



STUDY SESSION
City Hall – 1104 Maple Street
March 9, 2026 6:00 PM

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

<https://sumnerwa-gov.zoom.us/j/88615064444>

Phone one-tap:

+12532050468,,88615064444# US

+12532158782,,88615064444# US (Tacoma)

Join via audio:

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

Webinar ID: 886 1506 4444

CALL TO ORDER

Roll Call: Elfers, Evers, Hochstatter, Kenna, Reinke and Wilsey

REGULAR BUSINESS

1. Ordinance No. 2953 - Zoning Code Text Amendment, Co-living Housing
2. Resolution No. 1744 - 2027-2032 Six-Year Transportation Improvement Program Annual Update

CITY ADMINISTRATOR REPORT

AGENDA SETTING

1. Council Meeting Agenda Calendar
2. Council Committee Meeting Agenda 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: Ordinance No. 2953 - Zoning Code Text Amendment, Co-living Housing

CATEGORY: Ordinance

BUDGET IMPACT:

ATTACHMENTS:

1. Presentation
2. Ordinance No. 2953 - Zoning Code Text Amendment, Co-living Housing
3. Staff Report
4. Public Comments

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 require 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: Do Pass
--

STAFF RECOMMENDATIONS/MOTION:

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

Co-Living Housing—Zoning Code Text Amendment

City Council
February 17, 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.

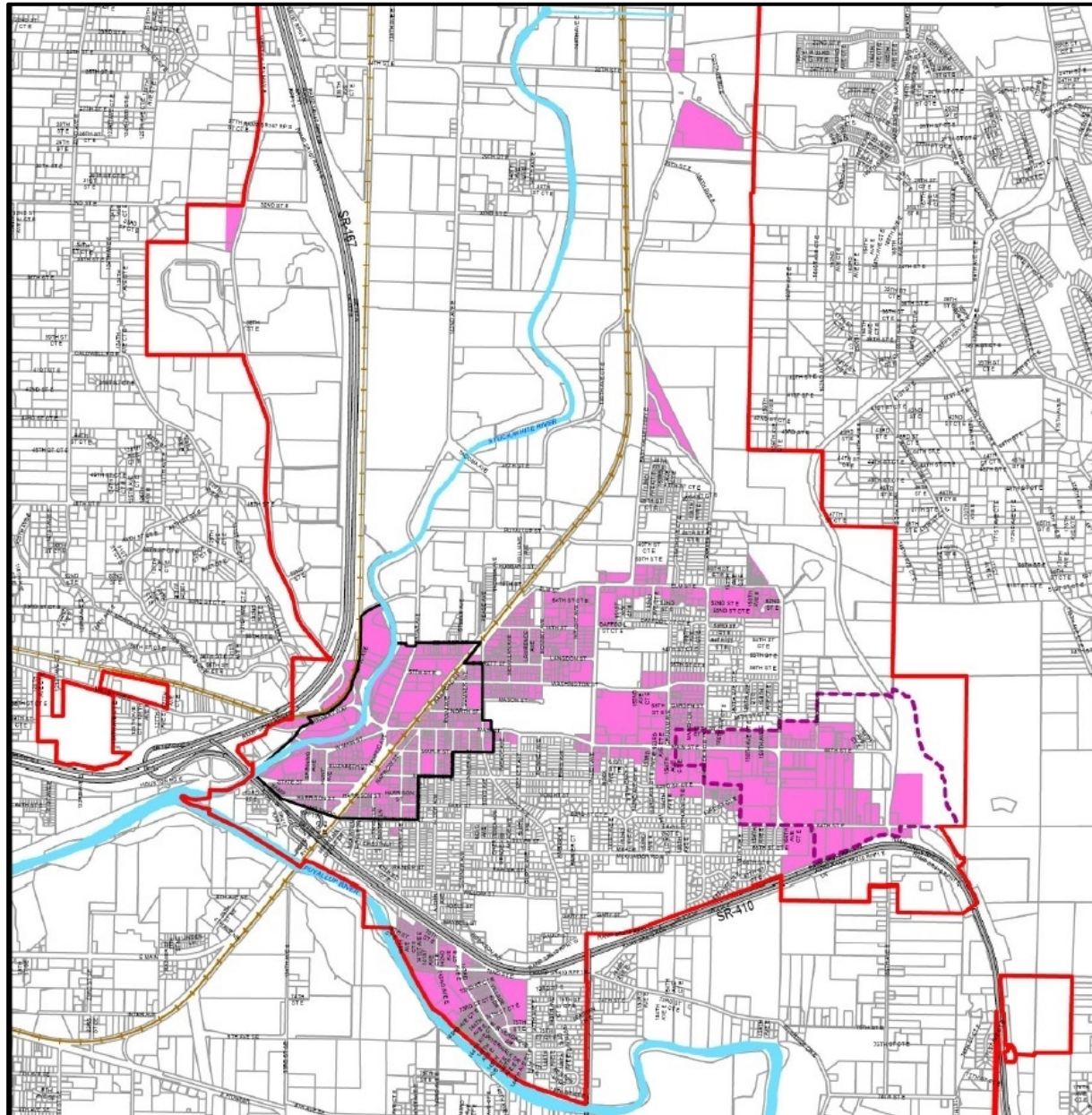
Cities are required to adopt regulations by **December 31, 2025**



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



Questions



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), <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: 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 off 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 the of the City of Sumner, Washington, at a regular meeting thereof this _____ day of _____, 2026.

Mayor Carla S. Bowman

ATTEST:

APPROVED AS TO FORM:

Michelle Converse, CMC, City Clerk

Andrea Marquez, City Attorney

Date Adopted:

Date of Publication:

Effective Date:



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.
- 2.5.11. 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. 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

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

SUBJECT: Resolution No. 1744 - 2027-2032 Six-Year Transportation Improvement Program Annual Update

CATEGORY: Resolution

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Presentation
2. Resolution No. 1744 - Six-Year TIP 2027-2032
3. Six-Year TIP 2027-2032

STAFF CONTACT: Courtney Littrell, Assistant Engineering Manager, Andrew Leach, Senior Associate City Engineer, Michael Kosa, Public Works Director

SUMMARY BACKGROUND: RCW 35.77.010 and RCW 36.81.121 require that each city and county update its Transportation Improvement Plan (TIP) annually and file a copy of the adopted program with the State Department of Transportation. The Six-Year TIP established and prioritizes the City's streets, sidewalk and trail projects for the next six years. Below are some proposed TIP projects of interest:

- The Stewart Road Bridge Project is in construction and is expected to be completed in 2028.
- The Washington Street Reconstruction Project will be constructed this year.
- Maple Street Pedestrian Signal and Citywide Backplates will be constructed this year.

A public hearing on the Six-Year Transportation Improvement Plan is scheduled for the April 6th regular council meeting.

COUNCIL COMMITTEE/STUDY SESSION: Study Session MEETING/STUDY SESSION DATE: 3/9/2026 COMMITTEE RECOMMENDATION: Information/Discussion Only

STAFF RECOMMENDATIONS/MOTION:

Information/Discussion Only

Sumner 6-Year Transportation Improvement Program (TIP)



Michael Kosa, Andrew Leach, & Courtney Littrell
Study Session
March 9th, 2026

What Is The 6-Year TIP?

- Identifies Transportation Projects for the next six years.
- Formally adopts project list
 - Ensures projects are included in adopted City planning document
 - Allows the City to seek grant funding for these projects



Why Create A 6-Year TIP?

- RCW 35.77.010 and 36.81.121
 - Each city and county shall update its Transportation Improvement Plan (TIP) annually and file a copy of the adopted program with the State Department of Transportation.
 - Required to be a 6-year planning document
 - Required to be updated Annually

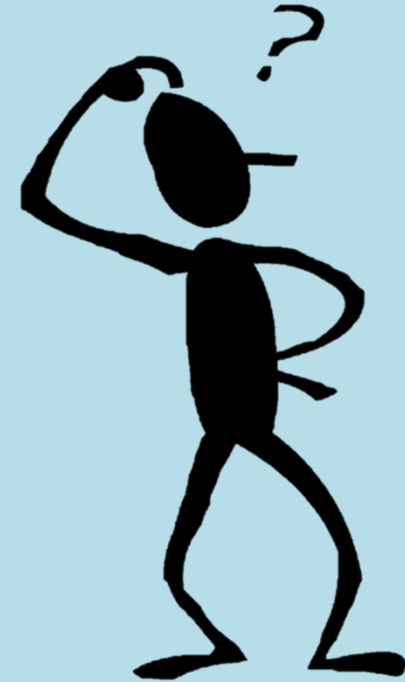


How Are Projects Added?

- Projects primarily originate from the City's 20-year Transportation Plan
- List is re-evaluated annually
- Projects are removed as they are completed
- New projects are added as needs arises

Also includes WSDOT projects:

- Provides Basis for Support
- Required for financial contribution



Types Of TIPs

- TIPs can be constrained or unconstrained
 - Sumner has an unconstrained TIP
 - Notes known funding, shows project future needs

