



**COMMUNITY DEVELOPMENT COMMITTEE
AGENDA
CITY HALL – 1104 MAPLE STREET
JANUARY 28, 2026 4:00 PM**

Committee Members: Councilmembers Evers, Hochstatter, Wilsey and (Alt.) Kenna

Staff: Community & Economic Development Director Ryan Windish

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

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COMMITTEE MEMBERS

COMMITTEE BUSINESS

1. CD Committee - Elect Chair
2. Ordinance No. 2953 -- Zoning Code Text Amendment--Co-living Housing
3. Ordinance No. 2954 - Allowing Metal Cargo Containers for Emergency Supplies

REPORTS

1. Permit Activity 2025

ADJOURNMENT



SUBJECT: CD Committee - Elect Chair

CATEGORY: Motion

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

STAFF CONTACT: Ryan Windish, Community & Economic Development Director

SUMMARY BACKGROUND:

The CD Committee will need to nominate and vote on a Chair for the meetings. The Chair serves for one year. The nominations will be opened and do not require a second. Close the nominations and vote for the Chair.

COUNCIL COMMITTEE/STUDY SESSION:

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Open nominations. A second is not required. Close nominations. Vote on Chair.

SUBJECT: Ordinance No. 2953 -- Zoning Code Text Amendment--Co-living Housing

CATEGORY: Ordinance

BUDGET IMPACT:

ATTACHMENTS:

1. Staff Report
2. Ordinance No. 2953- Co-living Housing
3. Public Comments
4. Presentation - Co-living Housing

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 No. 2953 (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 held a public hearing on January 8, 2026 and received public comment.

The Planning Commission discussed the proposal and voted unanimously on a recommendation to approve.

The Planning Commission further recommended that a traffic safety study be completed per state law (RCW 36.70A.535(3)(b)(i)) and be submitted to the Department of Commerce in order to required minimum parking for co-living housing within ½ mile of the Sounder Station.

COUNCIL COMMITTEE/STUDY SESSION: Community Development Committee

MEETING/STUDY SESSION DATE: 1/28/2026

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Move to recommend that the City Council approve Ordinance No. 2953 amending the Zoning Code to allow co-living housing.



DATE: January 28, 2026
TO: Mayor Bowman and City Council
FROM: Ryan Windish, Community & Economic Development Director
CC: Chrissanda Walker, Associate Planner
RE: **Zoning Code Text Amendment – Co-Living Housing (ESHB 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 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 ESHB 1998. The City of Sumner’s draft Ordinance No. 2953 (Exhibit A) is based on this regional model. In addition to this the Washington State Department of Commerce published a guidance document on Co-living Housing that is available [here](#).

The City of Sumner must update its zoning code to:

1. Add definitions for co-living housing, kitchen, kitchenettes, 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.

The Planning Commission discussed draft Ordinance No. 2953 on December 4, 2025 and had questions for staff as follows:

1. Could an existing house be converted to co-living housing? – **Yes, existing housing could be converted to co-living housing, so long as the criteria for co-living housing is met.**

The draft ordinance required at least one shared kitchen per floor. Based on further comments and research this requirement has been removed from the current draft ordinance.

2. What kinds of building permit and other fees would apply to a co-living housing space? – ***All applicable building fees, based on the valuation of the construction, would be required plus system development charge ("hook-up" fees) for water, sewer, and stormwater facilities. State law requires the calculation of the sewer fees to be 50% of the charge that would apply to a multi-family dwelling unit, which equates to 0.375 ERU or under current fee rates \$2,107.92 per sleeping unit.***
3. Would the City of Sumner Design and Development Guidelines need to be updated? – ***No, co-living housing is included in the definition of "multifamily" and therefore would be regulated the same as other multifamily housing in the Design and Development Guidelines, and no amendments are necessary at this time.***
4. Should there be a restriction on the use of electric "hot plates" due to fire hazard and a requirement for only induction stove tops to be used? – ***No, the Zoning Code doesn't need to address this safety concern as it will be addressed by the building and fire codes.***
5. What is the difference between a "kitchen" and a "kitchenette"? – ***A "kitchen" has a 240V/220V or natural gas fixture capable of operating a kitchen stove and oven and a "kitchenette" has at least one 120V power outlet. See new definitions for "kitchen" and "kitchenette."***
6. Can the regulations regarding the number of parking spaces required be clarified? – ***Yes, the number of parking spaces is a minimum 1 for every 4 sleeping units. A developer may choose to provide more than the minimum required parking.***

The Planning Commission held a public hearing on January 8, 2026 and received public comment.

