.5, LDR-12)
- Medium Density Residential (MDR)
- High Density Residential (HDR)

4. Manufacturing/Industrial Zoning Districts

- Light-Industrial (M-1)
- Heavy-Industrial (M-2)

5. Resource Protection Zoning Districts

- **Resource Protection:** To protect natural resources such as agricultural, mineral resource, fish and wildlife habitat areas from the intrusion of non-resource based development.
- **Residential Protection:** The purpose of this district is to act as a buffer between lands in resource production or sensitive critical areas and higher density/ intensity uses, as well as function as an urban reserve designation for areas with the absence of full city services. The designation is applied to help ensure that previous land use patterns will not hinder future choices.

These districts regulate allowed uses, densities, building height, design standards, and site development requirements. Each of these districts above have a corresponding code section under Title 18 Sumner Municipal Code.

V. Purview of the Planning Commission

To better understand the context for Planning Commission decisions, Commissioners should have some general knowledge of the common Sumner planning and zoning documents. The City website has links to numerous useful documents, including the codes and “long range plans” most often referenced in Planning Commission meetings. These can be found at this link:

<https://sumnerwa.gov/government/documents/>. The plans and codes most relevant to the Planning Commission are summarized below.

City Code – The Planning Commission plays a central advisory role in shaping Sumner’s future. The Commission reviews and recommends zoning code text amendments under Zoning (Title 18) and Environment (Title 16):

- **Zoning Code** – This is Title 18 of the Sumner Municipal Code and is the subject of many Planning Commission decisions. The Zoning Code can be found at: <https://www.codepublishing.com/WA/Sumner/#!/Sumner18/Sumner18.html>
- **Critical Areas Ordinance (wetlands, streams, etc)** – These regulations are embedded in Title 16 Environment in the Sumner Municipal Code, as a series of chapters. Critical areas include wetlands, streams, aquifer recharge areas, landslide/steep slope areas, etc. The chapters most likely to come up in Planning Commission discussions are listed (as links) below.
 - [16.40 Resource, Wildlife and Hazard Area Regulation Framework](#)
 - [16.46 Wetlands Protection](#)
 - [16.56 Wildlife Habitat Area](#) (streams)

City Plans – The Planning Commission helps develop or refine most of the plans listed below, before they are forwarded to the City Council for consideration.

- **Comprehensive Plan**
Describes the community’s vision, values and goals for land use and services in the city.
- **Parks & Trails Plan**
Forestry and Parks Commission develops with Planning Commission
- **Design & Development Guidelines**
Sumner Design Commission is responsible for the guidelines and Design Review
- **East Main Street**
Describes the design concepts for East Main and a link to the adopted plan
- **East Sumner Neighborhood Plan**
Describes issues, policies and implementation strategies for the East Sumner Neighborhood
- **Housing Action Plan**
Describes current and projected housing needs in the community, and identifies strategies and actions to provide more housing options and more affordable housing.
- **Town Center Plan**
Describes design concepts for building forms, open space and street environment in the Town Center Plan (TCP) downtown area. Other components of the TCP are a Form Based Code, and Town Center regulations in the Zoning Code.
- **Shoreline Master Plan**
Contains regulations related to protection of the White/Stuck and Puyallup River shorelines within Sumner.

Maps –

- **Comprehensive Plan Map:** applies designations through the Comprehensive Plan
 - **Zoning Map:** an adopted zoning map under SMC Title 18.06
- Online City GIS Map:**
This is an online interactive map available through the city GIS system: <https://city-of-sumner.maps.arcgis.com/apps/webappviewer/index.html?id=4095c816e4274270a846ae03cf8cf45a>
- To add other layers, go to the “Layer List” icon at the top right ribbon.

VI. Planning Commission Rules

Pursuant to RCW 35A.63.020, the City of Sumner Planning Commission was created and established in 1978 and codified under Title 2.88 Sumner Municipal Code. The commission shall adopt rules and procedures for the conduct of its meetings and hearings. The last update to the Planning Commission Rules of procedures occurred on May 10, 2018. A copy of the Rules is uploaded with this memo.

VII. EXHIBITS

- A. Planning Commission Roles and Responsibilities handout



Planning Commission Roles & Responsibilities Handout 2025

Purpose of This Document

This handout provides an overview of the Planning Commission’s responsibilities, its role within Sumner’s Mayor–Council governmental structure, and how Commissioners interact with staff, the Mayor, and the City Council. At the end of the summary there are additional training requirements for each Planning Commissioner to participate in.

1. City Government Structure & Authority

The City of Sumner operates under a Mayor–Council form of government:

- **Mayor:** Serves as the City’s chief executive officer. Directs all departments, including Community Development.
- **City Council:** Serves as the City’s legislative body. Adopts policies, ordinances, Comprehensive Plan updates, and development regulations.
- **Planning Commission:** Is a quasi-judicial body who serves as an advisory body to provide recommendations on land use, planning policies, and development regulations.

2. Role of the Planning Commission

Planning Commissioners are appointed volunteers who help shape the City’s long-term land use direction by offering community perspective, policy insight, and thoughtful deliberation.

Primary Responsibilities

- Review and recommend updates to the Comprehensive Plan.
- Evaluate proposed zoning code amendments, development regulations, and land use policies.
- Provide recommendations on subarea plans, housing strategies, design standards, and related long-range planning projects.
- Conduct public meetings and hearings to gather community input.
- Forward formal recommendations to the City Council for final action.

3. What the Planning Commission Does *Not* Do

It is important to distinguish the Commission’s advisory role from the City’s administrative and managerial functions.

Commissioners Do Not:

- Direct the day-to-day work of planning staff.
- Establish department priorities or assign new work tasks.
- Supervise, evaluate, or manage staff.
- Make final decisions on legislative or quasi-judicial actions

Why?

Under the Mayor–Council system, all work direction flows from the Mayor (and City Administrator), ensuring alignment with Citywide priorities, state mandates, and Council-adopted work programs.