Six Year Transportation Improvement Program 2027-2032
City of Sumner

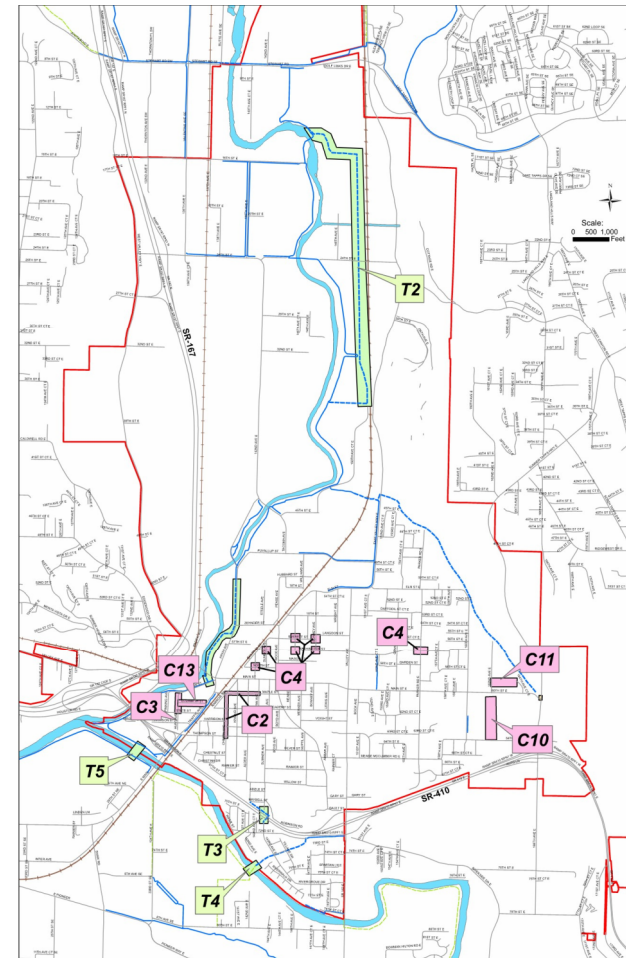
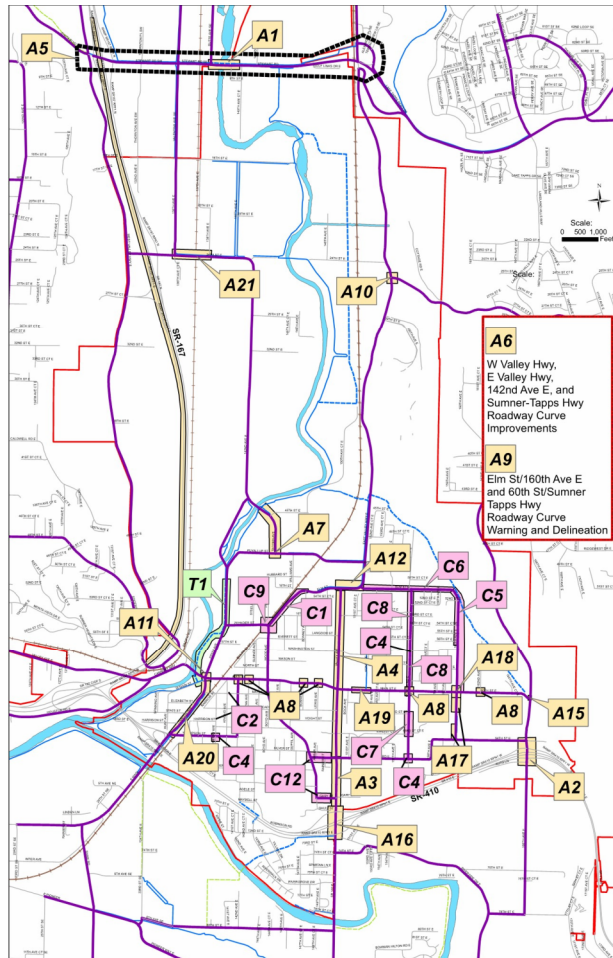
Projects Listed in Priority Order
Italics identify unfunded milestones

ID	PROJECT	LOCATION	DESCRIPTION	TOTAL COSTS	FUNDED?	YEAR				REMARKS
						PLANNING	DESIGN	ROW/PERMIT	CONSTRUCTION	
A1	Stewart Rd (SR 3) White River Bridge	Stewart Rd at White River	Replace existing 2-lane bridge with new bridge with two unequal length spans. New structure will accommodate 4 vehicle lanes, a sidewalk, and a trail crossing.	\$35,000,000	Yes	Complete	Complete	Complete	2025-2028	Project funded by Federal STP Grant, FMSB Grant, Pierce County, Port of Tacoma, TIB, Congressional Allocation, NISHP and City of Auburn.
A2	166th Ave E Widening	SR 410 WB Ramp Terminals to just north of 166th St E	Widen 166th Ave E to 4-5 lanes through the identified corridor and improve lane configuration and dual roundabouts at the two existing intersections.	\$18,000,000	Partial	Complete	2027	2027	2029-2031	Design is City funded, received a Port of Tacoma Grant and a Federal STP grant. Received a federal STP grant for the ROW phase.
A3	Valley Avenue Overlay Phase 1	South City Limits to Maude McCumber Rd E	Overlay existing roadway surface, complete required ADA upgrades.	\$1,200,000	Partial	Complete	Completing in 2028	N/A	2027	Received STP grant funding for the section between SR 410 and Maude McCumber.
A4	Valley Avenue Overlay Phase 2	Maude McCumber Rd E to Elm St	Overlay existing roadway surface, complete required ADA upgrades.	\$4,500,000	Partial	Complete	2028	N/A	N/A	Received grant funding for the design phase of this project.
A5	Stewart Rd Corridor ITS Improvements	Stewart Rd from SR 167 toward Lakeland Hills	Connect traffic signals and the railroad crossing to coordinate signal timing to increase vehicular traffic flow and reduce peak-hour delay.	\$3,500,000	Partial	Complete	2027	2027	2029	Received STP grant funding for design in 2025.
A6	Systemic Horizontal Curve and Roadway Departure Safety Improvements	East Valley Highway, West Valley Highway, 142nd Ave E, and Sumner-Tappan Highway	Install curve warning signs, speed feedback signs, rumble strips, profiled striping, reflective markers, guardrail, street lighting and shouldering to improve safety conditions on north-south roadways that have a history of vehicle departures.	\$903,000	Yes	Complete	Completing in 2028	N/A	2027	Received HSIP funding to complete the project, reimbursing 100% of project costs.
A7	Payalup St and Tacoma Ave Intersection Improvements	Intersection of Payalup Street and Tacoma Avenue	Upgrade intersection to a roundabout and provide sidewalks/ADA improvements.	\$2,600,000	No	Complete	2029	2030	2031	Received STP grant funding for design. Seeking grant funding for the construction phase of the project.
A8	Main Street Crossings	Intersections of Alder Ave & Main St, Ryan Ave & Main St, Botney Ave & Main St, Lewis Ave & Main St, Parker Rd & Main St, and 50th St E & 162nd Ave E	Upgrading intersections along Main St with curb bulb outs, flashing beacons, and refreshed crosswalk markings.	\$979,740	Yes	Complete	Completing in 2026	2026	2027	Received TIB grant funding for design and construction. Grant will cover 70% of project costs.
A9	Roadway Curve Warning & Delineation	Corner of 166th St E and Elm St E, and corner of 60th St E and Sumner-Tappan Highway E	Install signing and striping improvements, raised median, and speed feedback signs.	\$457,000	Yes	Complete	Completing in 2026	N/A	2027	Received HSIP funding to complete the project, reimbursing 100% of project costs.
A10	East Valley Hwy and Forest Canyon Rd E Intersection Improvements	Intersection of East Valley Highway and Forest Canyon Road	Upgrade the intersection to a roundabout to improve function.	\$8,560,000	No	Complete	2029	N/A	2031	This is a future project that will be evaluated in the coming years. Potential for partial funding through TIF.
A11	Traffic Avenue and Main Street Intersection Improvements	Intersection of Traffic Ave and Main St	Upgrade the signalized intersection to improve function.	\$15,000,000	No	2027	2029	2031	2033	This is a future project that will be evaluated in the coming years. Potential for partial funding through TIF.
A12	East Valley Hwy/Elm St/Valley Ave Intersection Improvements	Intersection of East Valley Highway and Elm Street and the intersection of Valley Avenue and Elm Street	Upgrade the intersections to roundabouts to improve function.	\$14,992,000	No	Complete	2031	2033	2035	This is a future project that will be evaluated in the coming years. Potential for partial funding through TIF.

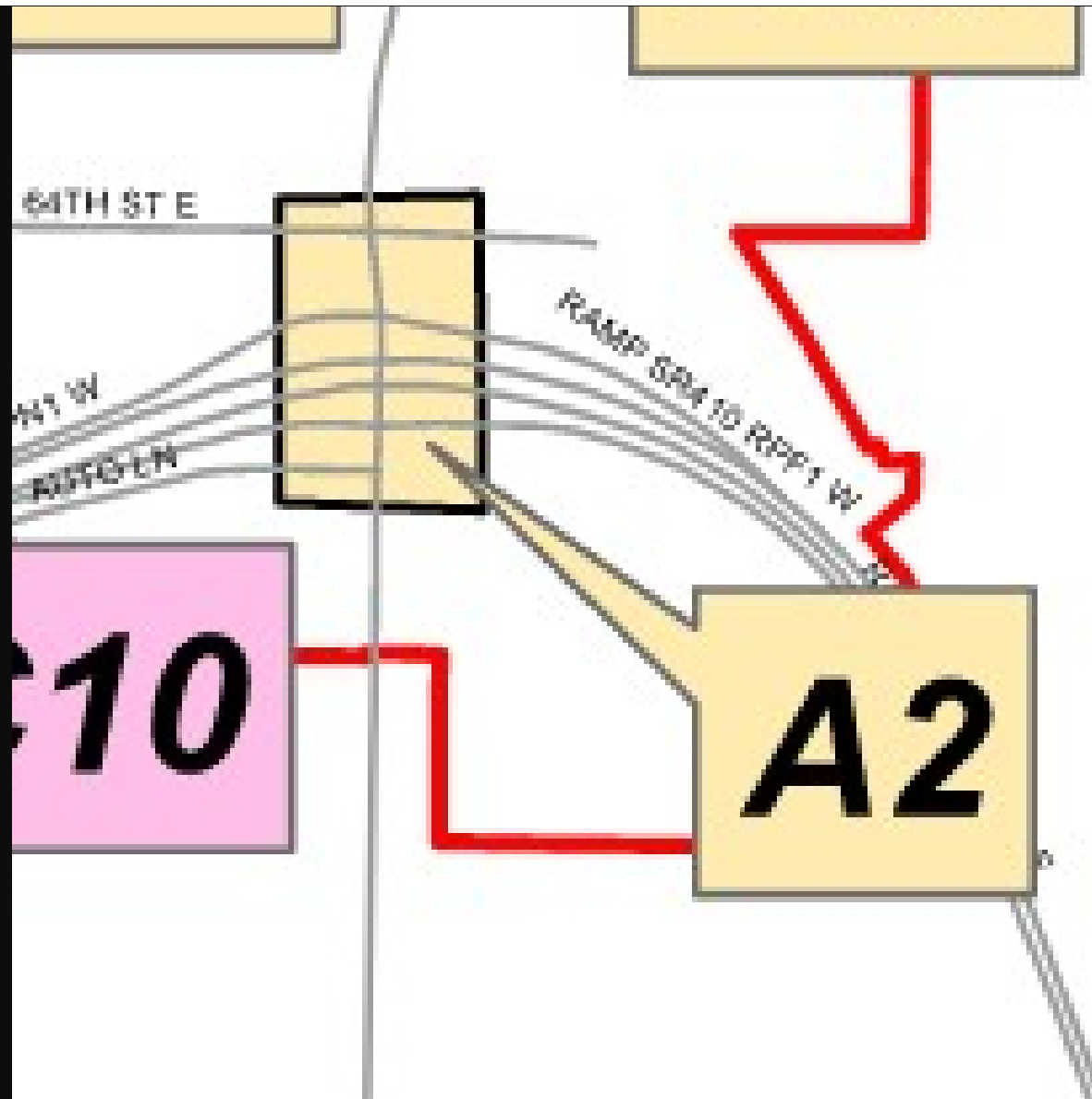
How Are Transportation Projects Funded?