The Planning Commission discussed the proposal and voted unanimously on a recommendation to approve.

The Planning Commission further recommended that a traffic safety study be completed per state law (RCW 36.70A.535(3)(b)(i)) and be submitted to the Department of Commerce in order to required minimum parking for co-living housing within ½ mile of the Sounder Station.

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)
- Kitchen (New)
- Major transit stop (New)
- Multifamily dwellings (Amended)
- Rooming and Boarding House (Repealed)
- Sleeping unit (New)
- Shared kitchen (New)
- Walking Distance (New).

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)

Co-living housing would not be allowed in the Low-Density Residential (LDR) zones that are characterized by predominately single-family residential housing and allow under certain circumstances up to one four-plex.

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 ESHB 1998. Standards include:

- Sleeping unit size no more than 300 sq. ft.
- Private bathrooms required in sleeping unit.
- No in-unit kitchens allowed; kitchenettes permitted.
- Shared kitchens required at a minimum ratio of 1 per 15 sleeping units. (Note: The previous draft required 1 shared kitchen per floor. This has been removed.)

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 = ½ 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:

- Minimum of 1 stall per 4 sleeping units. (Note: Developers have the option to building more then minimum parking.)
- No parking required for sites within ½ 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 ESHB 1998.

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

III. ANALYSIS

The proposal is consistent with state law (ESHB 1998) 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 (ESHB 1998)

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

- Allow co-living where at least 6 multifamily units are allowed per structure.
- Not impose higher development standards than multifamily housing.
- Limit parking requirements.
- Apply sewer connection fees at ≤50% of multifamily rates.
- Calculate 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.
- 2.5.1.1. 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. Residents of co-living housing are typically single-persons creating a more affordable option for this demographic. 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 the Comprehensive Plan.

IV. SEPA ENVIRONMENTAL REVIEW

The State Environmental Policy Act (SEPA) application was submitted on November 21, 2025 (SEPA-2025-0010). Analysis of the checklist was completed on the proposed amendments, and a Determination of Non-Significance (DNS) was issued on December 10, 2025 with a 15 day

comment period.

V. PUBLIC & AGENCY COMMENT

Comments were received from Mr. Nick Biermann on December 26, 2025 and are attached in Exhibit B. Mr. Biermann also spoke at the public hearing.

VII. PLANNING COMMISSION RECOMMENDATION

Planning Commission unanimously voted on a recommendation that the City Council approve Ordinance No. 2953 amending the Zoning Code to allow co-living housing.

The Planning Commission further recommended that a traffic safety study be completed per state law (RCW 36.70A.535(3)(b)(i)) and be submitted to the Department of Commerce in order to required minimum parking for co-living housing within ½ mile of the Sounder Station.

VIII. EXHIBITS

- A. Ordinance No. 2953
- B. Public Comments

EXHIBIT A

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 ADDS NEW DEFINITIONS (CHAPTER 18.04) FOR: CO-LIVING HOUSING, KITCHENETTE, KITCHEN, MAJOR TRANSIT STOP, SLEEPING UNIT, SHARED KITCHEN, AND WALKING DISTANCE AND REPEALS DEFINITION FOR ROOMING AND BOARDING HOUSE; AMENDS SYSTEM DEVELOPMENT CHARGES FOR SANITARY SEWER (SECTION 13.16.020); AMENDS SECTIONS 18.04.0325, 18.04.0722, 18.14.020, 18.14.080, 18.16.020, 18.16.040, 18.29.020, 18.30.020, AND 18.42.040.