4. Relationship with Staff

Staff Responsibilities

Planning staff:

- Receive work assignments and priorities from the Mayor.
- Prepare studies, reports, code drafts, and Comprehensive Plan materials.
- Facilitate public engagement and support the Commission’s meetings.
- Present information and options for the Commission’s consideration.

Commissioner Interaction with Staff

Commissioners may:

- Request clarifying information through the Chair or staff liaison.
- Ask staff to evaluate options or provide additional context when related to agenda topics.

Requests outside the adopted work program may be noted, but they must be evaluated by leadership due to workload and Mayor-directed priorities.

5. Relationship with the City Council

The City Council relies on the Planning Commission to:

- Review complex planning issues.
- Conduct early policy discussion.
- Make well-reasoned recommendations.

Council ultimately accepts, modifies, or rejects Commission recommendations. The Commission does not advocate to the Council but provides balanced, policy-based recommendations.

6. What Guides the Commission’s Work?

Commissioner review and recommendations must align with:

- State law (e.g., GMA, SMA, SEPA)
- Sumner Comprehensive Plan
- City regulations, policies, and subarea plans
- Mayor-directed staff work programs

7. Commissioner Role and Responsibility

The Planning Commission serves as the community’s voice in land use and planning policy development. Commissioners:

- Provide insight grounded in community values.
- Weigh information from staff, the public, and state law.
- Help develop plans that direct the City’s long-range vision.

The Commission’s influence is significant—but it is exercised through deliberation, discussion, and formal recommendations. The City of Sumner Planning Commission is expected to conduct meetings per the adopted Rules of Procedure per SMC 2.88.025.

A Planning Commissioner’s orientation occurs after acceptance of appointment and conducted by planning staff. Each Commissioner will have an opportunity to take part in the parliamentary training and be expected to know the Open Public Meeting’s Act (OPMA) and the process for Public Records Requests (PRR).

Short Course on Local Planning- by the Department of Commerce

Another resource is the Washington Department of Commerce-Growth Management Services website. This is the agency that oversees most of the statewide planning efforts. The agency offers a webinar for planners and Commissioners, Short Course on Local Planning. It is not mandatory training but provides a good overview of land use planning laws in Washington state, an introduction to comprehensive planning and plan implementation under the Growth Management Act, a review of the roles in planning, and training on the Open Public Meetings Act for local government officials. **All courses are offered at no charge and are open to the public.** Each month during the year, Commerce offers the course online. To register, use your City email and note that your position is Planning Commissioner.

Below are the dates for 2025/2026. Or, check the Commerce website for future dates:
<https://www.commerce.wa.gov/growth-management/education-outreach/short-course/>

MONTH	DATE	Location	TIME	REGISTRATION LINK
December	Wednesday, 12/10/2025	online	1:00 pm	Register
January	Tuesday, 1/27/2026	online	1:00pm	Register
February	Thursday 2/26/2026	online	6:00pm	Register
March	Tuesday, 3/24/2026	online	1:00pm	Register

RULES OF PROCEDURE

OF THE

PLANNING COMMISSION OF THE CITY OF SUMNER, WASHINGTON

We, the members of the Planning Commission of the City of Sumner, State of Washington, passed on February 1, 1996 and amended on: April 2, 1998, September 6, 2001, February 1, 2007, September 6, 2007, January 6, 2009, January 5, 2012, August 2, 2012, July 9, 2013, and May 10, 2018 the following rules of procedure. In all meetings of the Planning Commission of the city of Sumner at which business is conducted and official action taken upon any question, the following rules shall apply and any action taken contrary to these rules is subject to review:

1. Name:
The official name shall be: "The City of Sumner Planning Commission".
2. Location of Meetings:
The official seat of the Commission shall be in the City Hall of the City of Sumner, 1104 Maple Street, Sumner Washington, 98390, and meetings shall be held there except on such occasions, and at such times, as the Commission may by a majority vote otherwise direct.
3. Regularly Scheduled Meetings:
The number of meetings per month and a schedule of meeting dates shall be established. The regular meeting date is established each month on the first Thursday at 6:00 p.m. in the Sumner Council Chambers. If at any time any regular meeting falls on a holiday, such regular meeting shall be held on the next Tuesday.
4. Special Meetings:
A special meeting may be called at any time by the Chair of the Planning Commission or by a majority of the members of the Planning Commission by delivering personally, by email or by mail, written notice to each member of the Commission, and via city e-news and email list which is on file with the Planning Commission whom have a written request to be notified of such special meeting or of all special meetings. Such notice must be delivered personally, by email or by mail at least forty-eight (48) hours before the time of such meeting as specified in the notice. The call and notice shall specify the time and place of the special meeting and the business to be transacted. Final disposition shall not be taken on any other matter at such meetings by the governing body.
5. Study Sessions:
Study sessions may be requested by any member of the Commission. Generally, study sessions are held on the third Thursday of the month on an as-need basis.
6. Open Meetings and Sessions:
The meetings and sessions of the Commission shall be open to the public.

7. Election of Officers:
The Commission at its first regular meeting in December of each year shall elect a Chair and Vice-Chair . The recording secretary of the Commission shall be the administrative assistant of the City of Sumner Community Development Department or other City employee.

8. Term of Service of Officers:
The officers shall serve for a period of one year commencing with the first meeting in January of each year, serving until a successor has been elected. Any officer may, however, be removed at any time by vote of a majority of the Commission entered on record.

9. Compensation:
The members of the Commission, including the Chair and Vice-Chair, while acting as such, shall serve without compensation per RCW 35.63.030.

10. Duties and Powers of the Officers of the Planning Commission:
The duties and powers of the Officers of the Planning Commission shall be as follows:
 - A. Chair:
 1. Preside at all meetings of the Commission.
 2. Call special meetings of the Commission in accordance with the by-laws.
 3. Sign official documents of the Commission.
 4. See that all actions of the Commission are properly taken.
 5. No member may serve more than four (4) full consecutive terms as Chair.
 6. Act as the official liaison to City Council presenting the action, and key points of the debate accurately and unbiased to the City Council and committees as required.