- Limited Local Resources
 - Usually used for grant match
 - Property tax set aside
 - Transportation impact fees
 - Real estate excise tax (REET)
 - Council strategic reserve
 - Transportation benefit district
 - General fund
- State and Federal Grants
 - Significant staff effort
 - Typically limited to major roads
 - Regionally competitive
 - Must align with grant criteria

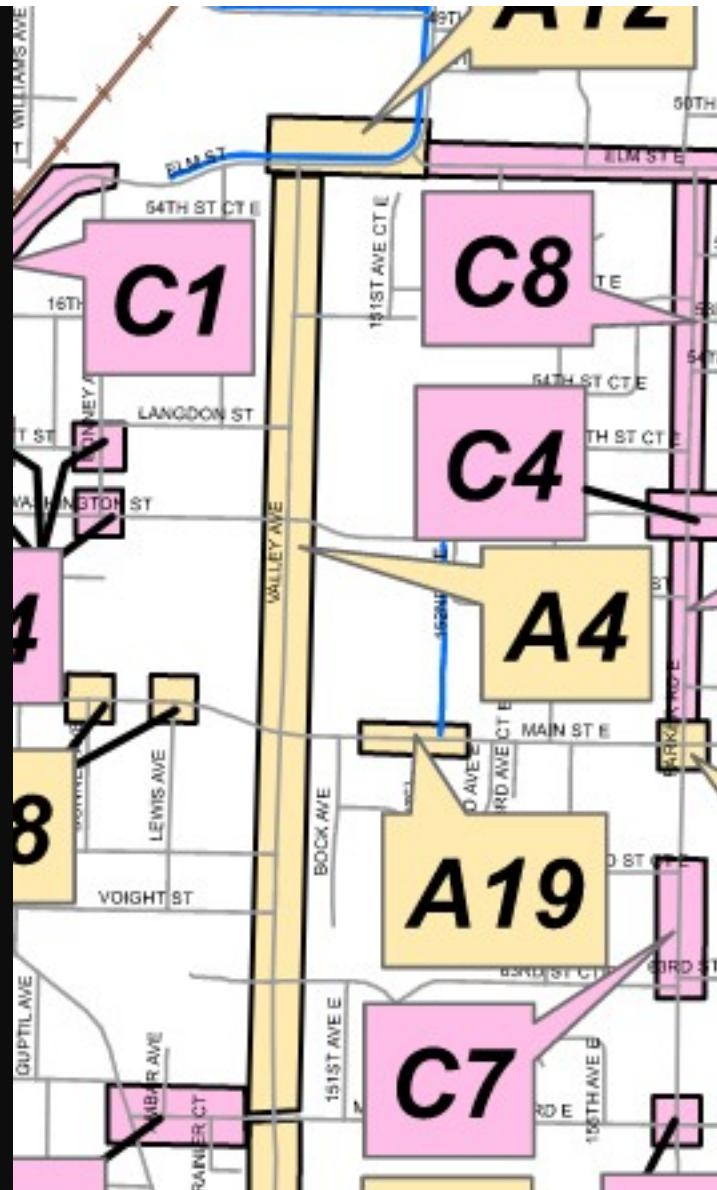
Very Rare to Complete a Transportation Project without a Grant