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 December 10, 2025, 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 January 8, 2026, and public meetings including December 4, 2025 with the Planning Commission; and City Council Community Development Committee Council January 28, 2026 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:

18.04.0246 – 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.

...

18.04.0536– Kitchen.

“Kitchen” means a room or part of a room which is used, intended, or designed to be used for preparing food. The kitchen includes facilities, or utility hookups for facilities, sufficient to prepare, cook, and store food, and wash dishes, including, at a minimum, countertops, a kitchen-style sink, space and utilities sufficient for a gas or 220/240v electric stove and oven, and a refrigerator.

18.04.0536.1 – 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.

...

18.04.0636 – 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).

...

18.04.0928 – Shared kitchen.

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

...

18.04.0944.1 – 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.

...

18.04.0910 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.

...

18.04.1103 – 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. At least one shared kitchen shall be provided for every fifteen 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), and co-living housing subject to SMC 18.14.080(Q)	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: minimum one space for every four sleeping units.

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. No off-street parking is required for co-living housing located within one-half mile walking distance of a major transit stop.

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 _____ day of _____, 2026.

Mayor Kathy Hayden

ATTEST:

APPROVED AS TO FORM:

Michelle Converse, CMC, City Clerk

Andrea Marquez, City Attorney

Date Adopted:
Date of Publication:
Effective Date:

From: [Nicholas Biermann](#)
To: [Chrissanda Walker](#)
Subject: Public input on co-living amendment
Date: Friday, December 26, 2025 3:49:34 PM

External: Use caution with links/attachments.

Hi, Chrissanda. I would like to submit my input below as part of the public comment period for the proposed zoning code amendment allowing co-living housing. Would you please be so kind as to forward my message below to the Community Development/Development Services Department? Thank you. -Nick-

Dear Director of Community Development,

First, I would like to note that I am not speaking for or against co-living as part of this public comment. Rather, I would like to offer some insight into the very real advantages but also the potential drawbacks associated with adding co-living space here in Sumner. Also, I will note that these comments are not in specific response to the SEPA decision and I will be happy to submit them again in the future if there is an additional public comment period on the ordinance itself.

I used to live in co-living space when I resided in Seattle a few years ago, and my experiences were somewhat different from the information that city staff presented to the Planning Commission during the meeting on December 4. By making comment now, I hope to offer some additional information that the Planning Commission and City Council can use when making decisions about this proposed zoning code text amendment.

Some particular points I would like to address:

1. Size of co-living units. Some units, including a unit I lived in, were in fact greater than 300 sq ft presented to the planning commission. But in general, the size of units varied from approx 150 sq ft to around 400 sq ft. The smallest units were "dorm size" or smaller, and considerably smaller than most hotel rooms.
2. Kitchen space. Units had kitchenettes, with no stove or oven, but a microwave and a dorm-sized mini fridge. There were 110 V electrical outlets for appliances like hotplates or cookers and air fryers but no 220 V outlets. Shared kitchens with ovens/stoves, a pantry, sinks, and a full-size refrigerator were provided for shared community use by all residents. But shared kitchens may not be required on each floor. Instead, we had vertical "stacks" of individual rooms and a shared kitchen only the first floor at entry-level.
3. Bathrooms. Bathroom space provided consisted of a toilet, sink, and a shower stall. No bathtub. In some units, the sink was outside of the "water closet" where the toilet was located and doubled as a kitchenette sink. I want to be sure that commissioners and council members are aware of the type of living quarters allowed under co-living housing regulations.
4. Accessibility. In my experience, elevators were not required in all parts of co-living housing developments. Access to the individual rooms was by staircase only. Having no elevators could make co-living arrangements in multiple-story buildings impractical for residents with accessibility needs.
5. Parking. Despite the limits imposed on the maximum number of parking spaces that can be required in a co-living housing development, most residents do in fact bring their cars. Most residents will bring vehicles and will park on the surrounding city streets. This is particularly true in a city like Sumner. Unlike in Seattle, there are not multiple grocery stores within a few

blocks walk, and Sumner Station does not offer the same type of service as light rail does. Commuter rail is very different from taking the light rail to the store or a doctor appointment or attending an event.

