



City Hall remains closed during Governor Inslee’s “Healthy Washington - Recovery Roadmap” order, a consequence of the Covid-19 pandemic. The public is invited to attend the meeting virtually by using the ZOOM Meeting access information below -

Please click the link below to join the webinar:

<https://sumnerwa-gov.zoom.us/j/85262047453>

Or iPhone one-tap :

US: +12532158782,,85262047453# or +16699006833,,85262047453#

Or Telephone:

Dial: +1 253 215 8782

Webinar ID: 852 6204 7453

CALL TO ORDER

Roll Call: Bitetto, Brown, Hamilton, Hayden, Hochstatter, Neuman and Reed

REGULAR BUSINESS

1. South Sound Housing Affordability Partnership
2. Housing Action Plan-Planning Commission Recommendation
3. Main Street Visioning Presentation from Winter Quarter
4. East Sumner Neighborhood - Rezoning

CITY ADMINISTRATOR REPORT

AGENDA SETTING

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

EXECUTIVE SESSION

ADJOURNMENT

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

SUBJECT: South Sound Housing Affordability Partnership

CATEGORY: Information Only

BUDGET IMPACT:

15,000

Within Budget Allocation: Yes

ATTACHMENTS:

STAFF CONTACT: Jason Wilson, City Administrator

SUMMARY BACKGROUND:

Since 2019 the Mayor has participated in a countywide initiative to create more housing that is accessible, affordable and attainable for all Pierce County residents known as South Sound Housing Affordability Partners (SSHAP). Tonight representatives from the Cedar River Group will be presenting data that supports the creation of SSHAP as well as discussing the proposed Intergovernmental Agreement (IGA).

The IGA will create a new formal collaboration among Pierce County cities, towns, tribes and the county to work together on housing issues and projects. The IGA is designed to meet the unique needs of each of the participating jurisdictions, while providing a structure and framework for operating this new collaborative venture.

Sumner's annual contribution for the next three years is anticipated to be less than \$5,000 per year, with the funding source being the Affordable Housing Sales and Use Tax under SMC 3.22.

Council will be asked to approve the IGA at a future meeting.

COUNCIL COMMITTEE/STUDY SESSION: MEETING/STUDY SESSION DATE: 4/12/2021 COMMITTEE RECOMMENDATION:
--

STAFF RECOMMENDATIONS/MOTION:

Information only at this time.

SUBJECT: Housing Action Plan-Planning Commission Recommendation

CATEGORY: Presentation

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Housing Action Plan -Sumner Council Briefing

STAFF CONTACT: Ryan Windish, Community Development Director

SUMMARY BACKGROUND:

The City of Sumner and City of Bonney Lake have jointly developed a Housing Action Plan (HAP). This is in response to State Growth Management Act requirements to address the need for affordable housing. This project was funded by a grant through the Washington State Department of Commerce. The goal of the project is to identify gaps in access to affordable housing, and to develop strategies to remedy those gaps.

The Planning Commission held a public hearing on the HAP on March 4, 2021 and voted unanimously on a recommendation to approve on April 1, 2021. The Council will be briefed on the Housing Action Plan as proposed and recommended. The document will be on the May 3, 2021 City Council agenda for action.

COUNCIL COMMITTEE/STUDY SESSION: Study Session
--

MEETING/STUDY SESSION DATE: 4/12/2021

COMMITTEE RECOMMENDATION: None at this time.
--

STAFF RECOMMENDATIONS/MOTION:

None required.



DATE: April 2, 2021
TO: Mayor Pugh and City Council
FROM: Ryan Windish, Community Development Director
RE: **City of Sumner Affordable Housing Action Plan - PC Recommendations**

I. BACKGROUND / WHY THE AMENDMENTS ARE BEING PROPOSED

The City of Sumner and City of Bonney Lake have jointly developed a Housing Action Plan (HAP). This is in response to State Growth Management Act requirements to address the need for affordable housing. This project was funded by a grant through the Washington State Department of Commerce. The goal of the project is to identify gaps in access to affordable housing, and to develop strategies to remedy those gaps.

The Planning Commission held a public hearing on the HAP on March 4, 2021 and voted unanimously on a recommendation to approve on April 1, 2021. The Council will be briefed on the Housing Action Plan as proposed and recommended. The document will be on the May 3, 2021 City Council agenda for action.

II. DESCRIPTION

The proposed Housing Action Plan sets forth background information on the affordability of housing in Sumner and provides a list of recommended strategies and actions for creating more affordable housing opportunities for all income levels within the city.

The HAP contains two important elements to ensure everyone has a place to live: a Housing Needs Assessment and the Housing Action Plan (HAP). These documents consider demographics, income levels, and other social and economic factors in developing clear, strategies and implementing actions that will help Sumner meet current and projected housing needs.

Housing Needs Assessment

First, the Housing Needs Assessment helped us understand key questions such as:

- How affordable (or not) housing is today
- How the City of Sumner expected to grow in the future
- What kind of housing will meet current and future needs

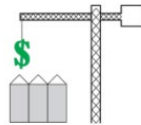
Housing Action Plan

Based upon these results, the second part, the Housing Action Plan, involved development of six strategies and implementing actions the City may consider in the future. The strategies include:

PRESERVE RENTAL HOUSING



INCENTIVES FOR NEW RENTAL HOUSING



BRING DOWN THE COST OF DEVELOPMENT



PROVIDE WIDER VARIETY OF HOUSING TYPES



PREVENT AND MITIGATE DISPLACEMENT



IMPROVE THE PERMIT PROCESS



One or more actions have been developed for each strategy. It is important to note that approval of the HAP does not bind the City of Sumner to implementing all the actions. However, some of the actions may be very easy to implement and others may be considered as we update our Comprehensive Plan in the next update (2024). This plan simply gives us a set of tools to address housing. Lastly, when any of the actions in the plan are considered in the future, it will go through a full public participation process and involve both the Planning Commission and City Council.

Advisory Committee

To accomplish the development of this plan, we had great assistance from our Advisory Committee. The Committee was made up of stake holders in the community, such as representatives from churches, social service agencies, affordable housing advocates, and both cities' Planning Commissions. The Committee held three meetings which allowed them to provide early feedback on both the Housing Needs Assessment, and both the proposed strategies and actions.

III. PLANNING COMMISSION RECOMMENDATION

On March 5, 2021 the Planning Commission held a public hearing on the Housing Action Plan and on April 1, 2021 voted unanimously recommending approval by the City Council with the condition that following adoption of the plan a prioritization exercise take place so staff can have direction on what items should be priority.

IV. NEXT STEPS

Following the briefing on April 12th, the Housing Action Plan will be on the May 3, 2021 agenda for final action.