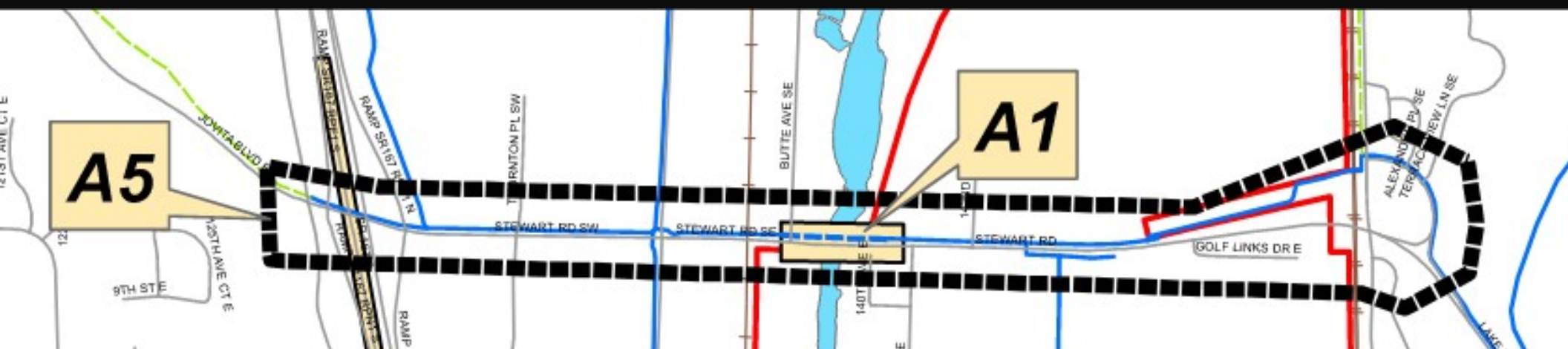






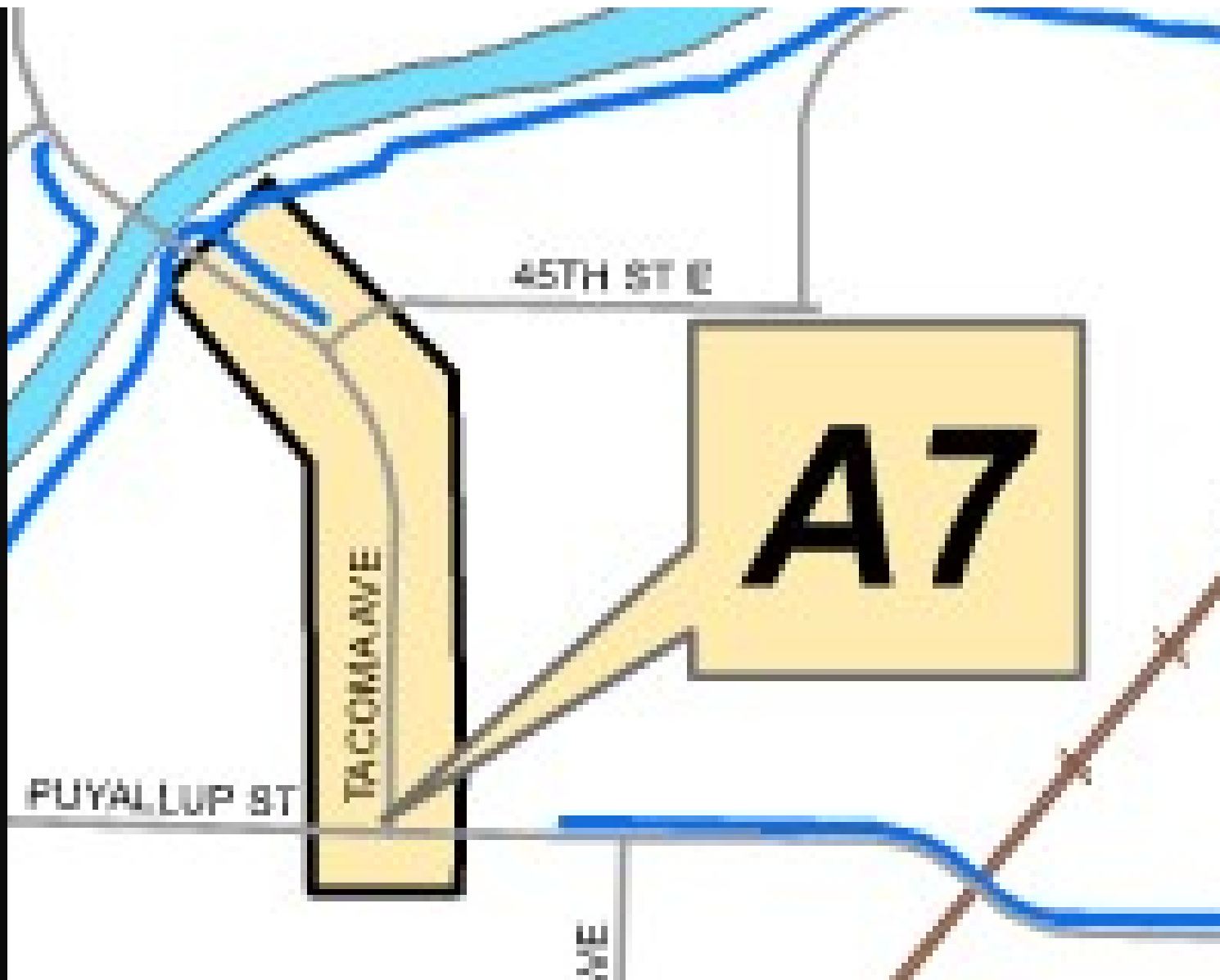






A6

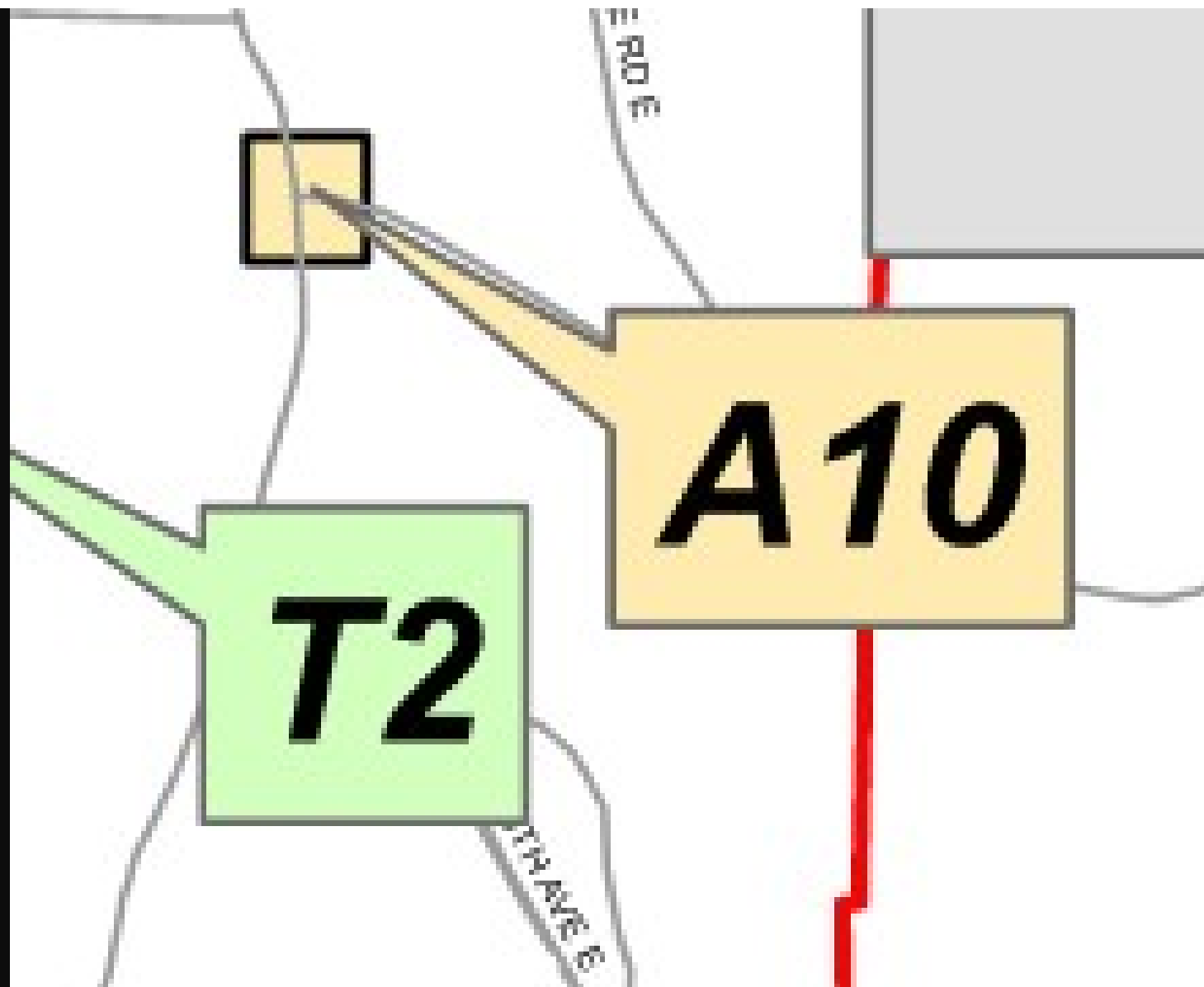
W Valley Hwy,
E Valley Hwy,
142nd Ave E, and
Sumner-Tapps Hwy
Roadway Curve
Improvements





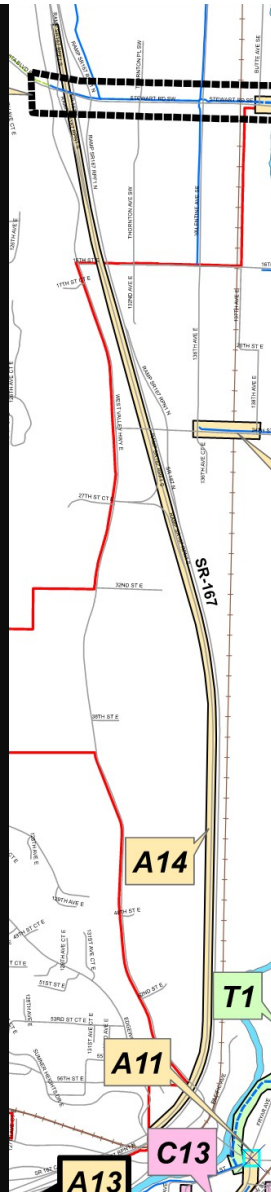
A9

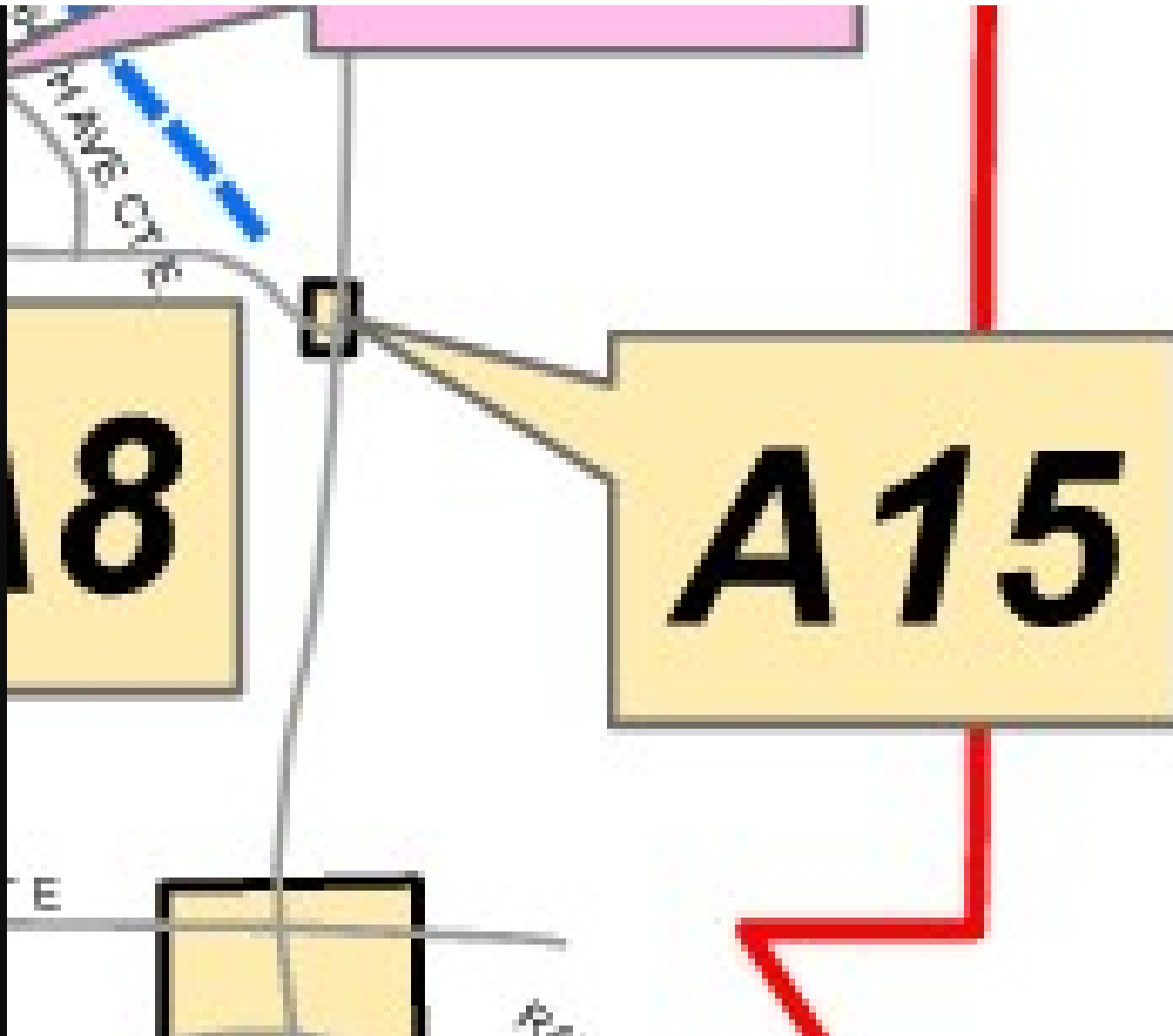
Elm St/160th Ave E
and 60th St/Sumner
Tapps Hwy
Roadway Curve
Warning and Delineation