6. Affordability. While some co-housing rooms can be purchased and owned by the residents, most residents will be renters. Due to the constraints on living space, most renters will be single folks looking for short-term housing. Also, while the face-value cost for monthly rent may be lower than with a corresponding 1-bedroom or 2-bedroom apartment, the cost per square foot is not necessarily proportional. In other words, renters in co-housing pay more for less space than they would in a 1 or 2-bedroom apartment with a roommate or partner/spouse to share the cost. Space limitations could also exclude families or even single residents with children.

I do recognize that the City of Seattle may have different standards than may be desired in Sumner. But I still would like to recommend that city staff present some additional background information to the Planning Commission and City Council on this particular topic before the ordinance is sent to the full council for approval.

Thank you.

Sincerely,

Nick Biermann
Sumner resident
5802 Parker Rd E

Co-Living Housing—Zoning Code Text Amendment

Community Development Committee
January 28, 2026

Ryan Windish, Community & Economic Development Director



Background

In 2024, the legislature adopted ESHB 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.

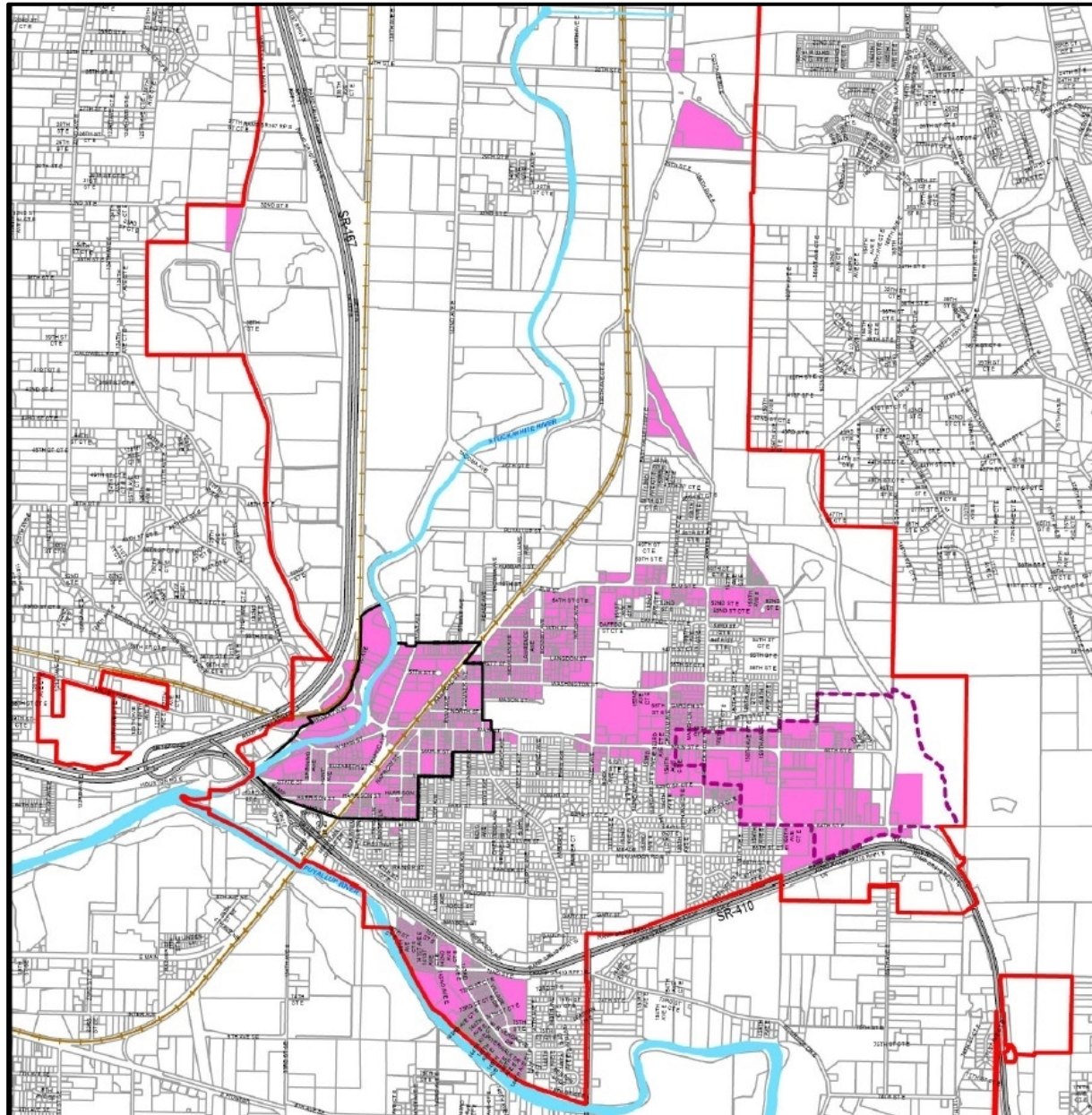
Cities are required to adopt regulations by **December 31, 2025**