 - B. Vice-Chair:
During the absence, disability, or disqualification of the Chair, the Vice- Chair shall exercise or perform all the duties and be subject to all the responsibilities of the Chair.

The Vice-Chair shall succeed if the Chair vacates their office before their term is completed, the Vice-Chair to serve the unexpired term of the vacated office. A new Vice-Chair shall be elected at the next regular meeting.

The Chair and Vice-Chair, both being absent, the members present, if a quorum, may elect for the meeting a temporary Chair who shall have full powers of the Chair during absence of the Chair and Vice-Chair.

 - C. Recording Secretary:
 1. Keep the minutes of all meetings of the Commission.
 2. Give or serve all notices required by law or by the by-laws.
 3. Prepare the agenda for all meetings of the Commission.
 4. Be custodian of Commission records.

5. Inform the Commission of correspondence relating to business of the Commission and attend to such correspondence.
6. Sign correspondence of the Commission with knowledge of Chair.
7. Ask for roll-call.
8. Ask whether any of the Commissioners will be gone at the next meeting.

11. Absence Reports:

Each member of the Planning Commission who has knowledge of the fact that he will not be able to attend a scheduled meeting of the Commission shall notify the Community Development Staff at the earliest possible opportunity and, in any event, prior to 5:00 p.m. on the date of the meeting. The Community Development Staff shall notify the Chair of the Commission in the event that the projected absences will produce a lack of quorum.

12. Attendance at Meetings:

Members shall attend at least three-fourths (3/4) of the regularly scheduled meetings, special meetings, and study sessions called by the Chair during each twelve (12) month period. A member who does not so attend three-fourths (3/4) of the aforementioned meetings and sessions or who misses three (3) consecutive meetings or sessions, without notifying the Planning Commission, duly entered into the minutes of the Planning Commission, shall be deemed to have forfeited their office. Staff shall prepare a semi-annual attendance report.

Members may be removed after initial review and recommendation by the Mayor, and final approval by the City Council for inefficiency, neglect of duty or malfeasance in office. The Mayor shall appoint new members of the Planning Commission in the manner provided by law.

13. Quorum:

A majority of the members of the Commission entitled to vote shall constitute a quorum for the transaction of business. Any action taken by a majority of those present when those present constitute a quorum at any regular or special meeting of the Commission shall be deemed and taken as the action of the Commission.

14. Deadline for Agenda:

The agenda should be completed and mailed, emailed or delivered with supporting materials to the Commission, and be available to the public, one week prior to the scheduled regular or special meeting or study session. Except in the case where a special meeting is scheduled less than one week, in such case agenda and supporting material shall be mailed, emailed or delivered forty-eight (48) hours prior. No agenda or additional materials will be mailed in advance when a special meeting is scheduled less than ninety-six (96) hours in advance.

15. Order of Consideration of Agenda Items:

The following procedure will normally be observed; however, it may be arranged by the Chair for individual items if necessary for the expeditious conduct of business:

1. Staff presentation.
2. The Planning Commission may ask questions regarding the staff presentation and report.
3. Proponents of the agenda items make presentations.
4. Any opponents make presentations.
5. Applicant, as appropriate, makes rebuttal of any points not previously covered.
6. Staff report and recommendations.
7. Planning Commission asks any questions it may have of the proponents, opponents, or staff, and then takes a vote.

16. General Order of Business:

At every regular meeting of the Commission, the Order of Business shall be as follows:

1. Call to Order;
2. Flag Salute
3. Roll Call;
4. Presentation of Minutes;
5. Public Comment;
6. Public Hearings;
7. Unfinished Business;
8. New Business;
9. Correspondence;
10. Commission Comments;
11. Staff Comments; and
12. Adjournment.

17. Addressing the Planning Commission:

The public is invited to speak on any item under discussion by the Planning Commission, after receiving recognition by the Chair. The Chair asks each speaker to: Please state your name and address and the purpose for appearing. Under normal circumstances, the order of presentation after introduction of an item by the Chair will be as listed under Rule 15 - Order of Consideration of Agenda Items. At the close of testimony, the matter will return to the Planning Commission for discussion and action.

Items that generate a large amount of citizen interest may be taken out of their regular position on the agenda at the discretion of the Planning Commission Chair as an accommodation to the public.

As necessary, the Chair may specify a time limit on individual public testimony.

18. Personal Appearances:

The Planning Commission invites citizen participation regarding the affairs of the City of Sumner. Any citizen desiring to speak on a matter that is not scheduled on this agenda may do so under public comment at the beginning of each session. The Planning Commission may or may not take immediate action on items presented under public comment.

19. **Standing and Temporary Committees:**
The Commission shall have full power to create standing or temporary committees of one or more members, charges with such duties of examination, investigation, and inquiry relative to one or more subjects of interest to the Commission, as it may by motion or resolution determine. The Commission may appoint other citizens to serve on subcommittees of the Planning Commission. No standing or temporary committee shall have the power to commit the Commission to the endorsement of any plan or program without its submission to the body of the Commission. The Chair shall be an ex officio member of all committees, with voice but no vote.
20. **Items Referred by the City Council:**
Matters referred to the Commission by the City Council shall be placed on the calendar for consideration and action at the first meeting of the Commission after such reference.
21. **Roberts Rules Shall Prevail:**
Roberts Rules of Order Newly Revised are hereby adopted for the government of the Commission in all cases not otherwise provided for in these rules.
22. **Order of Questions:**
The Chair shall put all questions in the order they are moved, unless a subsequent motion, because of its parliamentary nature, has precedence. Unless indicated otherwise in these rules or in Robert's Rules, motions shall require a second.
23. **Motion to Reconsider:**
When a motion has been passed, any member who voted on the prevailing side may move a reconsideration thereof at the same meeting immediately after the announcement of such vote, or at the next succeeding meeting whenever motions are in order, provided that the subject matter has not passed out of the control of the Commission. A motion to reconsider requires the votes of a majority of those members present; if such a motion thusly prevails, the subject shall be open to debate and amendment in the same manner as the original question. Debate on motions to reconsider shall be limited to fifteen (15) minutes, and no member shall speak more than five (5) minutes. No motion shall be reconsidered more than once.
24. **Motions in Written Form:**
Any motion must be reduced to writing if the Chair so requires or any member so demands, and no other motion shall be entertained until reasonable time (not over thirty (30) minutes) has been afforded for compliance with this rule.
25. **Withdrawal of Motions:**
After a motion has been stated or read by the Chair, it is in the possession of the Commission and shall be disposed of by vote; provided, however, that the mover may by unanimous consent of the members present, withdraw it at any time before decision or amendment.