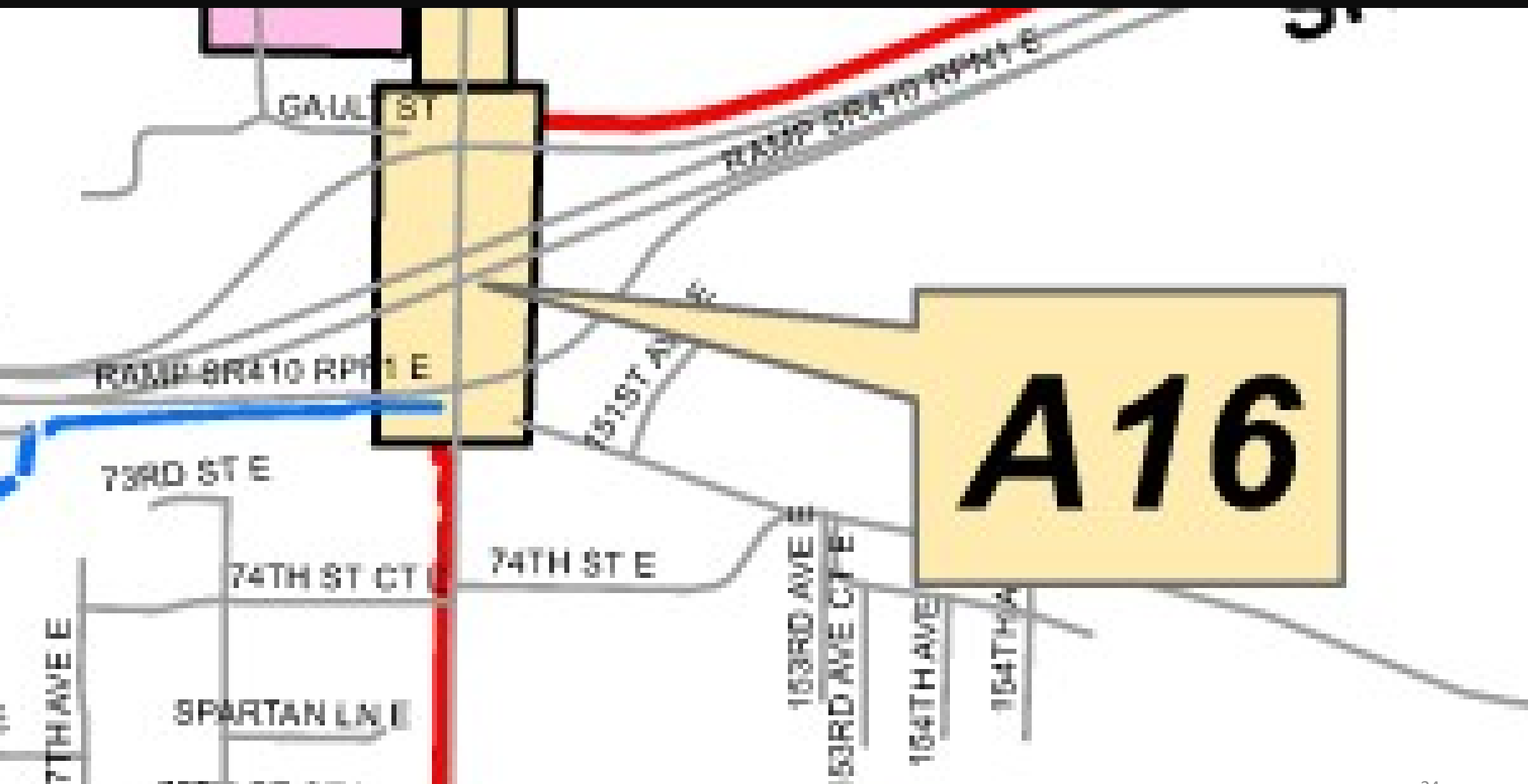










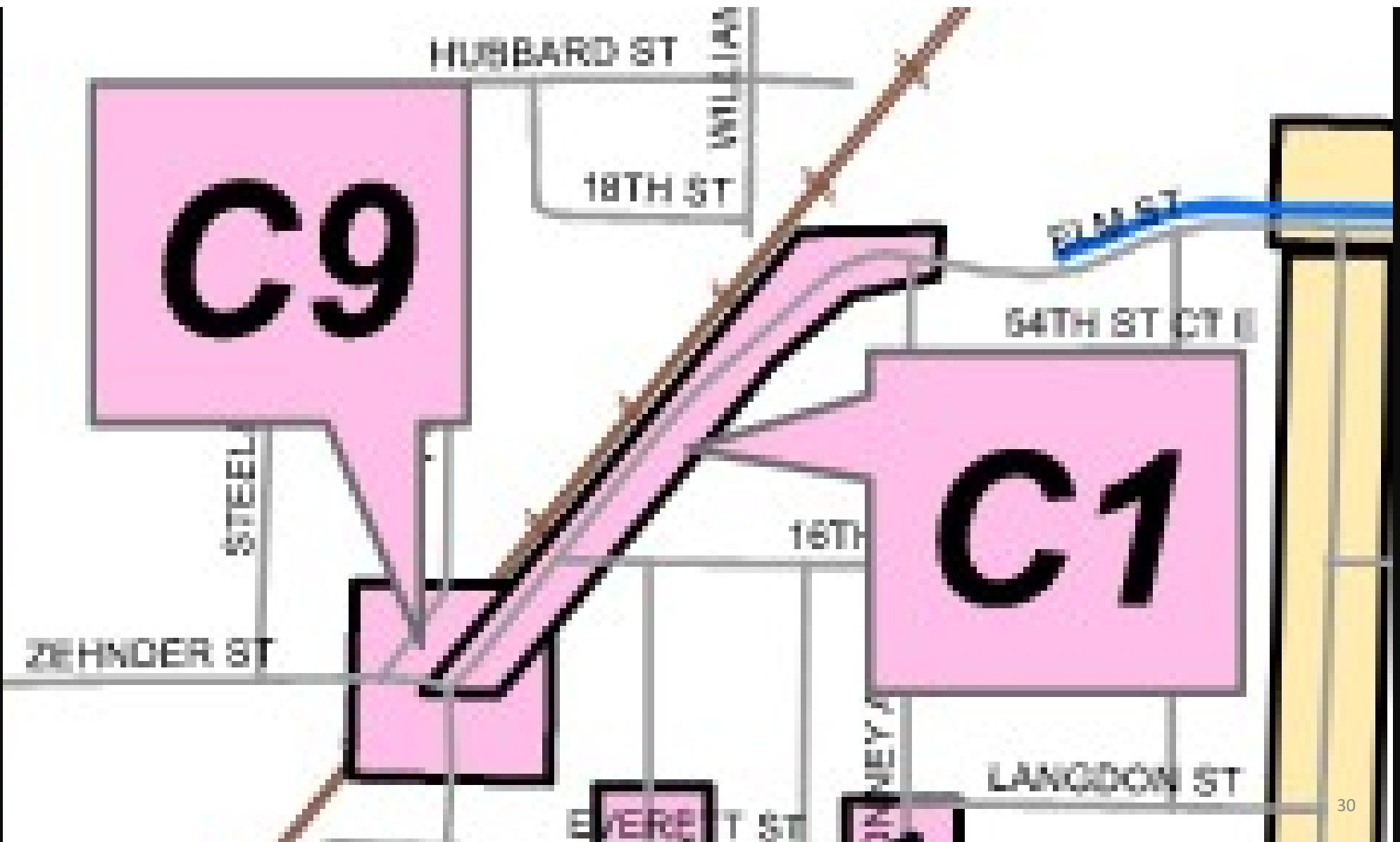
















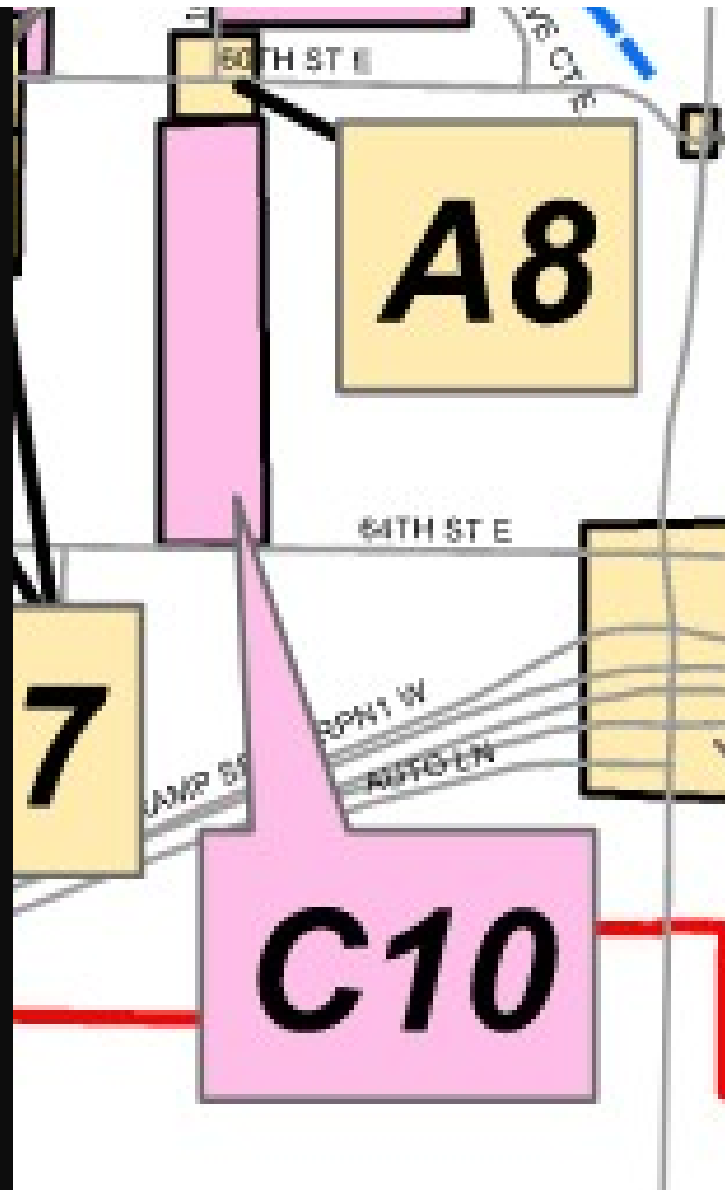


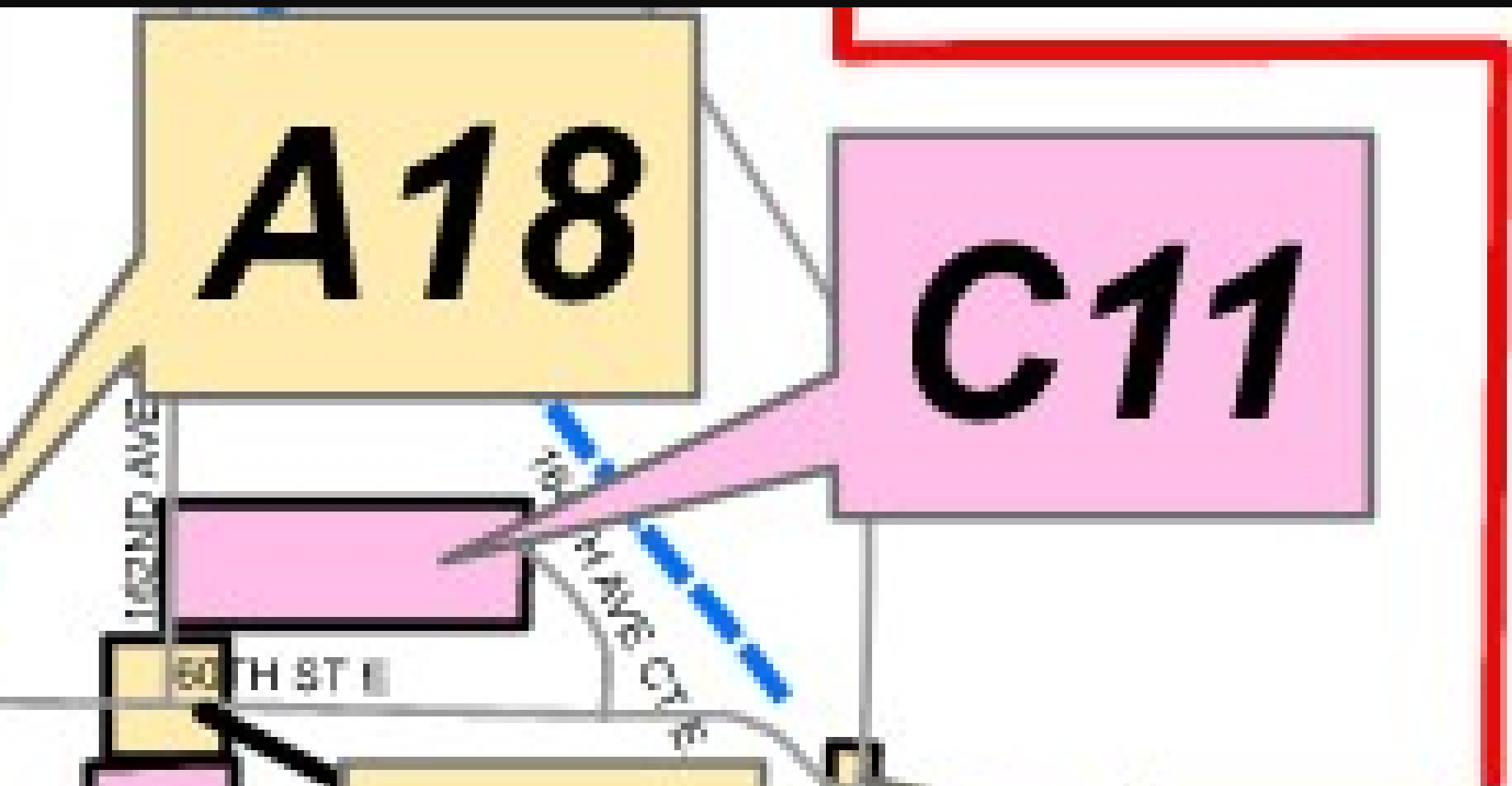


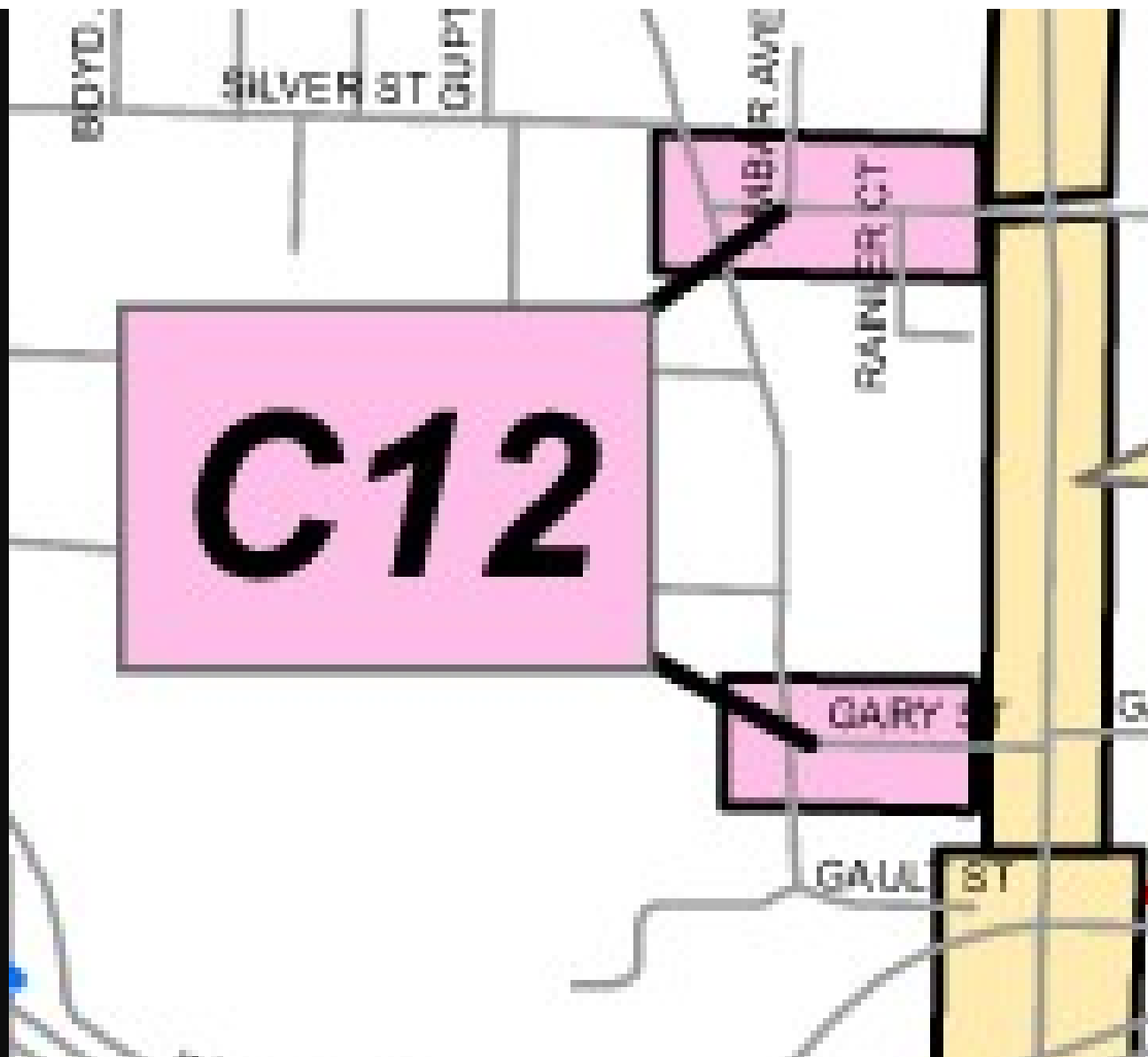
















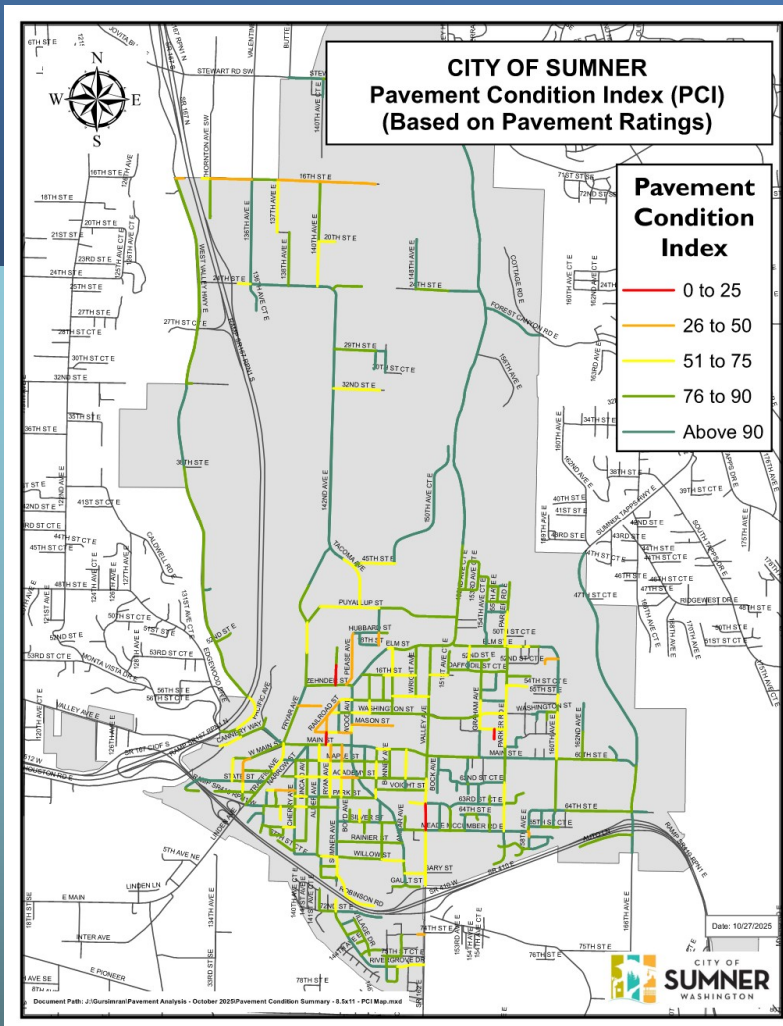




Annual Street Maintenance Programs

ID	PROJECT	DESCRIPTION	ANNUAL COSTS	FUNDED?	REMARKS
R1	Street Overlay Program	Overlay and rebuild existing streets throughout the City.	\$167,500	No	Street Operating General Fund
R2	Roadway Paint Line Application	Repaint lane lines throughout the City.	\$41,000	Yes	Street Operating General Fund
R3	Pavement Repairs	Repair spot surface and subgrade failures though dig-outs throughout the City.	\$69,460	Yes	Street Operating General Fund
R4	Roadway Plastic Marking Application	Replace crosswalk, stop bar, and arrow markings throughout the City.	\$58,905	Yes	Street Operating General Fund
R5	Chip Seal Application	Apply a chip seal treatment to asphalt roads throughout the City.	\$250,000	Yes	Street Operating General Fund
R6	Crack Seal Application	Maintain roads with crack seal throughout the City.	\$80,720	Yes	Street Operating General Fund
R7	Neighborhood Traffic Control Program	Modify residential streets to enhance pedestrian safety, slow speeding vehicles, and minimize cut-through traffic on collector and local roadways.	\$25,000	Yes	Street Operating General Fund