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.

Zones Allowing Co-living Housing



Sleeping Unit Standards

Sleeping unit size no more than 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.



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

- Minimum 1 parking stall per 4 sleeping units
- No parking required within ½-mile major transit stop (Sumner Sounder Station).
- State law allows for a city to appeal to the Dept. of Commerce to require additional parking.



Sewer Fees

- 50% cap in ESHB 1998 for co-living housing on sewer fees
- Sewer ERU rate for co-living = 0.375 ERU per sleeping unit (\$2,107.92)
- 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

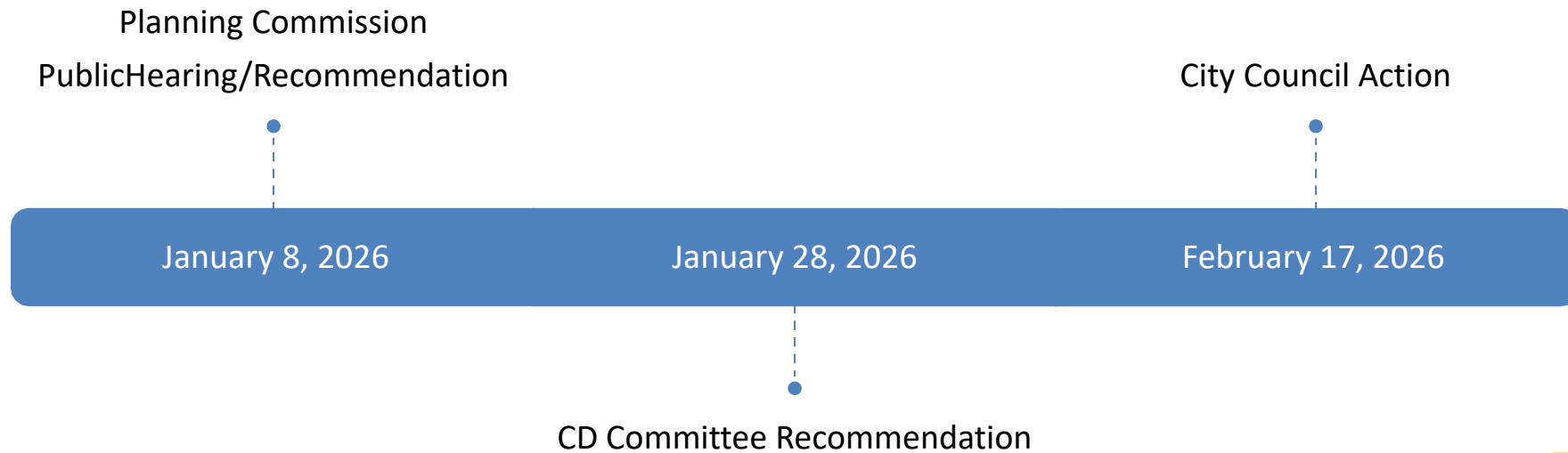


Planning Commission Recommendation

- Planning Commission recommended that the City conduct a traffic study per state law to determine if additional parking could be required.
- Passed unanimously