V. EXHIBITS

A. Final Draft Housing Action Plan – Link to document:

<https://bonneylake.ent.box.com/s/eoo5wq6zbrkprpevv6vejdlmz342pcm1>

B. April 12, 2021 City Council briefing slide presentation

EXHIBIT B

CITY OF SUMNER - COUNCIL BRIEFING

HOUSING ACTION PLAN

April 12, 2021



CITY OF
SUMNER
WASHINGTON



PRESENTATION OBJECTIVES

Clay White, LDC

Presentation Objectives



- Council members are briefed on the project schedule
- Council members understand the project background, goals, and work completed thus far
- Council members receive an overview of the Draft Housing Action Plan
- Council members share their responses to the Draft Housing Action Plan



PROJECT SCHEDULE

Mapping out the next four months
Clay White, LDC

Project schedule

Tasks	General Timeframe	Deliverables from Scope of Work
Task 1: Project Kick-Off and Project Charter	April-June 2020 Complete	- Project Kick-off Workshop/meeting notes - Project Charter Development - Project Schedule Council HAP briefing - June 22, 2020
Task 2: Public Participation Plan	April -June 2020 Complete	- Develop Public Participation Plan - Preparation of informational materials - Assist with webpage content
Task 3: Housing Needs Assessment	May - March 2021 Complete	- Preparation of Housing Needs Assessment - Prepare briefing materials for Councils and Commissions
Task 4: Preliminary Draft Housing Action Plan	July -December 2020 Complete	- Prepare Draft Housing Action Plan - Advisory Committee meetings (3) - Community Review and Comment Process on Draft Housing Action Plan
Task 5: Final Draft Housing Action Plan	December 2020 – March 2021 Complete	Prepare Final Draft Housing Action Plan
Task 6: Hearing Process	March – June 2021	- Planning Commission Hearing Complete - City Council Briefing/Hearing - Final Housing Action Plan NOTE: WE ARE ON SCHEDULE

Proposed schedule moving forward



- City Council – April 12th
- City Council – May 3rd
- Link to Bonney Lake process
- Plan changes or edits may be made during this process





HOUSING ACTION PLAN (HAP) OVERVIEW

Clay White, LDC

Ryan Windish, City of Sumner

What we will cover



- Review project background
- Public participation approach
- Housing Action Plan overview
- Introduce Housing Action Plan



Background



Regional housing crisis

2019 Legislative response – ESSHB 1923

- Focused on options to increase residential building capacity
- Housing Action Plan one of the options
- Joint Sumner-Bonney Lake project
- Deadline for completion – June 30, 2021
- Plan does not result in code or policy changes
- Piece of the puzzle as housing issues are tackled

CERTIFICATION OF ENROLLMENT
ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1923
Chapter 348, Laws of 2019
66th Legislature
2019 Regular Session
URBAN RESIDENTIAL BUILDING CAPACITY
EFFECTIVE DATE: July 28, 2019—Except for section 11, which becomes effective July 1, 2019.

Passed by the House April 24, 2019
Yeas 75 Nays 19
FRANK CHOPP
Speaker of the House of Representatives

Passed by the Senate April 22, 2019
Yeas 33 Nays 16
CYRUS HABIB
President of the Senate
Approved May 9, 2019 3:12 PM

BERNARD DEAN
Chief Clerk

FILED
May 13, 2019

JAY INSLEE
Governor of the State of Washington

Secretary of State
State of Washington

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1923** as passed by the House of Representatives and the Senate on the dates hereon set forth.

Housing Action Plan (HAP) purpose



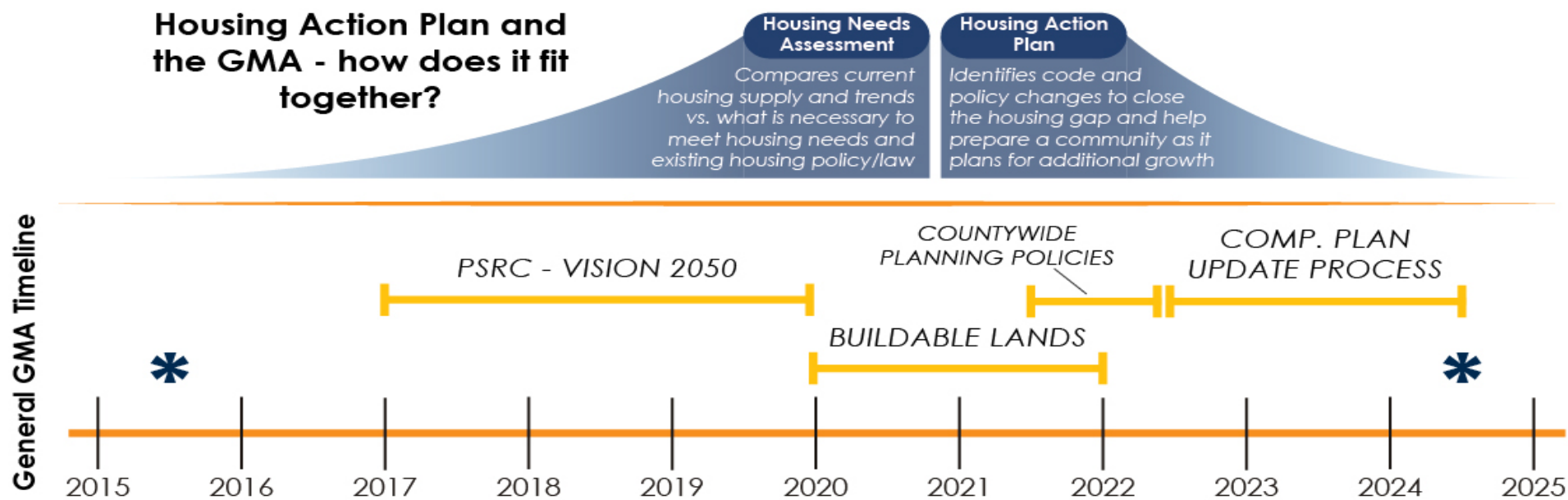
Housing Needs Assessment

- Quantify existing and projected housing needs for all income levels
- Analyze population and employment trends
- Evaluation of success in attaining planned housing types

Housing Action Plan

- Consider strategies to minimize displacement of low-income residents resulting from redevelopment
- Develop strategies to increase the supply of housing, and variety of housing types
- Include a schedule of programs and actions to implement the recommendations of the housing action plan

HAP can help support next Comprehensive Plan update



* Comprehensive Plan update deadlines

Note: ESHB 2342 was passed during the 2020 Legislative Session. It extended the time period between required updates from eight to nine years for this cycle.

Housing Action Plan purpose (continued)



Public Participation

- Provide for participation and input from community members, community groups, local builders, local realtors, nonprofit housing advocates, and local religious groups

Advisory Committee meetings

- Hold two advisory committee meetings

Planning Commission/City Council

- Briefings/hearings

“Food insecurity is a symptom of a bigger problem. We know the families that come to us have more barriers to stability and having access to safe, affordable housing would relieve so much pressure on the families we serve and the larger community.

If more stable housing was available the ongoing crisis and tension created by housing insecurity would be alleviate, the emotional impacts of that can’t be overstated. Allowing families to shift their focus from surviving to thriving.”

Stacey Crnich, CEO of Bonney Lake Food Bank and Advisory Committee Member

Public participation



- Sumner Connects
 - All documents
 - Advisory committee meeting videos
 - Discussion forums
- Community outreach
- Public review and commenting
- Advisory Committee
- Planning Commission, and Council meetings/hearings

“Growth in all sectors of housing will be a sign that the Housing Action Plan is successful. The existing stock stays viable, while we add more options from Accessory Dwelling Units to high end single family homes.”