26. A motion to amend a motion is in order. A motion to amend an amendment is not in order and shall not be entertained.
27. Appeal of Decisions:
No appeal from any decision of the Chair shall be entertained unless it has seconded, and no other business shall be in order until the question on appeal has been decided. The question on the appeal is not debatable and shall be as follows: "Shall the decision of the Chair stand as the Judgment of the Commission?" The question shall be deemed to be decided in the affirmative unless a majority of the votes given are to the contrary.
28. Motions that are in Order:
While a question is under debate, the Chair shall receive any of the following motions, but no other;
1. To adjourn;
 2. To recess;
 3. To raise a question of privilege;
 4. To call for the order of the day, or the regular order;
 5. To lay on the table;
 6. For the previous question;
 7. To limit or extend limits of debate;
 8. To postpone to a certain time;
 9. To refer;
 10. To amend; and
 11. To postpone indefinitely.

When any one of the above motions has been made, none of the others inferior to it in the order in which they stand above shall be made, and in proceeding to vote, motions pending shall be put in the order of their rank as above arranged. The first seven are not subject to debate. A motion to postpone to a certain time, refer, amend, or to postpone indefinitely may be amended; the previous question may be deemed before an amendment, which motion shall be decided without debate. A motion to adjourn shall always be in order provided that business of a nature to be recorded in the journal has been transacted since any previous motion to adjourn has been defeated. No motion or proposition of a subject different to that under consideration shall be admitted under color of an amendment.

When a matter had been especially assigned to be taken up at a fixed time, or a certain stage of proceedings, such matter shall, at the appointed time or at any time subsequent thereto, be in order upon the call of any member, and shall take precedence over all other business.

29. Parliamentary Inquiries:
Any member may at any time during the meeting make a parliamentary inquiry of the Chair.

30. **Point Of Order:**
Any member may at any time make a point of order without a second. The Chair may speak to points of order in preference to other members, and shall decide all such questions, subject to appeal to the Commission by motion duly seconded. No other business shall be in order until question on appeal has been decided.
31. **Suspension of Rules:**
These rules of order of business shall be followed unless suspended temporarily for a special purpose of any emergency nature by four (4) affirmative votes. Any member may move at any time for the suspension of any rule, and such motion must be seconded to entitle it to consideration.
32. **Calling to Order:**
If any member, in speaking or otherwise, violates the rules of the Commission, the Chair shall, or any member may, call him to order; in which case the member so called to order shall immediately cease discussion unless permitted by the Chair to explain; and the Commission if appealed to, shall decide the question without debate. If the decision be in favor of the member so called to order, he shall be at liberty to proceed; if otherwise, he shall not proceed without leave of the Commission to proceed in order.
33. **Recognition by the Chair:**
A member about to speak shall respectively address the Chair, and shall not begin to speak until recognized by the Chair. When two (2) or more members request to speak at the same time, the Chair shall determine which one is recognized.
34. **When Speaking as a Commissioner:**
Every member while speaking shall confine himself/herself to the subject under debate, shall refrain from personal references or comments on individual personalities, and shall not refer to any other member of the Commission, or the public, except in a respectful manner.
35. **On Interrupting Speakers Having the Floor:**
Unless a member who has the floor yields for that purpose, no member shall interrupt another while speaking, except to propound a parliamentary inquiry or to make a point of order.
36. **Time Limitations on Member Speaking:**
No member shall speak more than twice for more than ten (10) minutes continuously to any one question, except that one or more additional periods of ten (10) minutes may be granted by unanimous consent of those members present. The reading of papers desired by any member, shall be read by himself/herself or by the secretary within the member's time limitation unless permission for the Secretary to read such paper outside the time limitation is unanimously granted.

37. Designation of Voting Order:
Voting shall be by verbal vote. If there is a roll call vote, the order of voting shall be rotated each month except that the Chair shall vote last. The votes of each member shall be permanently entered on the record of the proceedings of the Sumner Planning Commission.
38. When Members Must Vote:
Any member who moves a question, or who participates in the discussion of any question, must vote on said question.
39. Ability of Chair to Move the Question:
Anything to the contrary in these rules notwithstanding, in all cases where an extraordinary majority is not required, and when no motion is before the Planning Commission, the Chair may, in lieu of calling for or awaiting a motion to be made, put the question in the following form: "Without objection, it will be so ordered", If no objection is heard, he/she shall announce; "It is so ordered;" which has the same effect as if a motion to that effect had been made and voted upon favorably. If a single objection is reasonably expressed when the question is put, the chair shall not proceed further under this rule, but instead shall call for a motion, which motion shall be handled in similar manner.
40. Knowledge of Plans, Policies and Rules: All members shall remain familiar with:
1) Sumner Codes and policies including:
a. Sumner Comprehensive Plan
b. Sumner Zoning Ordinance
c. Other relevant plans, strategies and codes as appropriate, such as Sumner Subdivision Ordinance, Critical Area/Resource Regulations, Sumner Shoreline Master Program, Urban Design Concept Plan/Design and Development Guidelines.
2) State laws and doctrines, including, but not limited to:
a. Open Meetings
b. Liability
c. Appearance of Fairness
d. Conflict of Interest
41. Majority Opinion:
The Planning Commission shall prepare a majority opinion on all recommendations to the City Council on legislative matters such as amendments to the Comprehensive Plan, development regulations, rezones, etc. The majority opinion shall contain a clear presentation of facts and opinions relating to the decisions substantially in the form of

Attachment A. City staff shall prepare a draft majority opinion for all actions requiring one.