Next Steps



SUBJECT: Ordinance No. 2954 - Allowing Metal Cargo Containers for Emergency Supplies

CATEGORY: Ordinance

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Ordinance No. 2954 -- Emergency Management Containers

STAFF CONTACT: Scott Waller, Senior Planner

SUMMARY BACKGROUND:

Ordinance No. 2954 would allow metal cargo containers to be used for housing emergency supplies for public agencies. The Sumner Bonney Lake School District along with Sumner's Police Department and Emergency Management coordinator have requested the ability to place modular metal containers at schools within Sumner. The purpose of such containers would be to house emergency materials and supplies that would be on hand and available in the event of a local emergency situation. The proposed containers would not be a permanent structure such as a standard shed or other outbuilding to allow for the entire container(s) along with the contents to be removed and replaced with new and restocked containers with fresh supplies when the original materials need replacing. Sumner's current code is very limited in its ability to use or house metal containers onsite, with current use allowances only for commerce/shipping and temporary use during construction for storage of materials. This proposed ordinance will allow for limited use of metal containers for the sole purpose of emergency preparedness by public agencies.

COUNCIL COMMITTEE/STUDY SESSION: Community Development Committee

MEETING/STUDY SESSION DATE: 1/28/2026

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Move to approve a recommendation that the City Council adopt Ordinance No. 2954 allowing metal storage containers for emergency supplies.

**ORDINANCE NO. 2954
CITY OF SUMNER, WASHINGTON**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, RELATED TO THE PLACEMENT OF STORAGE CONTAINERS FOR THE PURPOSE OF EMERGENCY MANAGEMENT AND RESPONSE MATERIALS AND SUPPLIES.

WHEREAS, The City of Sumner plans and prepares for the management of public emergencies through its codes, comprehensive plan and the purchasing of materials and supplies necessary to respond; and

WHEREAS, in an effort to equip public agencies within Sumner with the ability to provide adequate services during a public emergency, The City of Sumner and other local public agencies may desire to place modular metal storage containers upon sites near schools and other public facilities for the storage of emergency management and response materials; and

WHEREAS, Such modular metal storage containers would be required to be appropriately maintained and regularly restocked with emergency response materials and supplies; and

WHEREAS, the City of Sumner's current building and zoning codes prohibit the use of temporary modular metal storage containers and as such do not adequately address the public benefit derived from exempting such containers only for purposes of storing emergency management and response supplies ; and

WHEREAS, the City Council finds that it is in the public interest to specifically exempt the placement of modular metal storage containers that serve the specific and limited purpose of storing emergency management and response supplies and materials.

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

Section 1. A new section of Sumner Municipal Code, Section 2.76.085, is hereby adopted as follows:

2.76.085 Emergency Materials and Containers

The Director of Development Services or their designee after consultation with the Chief of Police and the Building Official may approve the placement of outdoor modular metal storage containers or similar enclosures for emergency response materials and supplies at any site owned or operated by a public agency through a temporary use permit. Metal storage containers for the sole purpose of a public agency's emergency preparedness may be exempt from certain building code requirements and from the underlying zones regulations on metal storage containers provided the following are met:

A, Containers shall be constructed of a durable metal material;

B. Containers shall be replaced if structurally damaged, as determined by the City's Building Official;

B. Containers shall comply with any applicable setback for the zones in which they are located;

C. Containers shall be screened from neighboring properties and the public ROW to the extent feasible;

D. To the satisfaction of the Building Official, containers shall be located on a paved surface and anchored in a manner intended to prevent dislodgment or other unintentional movement of the container or materials from the deposition location.

E. Nothing herein shall create a duty of the City or any other public or private agency in the business of providing services during a public emergency to acquire or otherwise place such structures upon land within the City.