**Dave Dearth, Dobler Management Co. and
Advisory Committee Member**

Advisory Committee



Stacey Crnich	Bonney Lake Food Bank
David Dearth	Dobler Development
Andy Elfers	Sumner Planning Commission
Marilee Hill-Anderson	Sumner-Bonney Lake School District
Jeff Kreel	Whispering Hills
Tina Maier	The Chamber Collective
Todd McKellips	Seattle Tiny Homes
Sam Newell	New Hope Community Church
Mike Cathey	Sumner Food Bank
Jenny Simoneaux	Sumner Senior Center
Debbie Strous-Boyd	Bonney Lake Planning Commission
Sam Suznevich	Sumner Planning Commission/Sumner Rotary
Seth Wagner	Adult Family Homes
Tonya Tunnell-	Exodus Housing Thornhill

“Staying at your school of origin is the best way to avoid learning loss. If kids were more stably housed we know they would be more successful academically, socially, and emotionally. The benefits of stable, affordable housing can’t be overstated for the lives of our students.”

Marilee Hill-Anderson, Sumner-Bonney Lake School District and Advisory Committee Member

Sumner connects feedback



"I don't think we have enough variety of housing to meet the needs of different income brackets. Young people don't have a lot of options, young families may not be able to afford much around here, the senior community may be aging in place and then **we don't have a churn of housing.**"

"A few years ago due to health concerns & aging, we decided it was time to move to a one story home and **availability was almost zero.**"

As a retiree who hopes to stay in my home in downtown Sumner [...] we actually tried to find a condo in town to purchase but had to buy a house because **there were no condos in town.**"

"Currently, the City of Sumner is **almost entirely inaccessible to first time home buyers.** As a local Real Estate Broker, I can't even count the number of clients I've had with a dream of living here and are then devastated by the reality of housing prices."

It starts with key housing questions:

- Will young families be able to find housing that is affordable in our community in the future?
- As our friends and family age, will there be housing to ensure they can afford to stay in our community?
- How do we ensure housing is available for teachers, caregivers, and single income households?

Housing data is then examined through a Housing Needs Assessment (HNA):

- How affordable is housing today?
- How are the cities expected to grow in the future?
- What kind of housing will meet current and projected future needs?

Public engagement ensures the community voice is heard.

- [Housing Action Plan](#) website developed.
- Community forums and discussions held on the project website
- Community led Advisory Committee helps drive the Plan forward.
- Planning Commissions and City Councils to hold meetings and adopt the final plan.

Based upon the steps above, the Housing Action Plan (HAP) then outlines a variety of proactive strategies each community could take to help address the current and future housing needs of each city.

Housing Action Plan overview

Housing Action Plan layout

- Executive Summary/Introduction
- Housing Needs Assessment summary
- Housing Action Plan
- Appendix documents



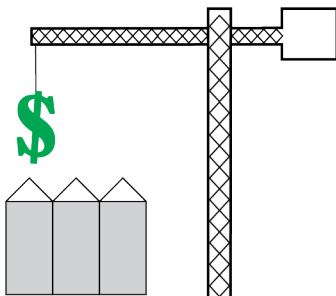
Housing Action Plan strategies



Preserving Rental Housing



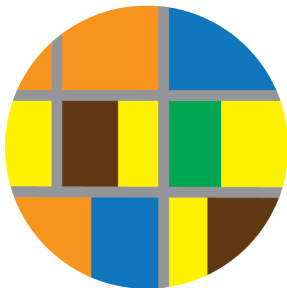
Incentives for New Rental Housing



Providing Wider Variety of Housing Types



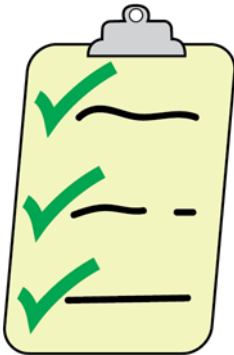
Preventing and Mitigating Displacement



Reducing Development Costs



Improving the Permitting Process





RAISE SEPA EXEMPTION LEVELS FOR MINOR NEW CONSTRUCTION



The Department of Ecology updated State Environmental Policy Act (SEPA) rules in 2012/13. The updated rules, contained within [WAC 197-11-800\(1\)](#), grant local governments the ability to increase SEPA categorical exemptions for certain minor new construction activities. This includes SEPA exemptions for single and multi-family development, commercial buildings, and filling and grading activities. These are often referred to as "flexible thresholds" because each jurisdiction can adopt standards within a range that meets their needs. Currently, Sumner Municipal Code [16.04.210](#) only allows the minimum number of SEPA exemptions for minor new construction activities.

In most cases, environmental issues that SEPA was intended to address in 1971 are now mitigated by local codes and both state and federal regulations. Setting appropriate SEPA exemption levels within the City could reduce duplicative processes and reduce permit process timeframes while still providing protection of the environment and strong public participation during the permitting process.

The following are a few of the jurisdictions who have adopted SEPA exemption thresholds above the minimum required by WAC 197-11-800: Des Moines • Everett • Kent • Lynnwood • Marysville • Mountlake Terrace • Mukilteo

Advantages

- Reduce permit timelines and costs
- Eliminate duplicative processes
- Encourage urban development

Disadvantages

- Perception that environmental protections may be reduced
- Perception that notification of specific projects would be reduced

Each strategy is implemented with a series of actions for the City to consider

Action	Type	Target Group	Area of Applicability	Scale of Potential Impact	Timeline
Create property maintenance incentive program	Preserve rental housing; Prevent and mitigate displacement	Landlords and multi-family property owners.	City-wide	Large scale potential to impact up to 1/3 of dwelling units in the City	1-2 years
Affordable housing preservation strategies	Preserve rental housing; Prevent and mitigate displacement	Multi-family property owners	City-wide	Large scale potential to impact up to 1/3 of dwelling units in the City	1-2 years
Inclusionary zoning/density bonuses/ current use assessments	Incentives for new rental housing	Low-income populations	Town Center Plan Area	Medium scale	2-3 years
Use HB 1406 sales tax dollars to reduce development costs	Bring down the cost of development; Prevent and mitigate displacement	Low-income populations	City-wide	Small scale given limited new funds per year	1-2 years
Use of MFTE as incentive for rent-restricted affordable housing	Incentives for new rental housing; Bring down the cost of development; Prevent and mitigate displacement	Developers and investors	City-wide	Large-scale	1-2 years
Create permit process fast track program	Bring down the cost of development; Improve the permit process	Developers and investors	City-wide	Small scale- Sumner currently has efficient permitting timelines	1 year
Raise threshold for what separates a plat and a	Bring down the cost of development; Improve the	Investors and small developers	City-wide	Small scale given limited land available for	1-2 years



Each action is included in the Action Schedule and Summary Table to identify when the issue may be taken up by the City

Plan provides “tools in the toolbox”