R8	ADA Transition Plan	Address the projects identified in the ADA Transition Plan.	\$40,000	Yes	Sidewalks Construction Capital Fund
R9	Sidewalk Maintenance Program	Replace/rebuild existing failing sidewalks due to damage caused by street trees.	\$250,000	Yes	Sidewalks Construction Capital Fund
R10	Helping Homeowners Sidewalk Program	Replace existing failing sidewalks as part of a 50/50 cost share with homeowners.	\$50,000	Yes	Sidewalks Construction Capital Fund

48



Projects Completing this Year

PROJECT	LOCATION	DESCRIPTION	COSTS	REMARKS
Washington St Preservation	Washington St between Wood Ave and McMillian Ave	Re-construct Washington St with ADA compliant sidewalks, planter strips, curb bulbs, upgraded ADA Curb ramps, paved street surface, and the replacement of underground utilities within the corridor.	\$2,818,000	Project to be completed in 2026. Project was funded with City Council Reserves and Utility funds.
Maple St Pedestrian Signal and Citywide Signal Backplates	Traffic Ave and Maple St Ped Signa, Backplates various Locations Citywide	Replace existing pedestrian-activated rectangular rapid flashing beacons with signal (a High Intensity Activated Crosswalk (HAWK) signal), add retroreflective backplates to upgrade signal heads citywide.	\$1,080,508	Project to be completed in 2026. Project is funded through an HSIP grant.