The Planning Commission may prepare a majority opinion in the following ways:

1. Approve staff recommendation and majority opinion as written.
2. Approve staff recommendation and amend majority opinion.
3. Deny staff recommendation and amend majority opinion by motion as necessary. Staff shall amend majority opinion as stated and recorded in the minutes.

42. **Minority Opinions:**

Planning Commissioners voting in the minority on a recommendation to the City Council on matters requiring a majority opinion may prepare a minority opinion. The minority opinion shall contain a clear presentation of facts and opinions and rationale relating to the decision substantially in the form of Attachment B.

At the meeting in which the final vote is taken on a given matter, one of the Planning Commissioners in the minority shall state that they wish to prepare a minority opinion. One or more of the Planning Commissioners may prepare the minority opinion. The City Council shall receive the majority opinion and minority opinion simultaneously. The minority opinion shall be forwarded to all members of the Planning Commission.

43. **Tie Votes:**

When there is a tie vote on motion making recommendation to the City Council, the matter shall be forwarded to the City Council as "No Recommendation". Opinions may be prepared for both those opposing and supporting said motion in the same manner described above for minority opinions. Roberts Rules shall prevail on any motion that is not a recommendation to the City Council.

44. **Social Media**

The use of social media can be a valuable tool for the city to use to solicit feedback on topics that the planning commission and city council may be considering. The use of social media for this purpose may constitute a public record subject to retention and disclosure. Based on the complexities of these laws, commissioners are strongly discouraged from discussing any city business via social media.

Additionally, the use of social media may violate the Open Public Meetings Act or Appearance of Fairness Doctrine.

- **Open Public Meetings Act:** Communication between Commissioners via social media, as with telephone and email, may potentially constitute a "meeting" under the Open Public Meetings Act, Chapter 42.30 RCW. For this reason, Commissioners are prohibited from participating in social media discussions/threads regarding City business that involve a quorum of

Commissioners, and are strongly discouraged from "friending" other Commissioners or "liking" other Commissioner's posts.

- Appearance of Fairness Doctrine: Receiving or making posts or comments regarding quasi-judicial matters via social media may violate Chapter 42.36 RCW – the Appearance of Fairness Doctrine. To avoid receiving any comments on pending quasi-judicial matters that may violate the Appearance of Fairness Doctrine, **Commissioners are strongly encouraged to not post or comment on items that are subject to a public hearing or council hearing.**

[CITY OF SUMNER LETTER HEAD]

PLANNING COMMISSION MAJORITY OPINION

<p>MEETING DATE: PROJECT NO.: (IF APPLICABLE) PROJECT DECSCRIPTION:</p> <p>PLANNING COMMISSION VOTE RESULTS: [Name]-Yes/No [Name]-Yes/No [Name]-Yes/No [Name]-Yes/No [Name]-Yes/No [Name]-Yes/No [Name]-Yes/No [Name]-Yes/No [Name]-Yes/No</p>
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FINDINGS OF FACT:

- 1.
- 2.
- 3.
- ...
- ...
- :

ANALYSIS AND CONCLUSIONS:

[CITY OF SUMNER LETTER HEAD]

PLANNING COMMISSION MINORITY OPINION

MEETING DATE: PROJECT NO.: (IF APPLICABLE) PROJECT DECSCRIPTION: PLANNING COMMISSION VOTE RESULTS: [Name]-Yes/No [Name]-Yes/No [Name]-Yes/No [Name]-Yes/No [Name]-Yes/No [Name]-Yes/No [Name]-Yes/No [Name]-Yes/No [Name]-Yes/No

FINDINGS OF FACT:

- 1.
- 2.
- 3.
- ...
- ...
- :

ANALYSIS AND CONCLUSIONS:

P:\Planning Commission\Rules and Procedures September 6, 2001.doc

Planning Basics

Planning Commission Regular Meeting

December 4, 2025

Staff Presenter: Chrissanda Walker, Associate Planner

Director: Ryan Windish, Community and Economic Development Director



Takeaway

- **City Government Structure- who directs our work?**

Mayor–Council system

- **Brief history on the Growth Management Act**

Including SEPA & Shoreline Management Act

- **Comprehensive Planning in Sumner & Intro to Zoning Districts**

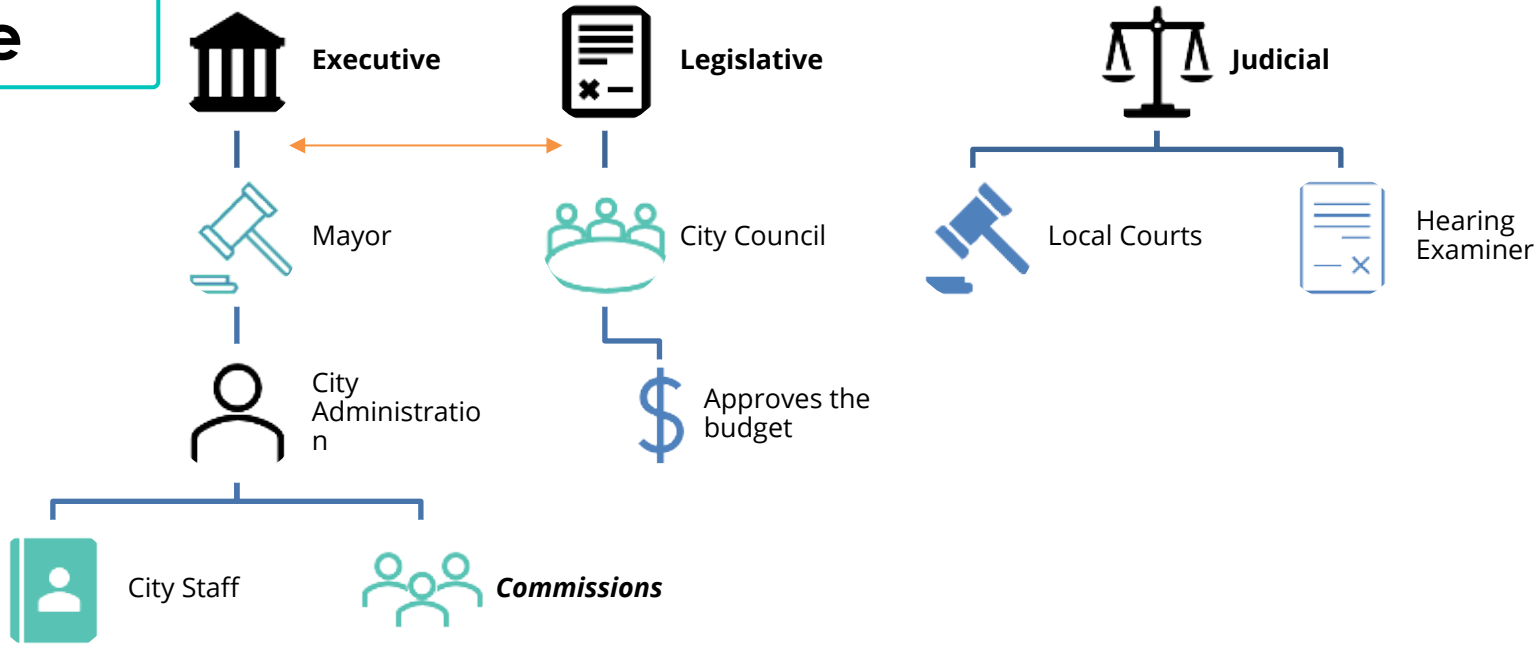
- **Planning 101 & general permit process**

Long range planning and current planning responsibilities

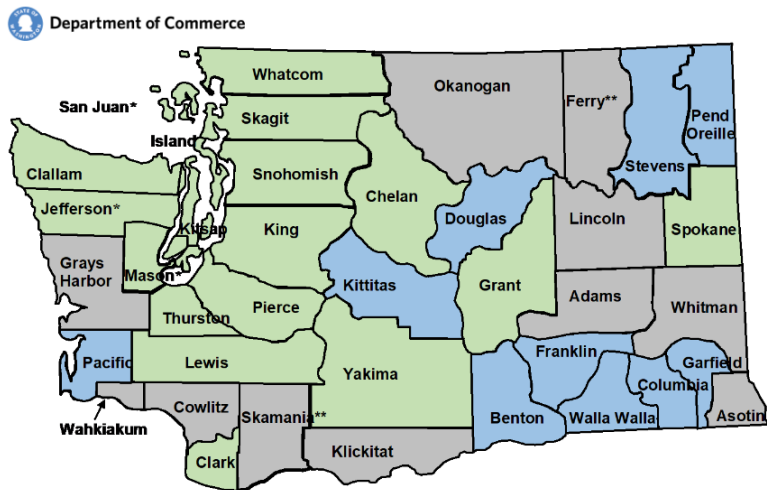
We will also review:

- 2044 Housing Growth Targets for Sumner
- 2026 Planning Commission work program

City Government Structure



Growth Management Act (GMA)



- RCW 36.70A
- Washington State law that requires state and local governments to manage Washington's growth
- Establishes a series of 15 goals that should act as the basis for all comprehensive plans
- Growth Management Hearings Board > Regional Councils

18 Counties Required to Plan Fully

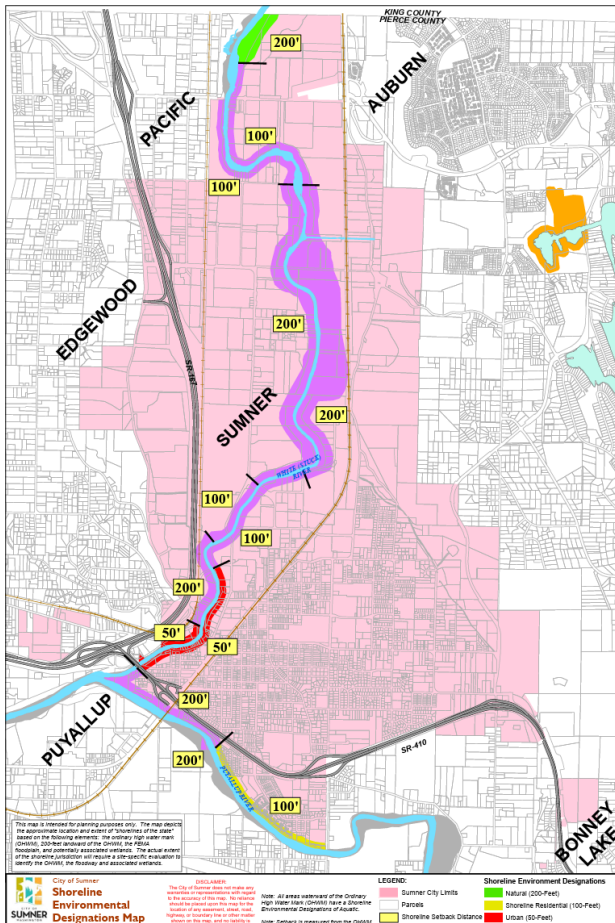
10 Counties "Opted-In" To Plan Fully

11 Counties Subject to Critical Areas and Natural Resource Lands Requirements Only

* Did not exercise ability to Opt-Out of full GMA Planning

** Exercised ability to Opt-Out of full GMA Planning





Shoreline Management Act

- ❑ RCW 90.58
- ❑ Local governments must comply with Shoreline Master Program Guidelines
- ❑ Certified by Department of Ecology
- ❑ Shoreline Master Program goals and policies included in the Comprehensive Plan in 2004
- ❑ Sumner's next update due **2029**



State Environmental Policy Act (SEPA)

- ❑ RCW 43.21C

Washington State law that requires state and local governments agencies to evaluate the environmental impacts of proposed projects, permits, and regulations.