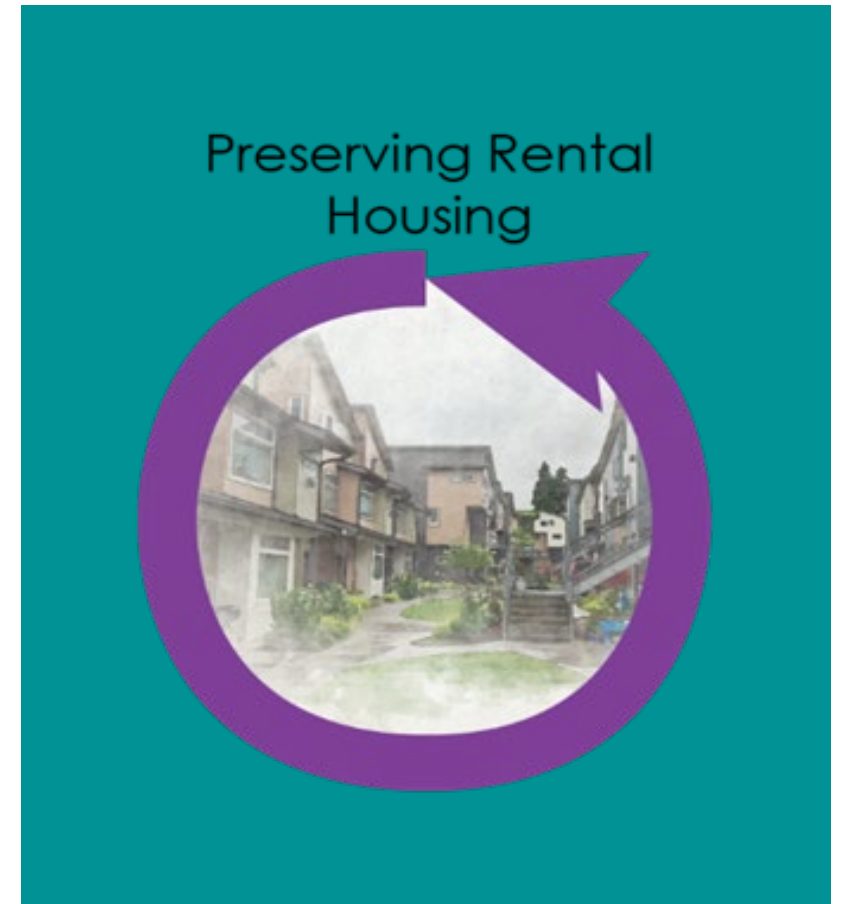
- Plan provides ideas for actions the City can take
- No requirement to move forward on the actions identified. Saying yes to the Plan is not making a commitment for each action
- Any future action will require a full public participation process
- Some of the actions could be “low hanging fruit”
- Plan provides longer term ideas that could assist the City as it plans for growth as part of its next Comprehensive Plan update
- This project has started the community conversation on housing early – that’s a good thing!



Strategy and proposed actions



- Affordable housing preservation strategies
- Create property maintenance incentive program

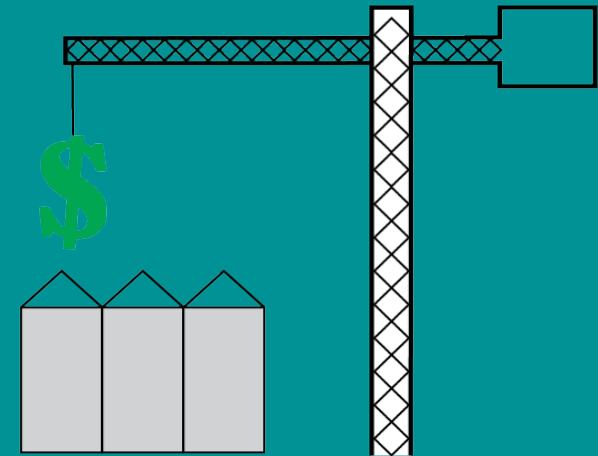


Strategy and proposed actions



- Inclusionary zoning/density bonuses/current use assessments
- Use of MFTE/publicly owned land as incentives for rent-restricted affordable housing

Incentives for New Rental Housing

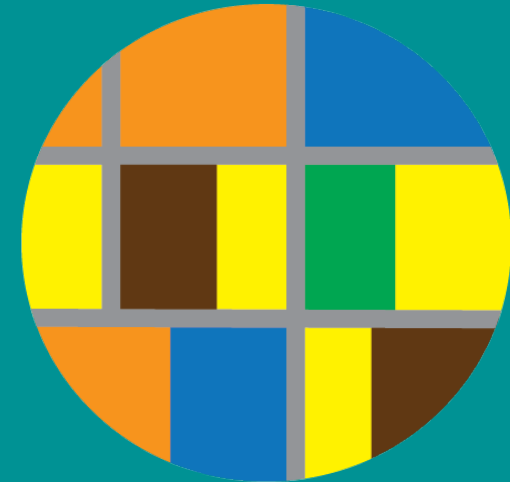


Strategy and proposed actions



- Use HB 1406 sales tax dollars to reduce development costs
- Affordable housing preservation strategies
- Use of MFTE/publicly owned land as incentives for rent-restricted affordable housing
- Inclusionary zoning/density bonuses/current use assessments
- Create property maintenance program

Preventing and
Mitigating Displacement



Strategy and proposed actions



- Expand where ADUs can be built
- Modify allowed uses to increase range of missing middle housing
- Expand where senior housing can be built
- Permit and clarify Tiny Home regulations
- Improve administration of unit lot subdivisions

Providing Wider Variety
of Housing Types



Strategy and proposed actions



- Use HB 1406 sales tax dollars to reduce development costs
- Use of MFTE/publicly owned land as incentives for rent-restricted affordable housing
- Create permit process fast track program
- Raise threshold for what separates a plat and a short plat from 4 to 9 units
- Raise SEPA exemption levels for minor new construction
- Update road standards to increase site flexibility



Strategy and proposed actions



- Create permit process fast track program
- Raise threshold for what separates a plat and a short plat from 4 to 9 units
- Raise SEPA exemption levels for minor new construction
- Improve administration of unit lot subdivisions

Improving the
Permitting Process



Key questions moving forward



- Do the strategies focus on the issues that should be tackled?
- Are there additional actions that Sumner should consider?
- Should one or more of the ideas be modified or removed from consideration?
- Are there issues we should explore or information we should bring back to the City Council?



Proposed schedule moving forward



- City Council - May 3rd
- Bonney Lake meetings/hearings will follow which will conclude the project





THANK YOU

SUBJECT: Main Street Visioning Presentation from Winter Quarter

CATEGORY: Presentation

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

STAFF CONTACT: Ryan Windish, Community Development Director

SUMMARY BACKGROUND:

The City has been working in partnership with the University of Washington-Tacoma Urban Design Studio class this year on re-imagining Main Street and downtown to better serve the community for event space, walkability, connections to transit, and other key areas of design. The students over the last two quarters have come up with a lot of wonderful ideas and concepts. This presentation focus on aspects of the downtown and Main Street that the class will be working on next quarter and bring to life with more detailed designs. Staff will be looking for direction from the Council on moving forward with ideas that are presented.

COUNCIL COMMITTEE/STUDY SESSION: Study Session MEETING/STUDY SESSION DATE: 4/12/2021 COMMITTEE RECOMMENDATION: None at this time.

STAFF RECOMMENDATIONS/MOTION:

None

SUBJECT: East Sumner Neighborhood - Rezoning

CATEGORY: Motion

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. 2020 East Sumner Neighborhood Rezoning Presentation April 12, 2021

STAFF CONTACT: Ann Siegenthaler, Associate Planner

SUMMARY BACKGROUND:

The purpose of this Study Session is to revisit the proposed 2020 East Sumner Neighborhood Plan rezone.

The City Council reviewed the proposed Resource Protection (RES) Zone at a Study Session on March 22, 2021 and discussed options for the RES zone in the central neighborhood, such as: Adding code language to allow owners to adjust the boundary line, and removing the RES zone entirely. Staff is now recommending that the best approach is to remove the RES zone entirely.