The Road Ahead

YOU ARE
HERE

Study Session
March 9

Public Hearing
April 6

Resolution Adoption
April 20



Questions?

**RESOLUTION NO. 1744
CITY OF SUMNER, WASHINGTON**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUMNER,
WASHINGTON, ADOPTING THE SIX-YEAR TRANSPORTATION
IMPROVEMENT PROGRAM.**

WHEREAS, the governing body of each municipal corporation of the State of Washington is required to adopt a Six-Year Transportation Improvement Program; and

WHEREAS, the City officials caused to be prepared a certain plan as a Six-Year Transportation Improvement Program; and

WHEREAS, it is now the opinion of the City Council that said plan should be adopted.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUMNER,
WASHINGTON DOES RESOLVE AS FOLLOWS:**

Section 1. That the plan designated as the Six-Year Transportation Improvement Program 2027-2032, a copy of which is attached hereto and made a part of hereof, is hereby adopted.

Section 2. 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 resolution, including but not limited to the correction of clerical errors; or references to other local, state, or federal laws, codes, rules, or regulations.

Section 3. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation

Section 4. Effective Date. This resolution shall take effect and be in force immediately upon passage by City Council.

ADOPTED AND APPROVED this 20th day of April, 2026.

Mayor Carla S. Bowman

ATTEST:

APPROVED AS TO FORM:

Michelle Converse, CMC, City Clerk

City Attorney Andrea Marquez

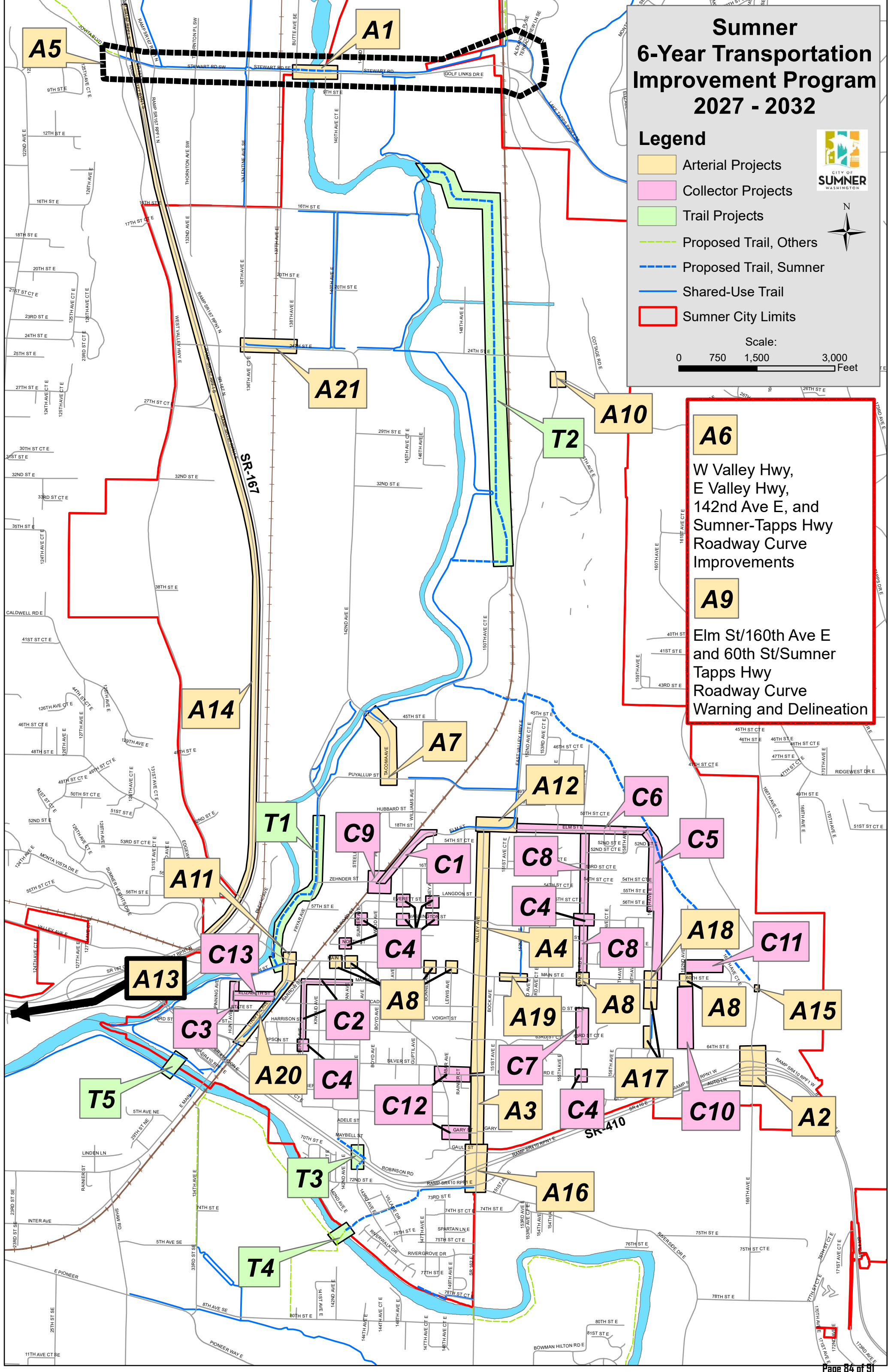
Sumner 6-Year Transportation Improvement Program 2027 - 2032

Legend

- Arterial Projects
- Collector Projects
- Trail Projects
- Proposed Trail, Others
- Proposed Trail, Sumner
- Shared-Use Trail
- Sumner City Limits



Scale:
0 750 1,500 3,000 Feet



A6
W Valley Hwy,
E Valley Hwy,
142nd Ave E, and
Sumner-Tapps Hwy
Roadway Curve
Improvements

A9
Elm St/160th Ave E
and 60th St/Sumner
Tapps Hwy
Roadway Curve
Warning and Delineation

Six Year Transportation Improvement Program 2027-2032
City of Sumner

Projects Listed in Priority Order
Italics identify unfunded milestones

ARTERIAL STREET PROGRAM										
ID	PROJECT	LOCATION	DESCRIPTION	TOTAL COSTS	FUNDED?	YEAR				REMARKS
						PLANNING	DESIGN	ROW/PERMIT	CONSTRUCTION	
A1	Stewart Rd (8th St.) White River Bridge	Stewart Rd at White River	Replace existing 2-lane bridge with new bridge with two unequal length spans. New structure will accommodate 4 vehicle lanes, a sidewalk, and a trail crossing.	\$35,000,000	Yes	Complete	Complete	Complete	2025-2028	Project funded by Federal STP Grant, FMSIB Grant, Pierce County, Port of Tacoma, TIB, Congressional Allocation, NHFP and City of Auburn.
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A7	Puyallup St and Tacoma Ave Intersection Improvements	Intersection of Puyallup Street and Tacoma Avenue	Upgrade intersection to a roundabout and provide sidewalks/ADA improvements.	\$2,600,000	No	Complete	2029	2030	2031	Received STP grant funding for design. Seeking grant funding for the construction phase of the project.
A8	Main Street Crossings	Intersections of Alder Ave & Main St, Ryan Ave & Main St, Bonney Ave & Main St, Lewis Ave & Main St, Parker Rd & Main St, and 60th St E & 162nd Ave E	Upgrading intersections along Main St with curb bulb outs, flashing beacons, and refreshed crosswalk markings.	\$979,740	Yes	Complete	Completing in 2026	2026	2027	Received TIB grant funding for design and construction. Grant will cover 76% of project costs.
A9	Roadway Curve Warning & Delineation	Corner of 160th St E and Elm St E, and corner of 60th St E and Sumner-Tapps Highway E	Install signing and striping improvements, raised median, and speed feedback signs.	\$457,000	Yes	Complete	Completing in 2026	N/A	2027	Received HSIP funding to complete the project, reimbursing 100% of project costs.
A10	East Valley Hwy and Forest Canyon Rd E Intersection improvements	Intersection of East Valley Highway and Forest Canyon Road	Upgrade the intersection to a roundabout to improve function.	\$8,560,000	No	Complete	2029	N/A	2031	This is a future project that will be evaluated in the coming years. Potential for partial funding through TIF.
A11	Traffic Avenue and Main Street Intersection Improvements	Intersection of Traffic Ave and Main St	Upgrade the signalized intersection to improve function.	\$15,000,000	No	2027	2029	2031	2033	This is a future project that will be evaluated in the coming years. Potential for partial funding through TIF.
A12	East Valley Hwy/Elm St./Valley Ave Intersection Improvements	Intersection of East Valley Highway and Elm Street and the intersection of Valley Avenue and Elm Street	Upgrade the intersections to roundabouts to improve function.	\$14,992,000	No	Complete	2031	2033	2035	This is a future project that will be evaluated in the coming years. Potential for partial funding through TIF.
A13	SR 167 / I-5 Connection Project	Puyallup to Fife	WSDOT Gateway Program Project - The SR 167 Completion project will build the remaining four miles of SR 167 between Meridian and I-5, completing a long-planned connection to I-5. The project also includes a two mile connection from I-5 to the Port of Tacoma.	*\$1,000,000,000	Yes	Complete	Complete	Complete	2019-2030	WSDOT-led regional project. Sumner committed \$500,000 to the project in 2023.
A14	SR 167 Southbound Express Toll Lane Extension Project	From SR 512 to Ellingson Road	Add southbound HOT lane.	\$350,000,000	No	Complete	2027	N/A	2031-2035	This is a WSDOT-led project on a state highway. Sumner has not taken an active role in WSDOT's project and has not committed any funds to the project to date.