F. All acquisition and construction costs and expenses incident to the installation or placement of any container hereunder shall be the responsibility of the property owner and/or applicant. Prior to issuance of a permit, the applicant shall demonstrate either ownership of the land on which the container is proposed to be placed or appropriate legal authority from the property owner. The property owner and applicant shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by the purchase, installation, maintenance, repair or replacement of the storage container.

Section 2. 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 3. Effective Date. This ordinance shall be effective five (5) days from and after its passage approval and publication as provided by law.

Section 4. 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 5. 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**, 202**X**.

Mayor Carla Bowman

ATTEST:

APPROVED AS TO FORM:

Michelle Converse, CMC, City Clerk

Andrea Marquez, City Attorney

Date Adopted: XXX XX, 2026
Date of Publication: XX XX, 2026 Online / XX ZZ, 2026
Effective Date: XX, XX, 2026



PERMIT ISSUANCE SUMMARY (01/01/2025 TO 12/31/2025) FOR CITY OF SUMNER

Permit Type	Permit Work Class*	Permits Issued	Square Feet	Valuation	Fees Paid
Building Commercial/Industrial	Accessory Structure	2	1,620	\$186,014.08	\$3,311.36
	Addition	1	1,024	\$100,000.00	\$22,198.88
	Alteration, Remodel, Repair	8	101,405	\$804,913.00	\$12,470.44
	Certificate of Occupancy/Change of U	4	51,680	\$605,000.00	\$10,342.71
	Commercial Fence	3	87	\$245,000.00	\$3,593.50
	Demolition	2	100,475	\$90,000.00	\$2,912.50
	Industrial Fence	2	0	\$140,000.00	\$2,914.00
	Modular Office	1	256	\$5,000.00	\$205.00
	New Construction	13	412,547	\$32,951,484.92	\$790,887.61
Tenant improvement	22	115,068	\$4,754,112.00	\$430,710.40	
BUILDING COMMERCIAL/INDUSTRIAL TOTAL:		58	784,162	\$39,881,524.00	\$1,279,546.40
Building Residential	Accessory Dwelling Unit	1	957	\$30,000.00	\$18,822.82
	Accessory Structure	6	2,136	\$150,075.60	\$4,530.14
	Addition	6	1,352	\$320,446.46	\$7,250.20
	Adult Family Home	3	4,759	\$12,500.00	\$459.29
	Alteration, Remodel, Repair	11	6,383	\$405,598.27	\$8,377.10
	Demolition	4	10,104	\$210,000.00	\$1,174.00
	New Construction	2	4,039	\$339,631.08	\$41,773.29
BUILDING RESIDENTIAL TOTAL:		33	29,730	\$1,468,251.41	\$82,386.84
Fire Permits	Emergency Radio Responder	3	0	\$80,547.00	\$1,493.59
	Fire Alarm	35	0	\$435,652.20	\$11,332.58
	Fire Sprinkler	22	0	\$2,773,511.00	\$33,963.43
	Fire Underground	15	0	\$231,792.50	\$2,135.10
	Firework Display	2	0	\$6,751.00	\$367.54
	Smoke Control	1	0	\$100,000.00	\$1,639.69
FIRE PERMITS TOTAL:		78	0	\$3,628,253.70	\$50,931.93
Landscape Irrigation	Landscape Irrigation - Residential	3	0	\$0.00	\$960.00
LANDSCAPE IRRIGATION TOTAL:		3	0	\$0.00	\$960.00
Mechanical Commercial/Industrial	Alteration, Remodel, Repair	17	0	\$585,627.00	\$4,141.07
	New Construction	2	0	\$25,000.00	\$336.71
MECHANICAL COMMERCIAL/INDUSTRIAL TOTAL:		19	0	\$610,627.00	\$4,477.78
Multifamily Building Permit	Accessory Structure	3	7,737	\$184,533.60	\$3,155.81
	Addition	2	2,178	\$37,000.00	\$1,556.92
	Alteration, Remodel, Repair	1	0	\$300,000.00	\$4,234.00
	New Construction	9	194,551	\$29,268,924.00	\$3,137,309.78
MULTIFAMILY BUILDING PERMIT TOTAL:		15	204,466	\$29,790,457.60	\$3,146,256.51
Plumbing Commercial/Industrial	Alteration, Remodel, Repair	9	0	\$0.00	\$1,818.80
	New Construction	1	0	\$0.00	\$216.15
PLUMBING COMMERCIAL/INDUSTRIAL TOTAL:		10	0	\$0.00	\$2,034.95
Plumbing Residential	Alteration, Remodel, Repair	21	0	\$0.00	\$1,473.35
PLUMBING RESIDENTIAL TOTAL:		21	0	\$0.00	\$1,473.35

** Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.*

PERMIT ISSUANCE SUMMARY (01/01/2025 TO 12/31/2025)

Permit Type	Permit Work Class*	Permits Issued	Square Feet	Valuation	Fees Paid
Racks	Installation/Addition/Relocation	12	0	\$1,572,840.81	\$26,561.42
	RACKS TOTAL:	12	0	\$1,572,840.81	\$26,561.42
Re-Roof	Commercial/Industrial	3	0	\$124,880.00	\$1,349.15
	Residential	41	0	\$739,804.89	\$11,930.50
	RE-ROOF TOTAL:	44	0	\$864,684.89	\$13,279.65
Residential Mechanical	Alteration, Remodel, Repair	96	0	\$0.00	\$4,171.20
	RESIDENTIAL MECHANICAL TOTAL:	96	0	\$0.00	\$4,171.20
Septic to Sewer	Septic to Sewer	2	0	\$0.00	\$46,874.05
	SEPTIC TO SEWER TOTAL:	2	0	\$0.00	\$46,874.05
Sewer Line Permit	Side Sewer Replacement	11	0	\$0.00	\$1,620.00
	SEWER LINE PERMIT TOTAL:	11	0	\$0.00	\$1,620.00
Sign	Sign	24	0	\$0.00	\$1,024.00
	SIGN TOTAL:	24	0	\$0.00	\$1,024.00
Site Development	Civil Site Development	12	0	\$0.00	\$754,045.71
	Sidewalk/Driveway Replacement	3	0	\$0.00	\$1,150.00
	TESC	2	0	\$0.00	\$6,388.00
	SITE DEVELOPMENT TOTAL:	17	0	\$0.00	\$761,583.71
Solar Installation	Solar Commercial/Industrial	1	0	\$124,664.00	\$10,845.64
	Solar Residential	3	0	\$79,807.99	\$1,891.31
	SOLAR INSTALLATION TOTAL:	4	0	\$204,471.99	\$12,736.95
Special Events	Banner	1	0	\$0.00	\$150.00
	SPECIAL EVENTS TOTAL:	1	0	\$0.00	\$150.00
Street Obstruction Notification	Street Obstruction Notification	145	0	\$0.00	\$31,020.00
	STREET OBSTRUCTION NOTIFICATION TOTAL:	145	0	\$0.00	\$31,020.00
Tank Permit	Residential Tank Decommission	1	0	\$2,000.00	\$69.25
	TANK PERMIT TOTAL:	1	0	\$2,000.00	\$69.25
Temporary Use Permits	Firework Stand	5	0	\$0.00	\$594.00
	Temporary Tent	3	0	\$0.00	\$477.00
	Tree Stand	1	0	\$0.00	\$0.00
	TEMPORARY USE PERMITS TOTAL:	9	0	\$0.00	\$1,071.00
Tree Permit	Street Tree Permit	2	0	\$0.00	\$0.00
	TREE PERMIT TOTAL:	2	0	\$0.00	\$0.00

** Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.*

PERMIT ISSUANCE SUMMARY (01/01/2025 TO 12/31/2025)

Permit Type	Permit Work Class*	Permits Issued	Square Feet	Valuation	Fees Paid
Water Line	Water Line	4	0	\$0.00	\$3,288.06
	WATER LINE TOTAL:	4	0	\$0.00	\$3,288.06
	GRAND TOTAL:	609	1,018,358	\$78,023,111.40	\$5,471,517.05

** Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.*