- Removing the RES zone responds to owners concerns, provides the most flexibility.
- The “central wetlands area” would not be rezoned to RES, would retain its current zoning.
- Property owners would be able to obtain their own wetlands studies to determine where development can occur.
- Wetlands would still be protected under existing wetlands regulations.

Staff will be presenting a new zoning map for East Sumner Neighborhood for Council approval.

COUNCIL COMMITTEE/STUDY SESSION: Study Session
--

MEETING/STUDY SESSION DATE: 3/22/2021

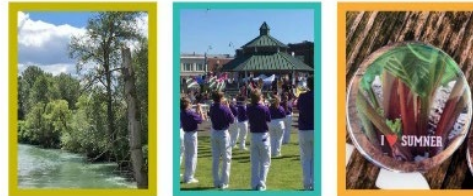
COMMITTEE RECOMMENDATION: n/a

STAFF RECOMMENDATIONS/MOTION:

Information only at this time.

2020 East Sumner Neighborhood Plan Rezoning

Study Session – City Council April 12, 2021



East Sumner Neighborhood Plan

◆ Purpose: Revisit East Sumner Neighborhood Plan map & zoning

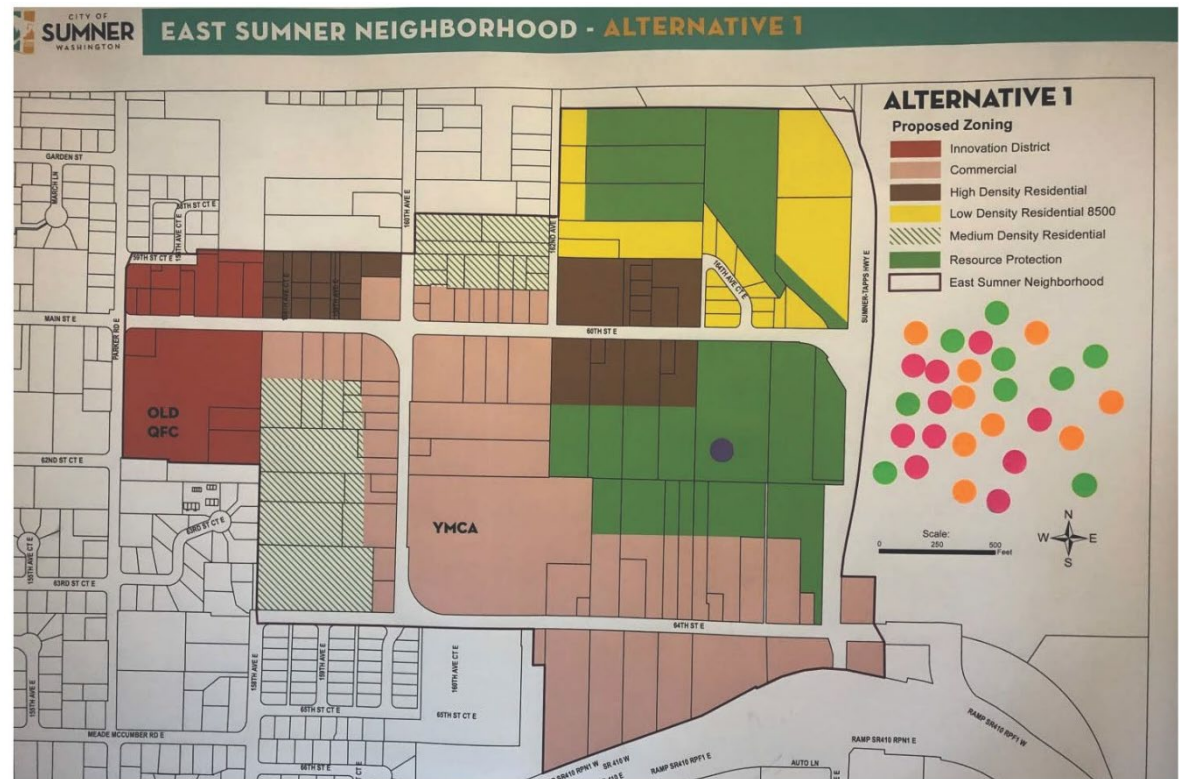
- ❖ Discuss how we arrived at Resource Protection zone
- ❖ Review property owner concerns
- ❖ Discuss Staff's new recommendation: REMOVE THE RESOURCE PROTECTION ZONE



How we got here

◆ June 2019 Public Open House

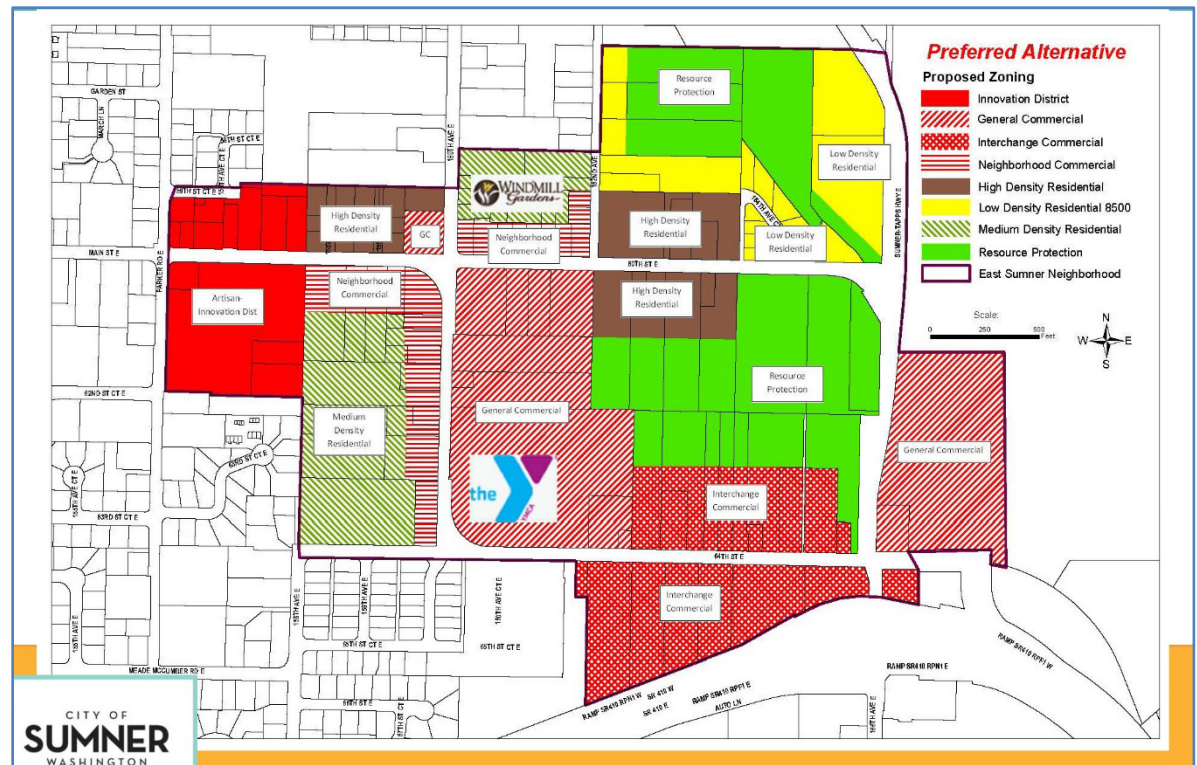
- ❖ Map dots responding to concept for Resource Protection Zone
- ❖ Sumner Connects survey with favorable response to Resource Protection Zone