- ❑ Key Functions of SEPA:

- ❑ Impact assessment: SEPA checklist
- ❑ Informed decision-making
- ❑ Public transparency
- ❑ Decision-making authority-SEPA grants agencies substantive authority to condition, deny or require mitigation for a proposal to avoid or minimize environmental harm.

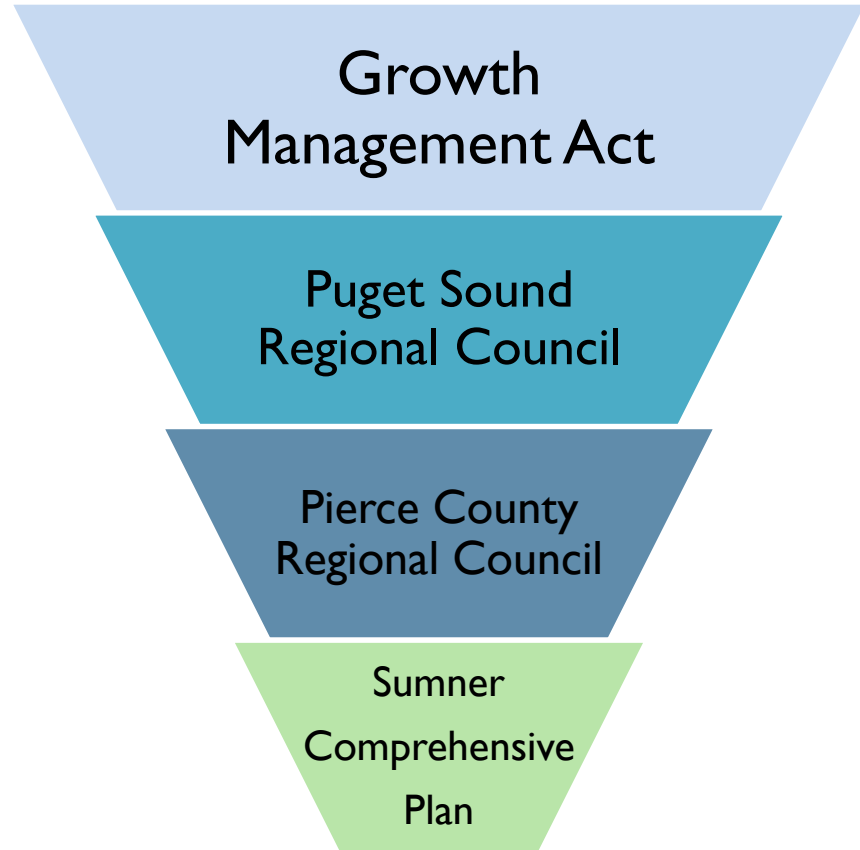


What directs our work?

State Law, Regional Plans and Countywide Planning Policies.

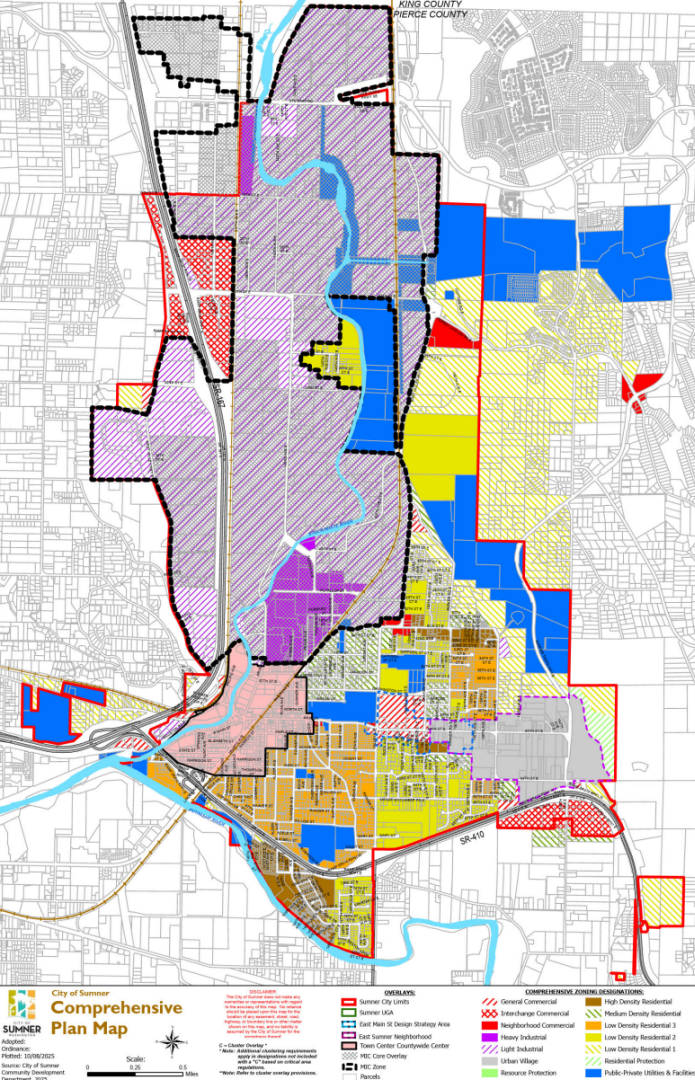
To address:

- Transportation network
- Housing/population growth
- Employment growth
- Land Use and critical areas protection