How we got here

◆ July 2019 City Council Review

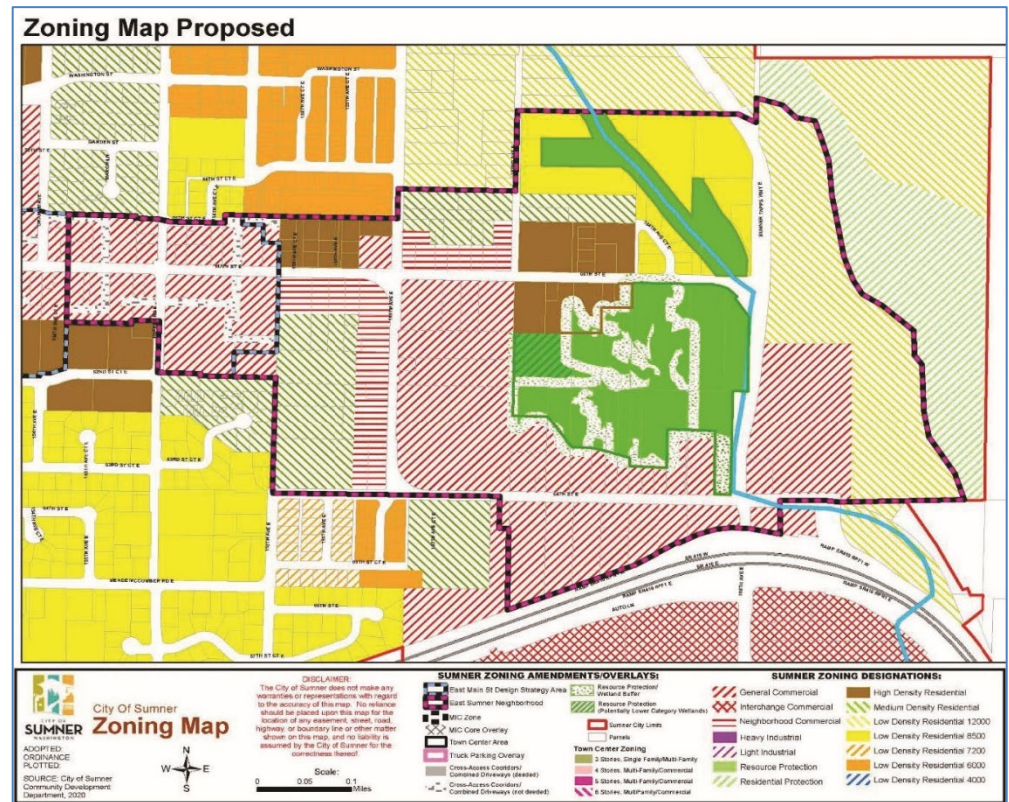
- ❖ Staff's Recommended Alternative (shown)
- ❖ Council direction to proceed with the concept of Resource Protection Zone



How we got here

◆ 2020-2021 City Council & Planning Commission Reviews

- ❖ Planning Commission – May & August 2020: Resource Zone presented by staff
- ❖ Council – Feb. 2021: Proposed zoning (shown) presented by staff
- ❖ Sumner Connects survey July 2020:
 - 80% supported preserving central wetlands area



Review & Comment Opportunities

- ◆ **Opportunities for review and comment throughout the process, including:**
 - ❖ **2020 – 2021:** Numerous public notices and mailings to property owners, letters to wetland owners
 - ❖ **December 2020**—Planning Commission Public Hearing
 - ❖ **January 2021**—Planning Commission Recommendations
 - ❖ **February 2021**—City Council Study Session
 - ❖ **February 2021**—City Council Public Hearing
 - ❖ **March 2021**—City Council Study Session
- ◆ **Staff presented middle ground option on March 22nd**
- ◆ **Additional responses from property owners**
 - ❖ More concerns about restrictive zoning
 - ❖ More property owners are asking to remove Resource Protection Zone.

Re-visit East Sumner Neighborhood

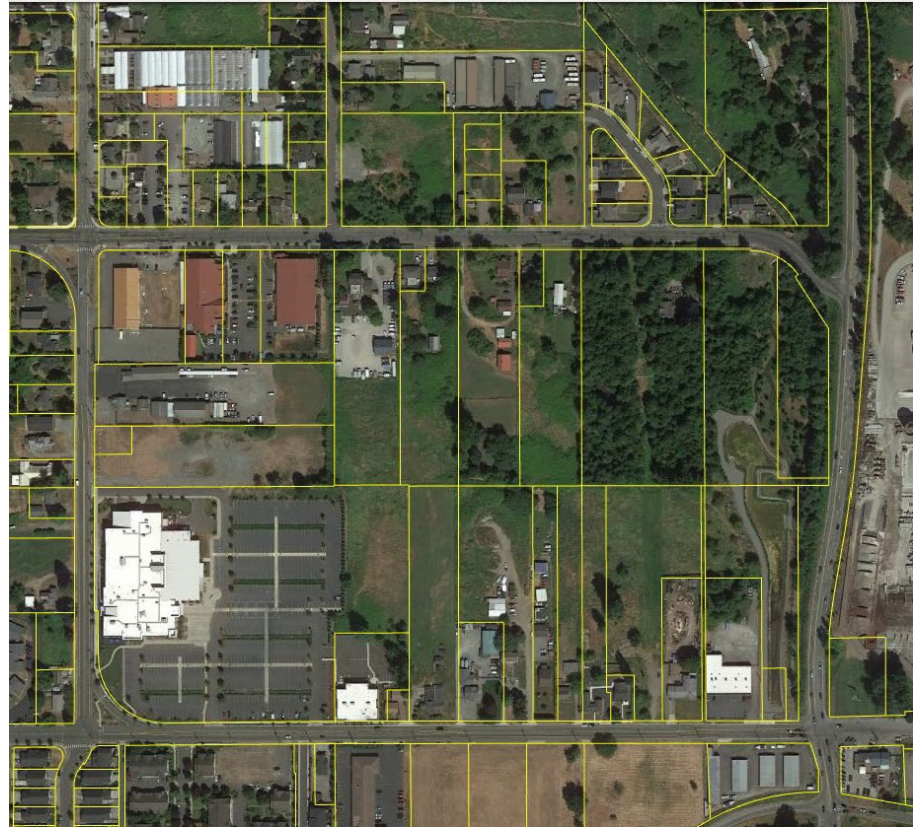
- ◆ **Best option now: Remove the Resource Protection Zone entirely**

- ❖ Gives property owners the most flexibility.
- ❖ Wetlands regulations will still protect wetlands and buffers.

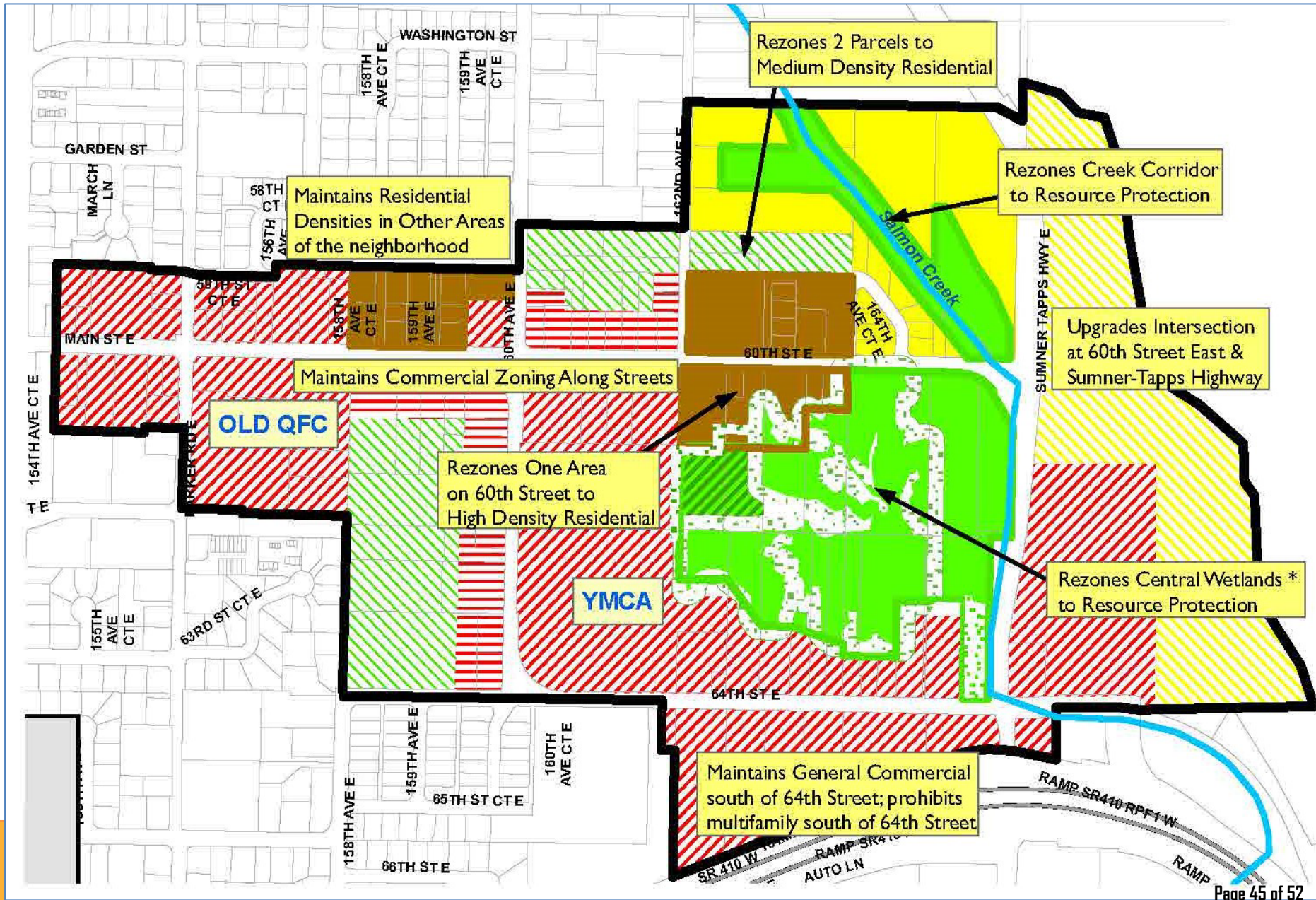
- ◆ **All zoning in Central Wetlands Area would remain the same as current zoning**

- ◆ **City parcels only would be rezoned to RES**

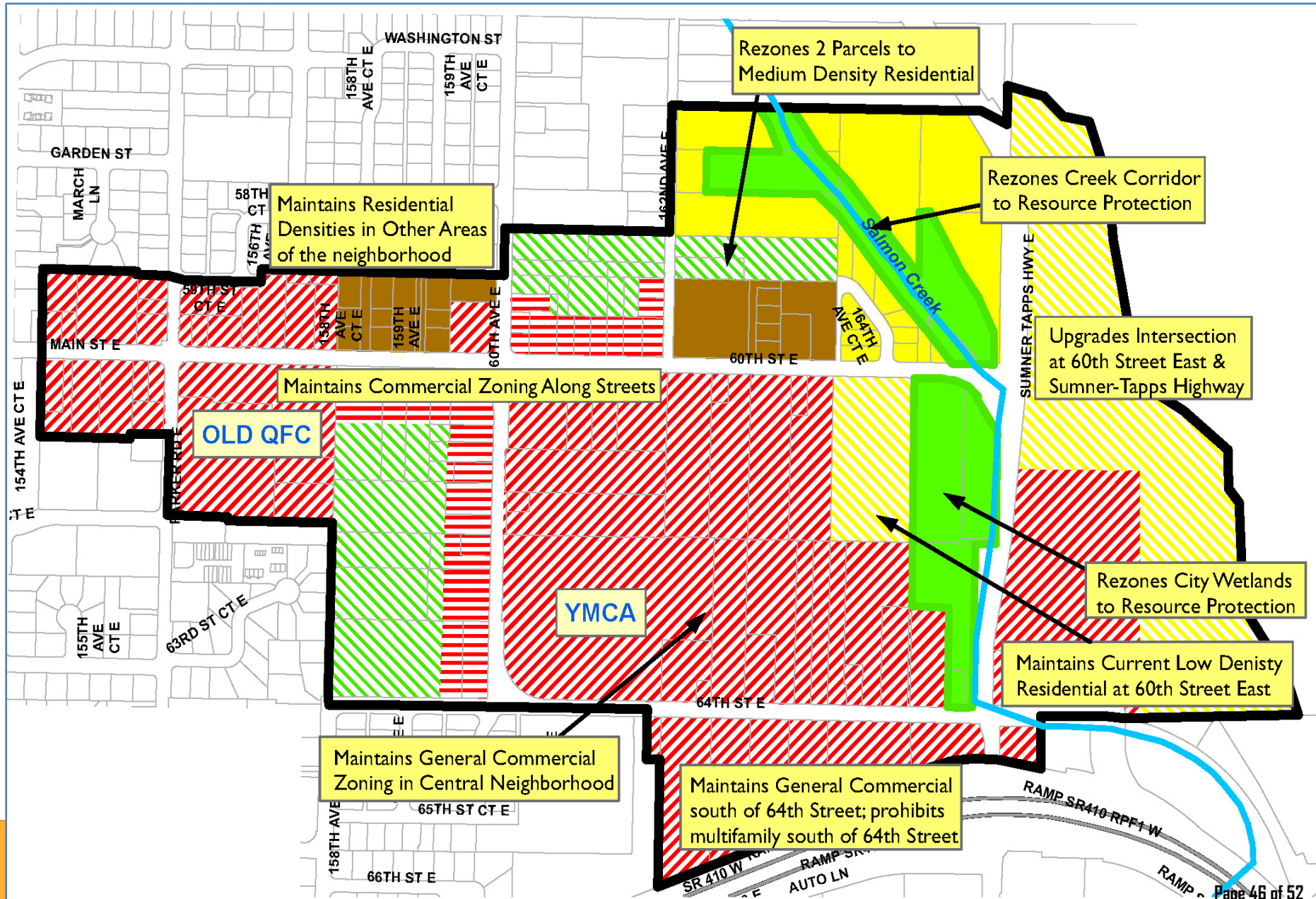
- ❖ City-owned parcels with wetlands
- ❖ Salmon Creek stream buffer