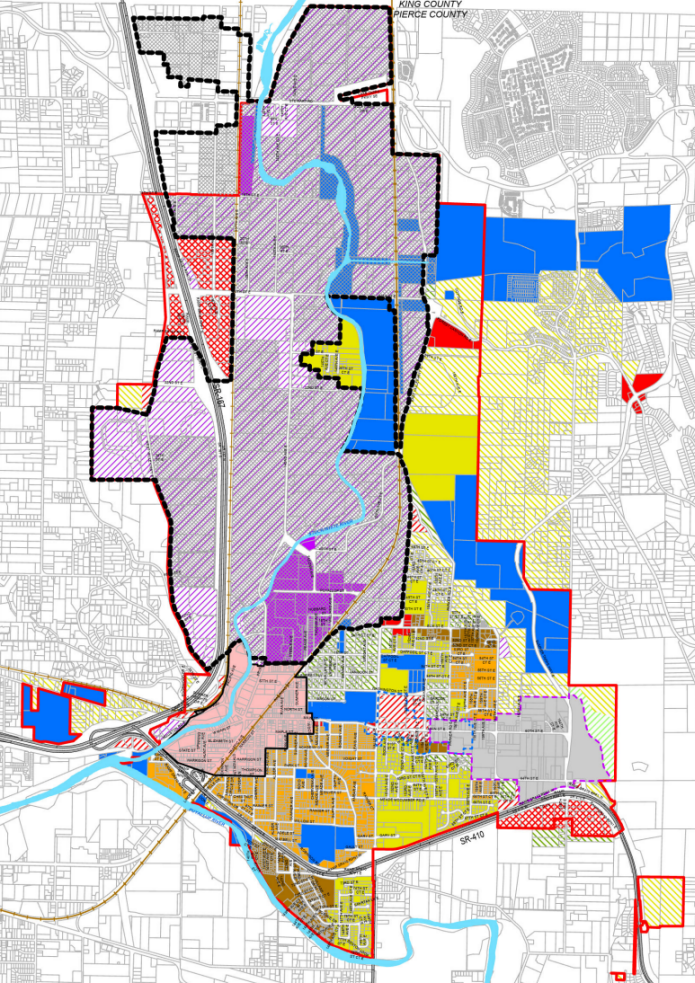
Sumner's Comprehensive Plan

- 1994 First GMA compliant plan
- 18 Elements of the Plan:
 - Community Vision for 2050 and City Values (total 9)
 - Plan Monitoring & Governance and Permit Process
 - Community Character Element
 - Family and Human Services Element
 - Economic Development and Employment Element
 - Land Use & Housing Elements
 - Essential Public Facilities Element
 - Historic & Cultural Resources Element
 - Environment & Climate Change and Resiliency Elements
 - Parks and Open Space Element
 - Transportation Element
 - Capital Facilities Element
 - Utilities Element



Sumner's Comprehensive Plan

- The Comprehensive Plan coordinates with GMA, State and Regional Goals and Policies
- The required 10 –year periodic update was completed (2024)
- The Plan adopts by reference the following:
 - Transportation Plan
 - Sanitary Sewer and Water System Plans
 - Solid Waste & Stormwater Comprehensive Plan
 - Capital Facilities Plan & SBLSD CFP
 - Parks & Trails Plan/Cemetery Master Plan
 - Design and Development Guidelines
 - Main Street Visioning Plan & East Main Street Design strategy
 - Subarea Plans



City of Sumner Comprehensive Plan Map

Adopted: 03/19/2025
 Project#: 101967025
 City of Sumner Community Development Department 2025

Scale: 1" = 100'

OVERLAYS

- Center City Limits
- Sumner UGA
- East Main St Design Strategy Area
- East Sumner Neighborhood
- Urban Center Overlay
- Urban Village
- HC Care Overlay
- HC Zone
- Parks

COMPREHENSIVE ZONING DESIGNATIONS

- General Commercial
- Interchange Commercial
- Neighborhood Commercial
- Light Industrial
- Urban Village
- Resource Protection
- High Density Residential
- Medium Density Residential
- Low Density Residential 3
- Low Density Residential 2
- Low Density Residential 1
- Residential Protection
- Public-Private Utilities & Facilities

OVERLAYS

- HC Care Overlay
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- Residential Protection
- Public-Private Utilities & Facilities

Sumner Subarea Plans

Sumner-Pacific MIC

Manufacturing/Industrial Center designated in 2009. In 2016, it was designated as a Regional Center. The last update was in 2018

East Sumner Neighborhood Plan

First update in 2004. The most recent update was in 2020

Town Center Plan

First adopted in 2005. Last update was in 2018 which established the Form-based Code. Most recent update 2025



Planning 101

○ Long-range planning:

- Address State law changes
 - Growth Management Coordinating Committee
 - Pierce County Regional Planning Committee
- Comprehensive Plan Amendments
- Shoreline Master Program updates

○ Current Planning & Development:

- Implementation of policies and strategic plans
- Administer Zoning Code SMC Title 18 in permit review
- Critical Areas and Environmental review (SEPA)
- Design review



Design Review

- Last updated in 2018
- 5 chapters: Town Center, Commercial, Industrial, Multi-Family & Single-Family developments
- Design Commission reviews projects pursuant to SMC 18.40
- SMC 18.56 Land Use procedures



Nemeth Development on East Main Street

Housing & Growth Targets

Adopted Growth Targets for Sumner

Population: 4,904

Housing Units: 1,985

Employment: 5,313

Figure 14-1. Adopted Housing Targets by Income Band (2020-2044)

	Total	0-30% AMI Non- PSH*	0-30% AMI PSH*	30-50% AMI	50-80% AMI	80-100% AMI	100- 120% AMI	>120 % AMI	Emergency housing needs (beds)
<i>Estimated Supply (2020)</i>	4,492	73	0	445	1,334	1,049	518	1,073	0
<i>Allocation (2020-2044)</i>	1,985	256	347	368	291	125	114	484	121

Source: Pierce County Ordinance No. 2023-22s.



Affordable Housing Initiatives

- **Housing Action Plan 2021**
- South Sound Housing Affordability Partnership (SSHA³P)
- Housing Legislation 2023
 - Accessory Dwelling Units
 - Minimum 2 dwelling units per lot “Middle-housing”
 - Streamlining permit process
 - Essential Public Facilities
- **2024 Legislation**
 - Transit Oriented Development (TOD)



2026 Planning Commission Work Program

Zoning Code Text Amendments

- BESS 2.0
- Add new use types and remove outdated uses
- Temporary uses & Food trucks

Housing

- Implement affordable housing

Housing

- Co-living



Greetings from...



Questions?

WASHINGTON