Original Proposal - East Sumner Neighborhood



New Recommended Zoning - East Sumner Neighborhood



Wetlands in East Sumner Neighborhood

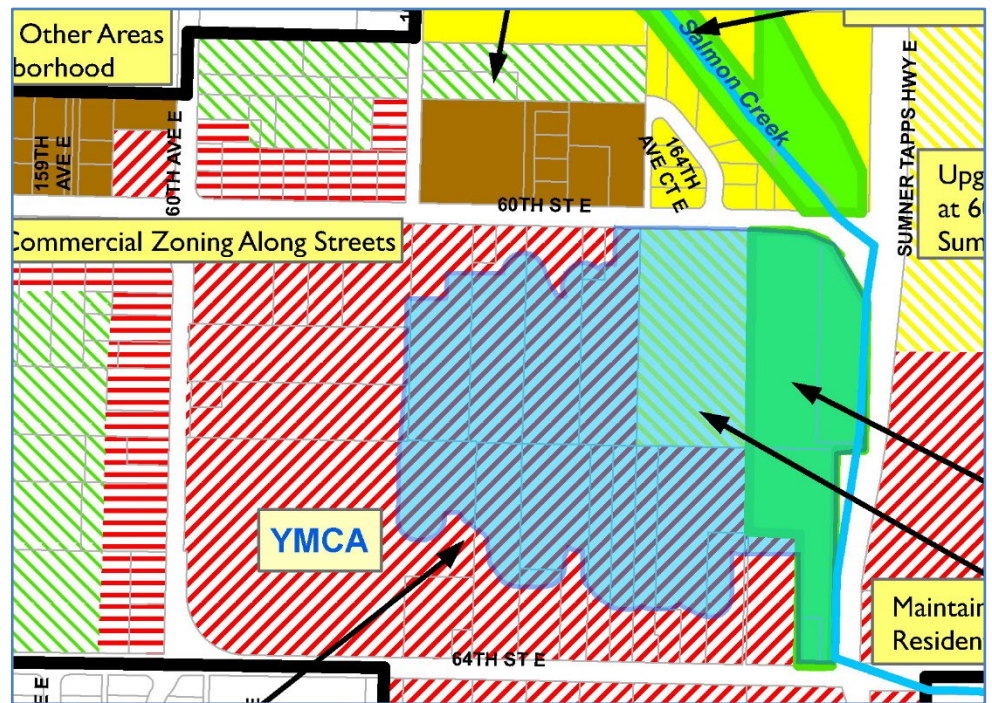
Remember:

- ◆ **Wetlands have been there for long time – and will still be there**

- ◆ **Removing RES Zone does not remove wetlands**

- ❖ City's wetland information not likely to change.
- ❖ Zoning won't change wetlands.
- ❖ Development will still be restricted in most of the "blue" area shown here.

- ◆ **Removing RES Zone may provide more flexibility, but not necessarily more room, for development.**



Next Steps

- ◆ Study session April 12, 2021
 - ◆ City Council makes decision on zoning & policies
 - ◆ Staff prepares final ordinance language for adoption



- ◆ Adoption – tentative May 17, 2021

Questions?

Ann Siegenthaler, City of Sumner Community Development

253-299-5520 annsi@sumnerwa.gov

DOCUMENTS: <https://connects.sumnerwa.gov/comp-plan>

CITY COUNCIL AGENDA CALENDAR**Updated April 6, 2021**

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

APRIL 19 (RCM)

CA Resolution No. XXXX – ILA City of Pacific Stewart Road Funding
CA Resolution XXXX – Amending ILA for SRO with SBLSD
NB Planning Commission Appointment (Isaacs)
NB Planning Commission Appointment (Bowman)
NB Planning Commission Appointment (Locke)
NB Parks & Forestry Commission Appointment (Austin)
NB Parks & Forestry Commission Appointment (Crawford)
NB Parks & Forestry Commission Appointment (Dexter)
NB Parks & Forestry Commission Appointment (Hoard)
NB Parks & Forestry Commission Appointment (Huffington)
NB Parks & Forestry Commission Appointment (Johnson)
NB Cultural Arts Commission Appointment (Mellen)
NB Contract – Council Chambers Technology
NB Resolution No. XXXX – American Rescue Plan Council Committee
NB Resolution No. XXXX – ILA Fire Services with Bonney Lake
NB Resolution No. XXXX – ILA Fire Services with East Pierce Fire & Rescue
NB Ordinance No. XXXX - Quarterly Budget Amendment

APRIL 26 (SS)

- Homeless Response Update

MAY 3 (RCM)

PR National Police Week
CA Fryar Ave Trail – Consultant Supplement
NB Ordinance No. XXXX - Emergency Management Code Update
NB American Rescue Plan Committee Selection
NB Parks Master Plan Agreement
NB Resolution No. XXXX - Housing Action Plan

MAY 10 (SS)

- Library Update

MAY 17 (RCM)

CA Resolution No. XXXX – ILA South Sound Housing Affordability Partnership Agreement
UB Ordinance No. XXXXs (4) - 2020 Comprehensive Plan Update

MAY 24 (SS)

- SBLSD Presentation Sumner High School Modernization Development Agreement

JUNE 7 (RCM)

PH SBLSD – Presentation Sumner High School Modernization Development Agreement

NB Ordinance No. XXXX – Public Facilities and Parks Rules Update

JUNE 14 (SS)**JUNE 21 (RCM)**

UB SBLSD – Presentation Sumner High School Modernization Development Agreement

JUNE 28 (SS)

Main Street Visioning Final Presentation

Pending

MISC.	MISC.	WHITE RIVER RESTORATION PROJECT
ROW Vacation Code Amendment	Library Property Surplus	PH - Surplus Utility Property South of 24 th Street East
LEOFF 1 Policies	Contract Approval Code Amendment	UB - Resolution No. XXXX - Surplus Utility Property South of 24 th St E
PH / Ordinance ROW Vacations SBLSD (6)	Temporary Use Permit – Food Trucks	PSA Golf Course Extension
Sign Code Update		BNSF Agreement
Raffle Repeal SMC 904		CWA Agreement
CTR Ordinance Update		CA - Water Rights Cost Reimbursement Agreement
Update electronic signatures code		

APRIL 2021

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3
			6:00PM Planning Commission (Virtual)		
5	6	7	8	9	10
6:00PM Regular Council Meeting (Virtual)	4:00 PM Public Works Committee (Virtual)		4:30PM Forestry/Parks Commission (Virtual)		
12	13	14	15	16	17
6:00PM Study Session (Virtual)		5:30PM Finance Committee (Virtual) CANCELLED 6:30PM Design Commission			
19	20	21	22	23	24
6:00PM Regular Council Meeting (Virtual)		5:00PM Public Safety (Virtual)	5:30PM Arts Commission (Virtual)		
26	27	28	29	30	
6:00PM Study Session (Virtual)		5:00PM CD Committee (Virtual)			

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

Name: Michelle Converse, CMC

Title: City Clerk

City of Sumner
1104 Maple Street
Sumner, Washington 98390
Ph: (253) 299-5500 Fax: (253) 299-5509
Website: **www.sumnerwa.gov**