Six Year Transportation Improvement Program 2027-2032
City of Sumner

Projects Listed in Priority Order <i>Italics identify unfunded milestones</i>										
A15	Sumner Tapps Highway/60th St E Intersection Improvements	Sumner Tapps Highway and 60th St E Intersection	Rebuild existing intersection to improve roadway geometrics to increase allowable movements.	\$3,400,000	No	2028	2030	2031	2033	Potential for partial funding through TIF.
A16	SR 410 / SR 162 Interchange Improvements	Interchange ramps at SR 410	Construct a one-lane roundabout configuration at each of the interchange ramps.	*\$6,650,000	Yes	Complete	Complete	Unknown	Unknown	WSDOT-led project that will improve traffic flow at the existing interchange. Sumner has not taken an active role in WSDOT's project and has not committed any funds to the project to date.
A17	160th Ave E	Main St to 64th St E	Improve and widen streets to minor arterial standards with bike paths and sidewalks.	\$5,000,000	No	Complete	2031	2033	2035	Installing sidewalk on west side of 160th.
A18	Main Street and 160th Intersection Improvements	Main St. and 160th Ave E Intersection	Evaluate intersection and provide sidewalks/ADA improvements.	\$8,000,000	No	2029	2030	2033	2035	This is a future project that will be evaluated in the coming years.
A19	Main St Crosswalk Improvements	Main St. near new Library	Evaluate warranted pedestrian crossing facilities in the vicinity of the new library	\$50,000	No	2027	N/A	N/A	N/A	This is a study only and will determine future needs.
A20	Traffic Avenue ITS Improvements	SR-410 to Main Street	Connect traffic signals to coordinate signal timing to increase vehicular traffic flow and reduce peak-hour delay.	\$1,500,000	Partial	2029	2030	2031	2032	This is a future project that will be evaluated in the coming years.
A21	24th St E Reconstruction	136th Ave E to 138th Ave E including UPRR Crossing	Reconstruction of 24th St E to adjust grades near UPRR Crossing.	\$6,000,000	No	2030	2032	2034	2036	This is a future project that will be evaluated in the coming years.

* Denotes that project is largely funded by WSDOT, and City has either committed a small percentage contribution or no contribution to date.

Six Year Transportation Improvement Program 2027-2032
City of Sumner

Projects Listed in Priority Order
Italics identify unfunded milestones

COLLECTOR STREET PROGRAM										
ID	PROJECT	LOCATION	DESCRIPTION	TOTAL COSTS	FUNDED?	YEAR				REMARKS
						PLANNING	DESIGN	ROW/PERMIT	CONSTRUCTION	
C1	Elm St & Wood Ave Sidewalks	Bonney Ave to Zehnder St	Extend the sidewalk on the north side of Elm Street and the West side of Wood Avenue.	\$4,000,000	Partial	Complete	2028	N/A	2030	Received CMAQ grant funding for the design.
C2	TC: Cherry & Maple Utilities	Cherry Ave, Maple St	Replacement of aging utilities in support of the Town Center Plan redevelopment.	\$3,000,000	Yes	Complete	2032	N/A	2033	Budget includes roadway restoration.
C3	Hunt Ave	W Main St to dead end past Harrison St	Improve Hunt Ave to residential street standards with roadway improvements, curb, gutter and sidewalks on each side. Portions have been completed by developer projects.	\$3,000,000	No	Complete	Completing in 2026	2027	2028	Construction is currently unfunded.
C4	Neighborhood Traffic Calming and Intersection Data Collection	Intersections of Parker Rd E and Meade McCumber Rd E, Parker Rd E and Washington St, Cherry Ave and Thompson Ave, North St and Ryan Ave, Washington St and Sumner Ave, McMillan Ave and Washington St/Everett St, and Bonney Ave and Washington St/Everett St	Conduct an intersection and traffic calming study including data collection.	\$150,000	Yes	Complete	Completing in 2026	N/A	N/A	Received HSIP funding to complete the project, reimbursing 100% of project costs.
C5	160th Ave E	Elm St to Main St	Improve 160th Ave. E. to Collector St. standards with curb, gutter and sidewalks on each side. Portions may be completed as parts of development prior to this time.	\$2,700,000	partial by developers	Complete	2029	2030	2031	Project partially completed by developers.
C6	Elm St E	E Valley Highway to 160th Ave E	Improve Elm St. to collector street standards with curb, gutter and sidewalks on each side. Work will include storm drainage facilities and utility replacement.	\$2,400,000	partial by developers	Complete	2029	2030	2031	Project partially completed by developers.
C7	Parker Rd E	62nd St to 63rd St	Construct curb, gutter and sidewalk on east side of the street.	\$250,000	Partial	Complete	2029	2030	2031	Funding will likely come from a combination of developer-built improvements, Street and Storm funds.
C8	Parker Rd E	From Main St to Elm St	Reconstruct Parker Rd to Collector Street standards with curbs, gutters, sidewalks, and drainage utilities. Portions have been completed by developer projects and sidewalk grants.	\$1,300,000	Partial	Complete	2032	2034	2036	Funding will likely come from a combination of developer-built improvements, Street and Storm funds.
C9	Zehnder St	From Pease Ave to Wood Ave	Railroad Crossing Improvements to at-grade BNSF rail crossing.	\$1,000,000	No	2027	2030	2031	2032	Identified Road-Rail conflict point where upgrades could be beneficial.
C10	162nd Ave E Segment Extension	64th St E to 60th St E	Construct new 2-lane roadway section with sidewalks.	\$3,000,000	No	2029	2030	2031	2032	Element of East Sumner Neighborhood Plan, likely completed by development or LID.
C11	164th Ave Ct E Segment Extension	162nd Ave E to 164th Ave Ct. E	Construct new 2-lane roadway section with sidewalks.	\$2,000,000	No	Complete	2030	2031	2032	Element of East Sumner Neighborhood Plan, likely completed by development or LID.
C12	Meade McCumber Rd E & Gary St Sidewalk Improvements	Wood Ave to Valley Ave	Complete the sidewalk gaps at these two locations.	\$650,000	No	Complete	2027	2028	2029	This is a future project that will be evaluated in the coming years.
C13	Elizabeth St	Hunt Ave to Traffic Ave	Improve Elizabeth Street to Residential Street standards with roadway improvements curb, gutter and sidewalks on each side. Portions have been completed with sidewalk grants and programs.	\$3,000,000	No	2029	2031	2032	2032	This is a future project that will be evaluated in the coming years.

Six Year Transportation Improvement Program 2027-2032
City of Sumner

Projects Listed in Priority Order
Italics identify unfunded milestones

TRAIL PROGRAM										
ID	PROJECT	LOCATION	DESCRIPTION	TOTAL COSTS	FUNDED?	YEAR				REMARKS
						PLANNING	DESIGN	ROW/PERMIT	CONSTRUCTION	
T1	Fryar Ave Trail	W Main St to Puyallup St	Complete trail connection through town.	\$9,000,000	Yes	Complete	Completing in 2026	Completing in 2026	2027	Design and ROW partially funded by federal grant. Construction funded by WSDOT Bike & Pedestrian Grant.
T2	White River Restoration Trail	45th Street to area north of 16th St	Construct 10,000 LF trail in conjunction with restoration project.	\$3,000,000	Yes	Complete	Completing in 2026	N/A	2027	Fully funded by restoration project.
T3	Rivergrove Pedestrian Bridge	Trail overpass connecting the vicinity of Alder Ave to 143rd Ave E	Construct trail bridge to provide a new trail connection between Sumner Town Center and the Rivergrove neighborhood over SR 410.	\$12,200,000	Partial	Complete	2027	N/A	2028	Design funding provided by ST3 and CMAQ grants. Received partial construction funding from PSRC STBG grant.
T4	Puyallup River Trail Bridge	Trail overpass connecting 144th Ave E to 143rd Ave E	Construct a trail bridge and trail connections to provide a connection to the Foothills Trail per the Sumner Parks and Trails Plan.	\$6,000,000	No	2031	2032	2033	2034	Identified in Draft Parks and Trails Plan. No funding source secured.
T5	Puyallup River Crossing	Sumner WWTP to Puyallup trail	Provides improved connection with the Puyallup and Foothills trail system.	\$4,000,000	No	2031	2032	2033	2034	Potential joint project with Puyallup. Eligible for federal CMAQ funding.

ANNUAL STREET MAINTENANCE PROGRAMS					
ID	PROJECT	DESCRIPTION	ANNUAL COSTS	FUNDED?	REMARKS
R1	Street Overlay Program	Overlay and rebuild existing streets throughout the City.	\$167,500	No	Street Operating General Fund Budget
R2	Roadway Paint Line Application	Repaint lane lines throughout the City.	\$41,000	Yes	Street Operating General Fund Budget
R3	Pavement Repairs	Repair spot surface and subgrade failures through dig-outs throughout the City.	\$69,460	Yes	Street Operating General Fund Budget
R4	Roadway Plastic Marking Application	Replace crosswalk, stop bar, and arrow markings throughout the City.	\$58,905	Yes	Street Operating General Fund Budget
R5	Chip Seal Application	Apply a chip seal treatment to asphalt roads throughout the City.	\$250,000	Yes	Street Operating General Fund Budget
R6	Crack Seal Application	Maintain roads with crack seal throughout the City.	\$80,720	Yes	Street Operating General Fund Budget
R7	Neighborhood Traffic Control Program	Modify residential streets to enhance pedestrian safety, slow speeding vehicles, and minimize cut-through traffic on collector and local roadways.	\$25,000	Yes	Street Operating General Fund Budget
R8	ADA Transition Plan	Address the projects identified in the ADA Transition Plan.	\$40,000	Yes	Sidewalks Construction Capital Fund Budget
R9	Sidewalk Maintenance Program	Replace/rebuild existing failing sidewalks due to damage caused by street trees.	\$250,000	Yes	Sidewalks Construction Capital Fund Budget
R10	Helping Homeowners Sidewalk Program	Replace existing failing sidewalks as part of a 50/50 cost share with homeowners.	\$50,000	Yes	Sidewalks Construction Capital Fund Budget

TRANSPORTATION PROJECTS COMPLETING IN 2026				
PROJECT	LOCATION	DESCRIPTION	COSTS	REMARKS
Washington St Preservation	Washington St between Wood Ave and McMillan Ave	Re-construct Washington St with ADA complaint sidewalks, planter strips, curb bulbs, upgraded ADA curb ramps, paved street surface, and the replacement of underground utilities within the corridor.	\$2,818,000	Project to be completed in 2026. Project was funded with City Council Reserves.
Maple St Pedestrian Signal and Citywide Signal Backplates	Traffic Ave and Maple St Ped Signal, Backplates Various Locations Citywide	Replace existing pedestrian-activated rectangular rapid flashing beacons with signal (a High Intensity Activated Crosswalk (HAWK) signal), add retroreflective backplates to upgrade signal heads citywide.	\$1,080,508	Project to be completed in 2026. Project is funded through an HSIP grant.

MARCH 2026

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

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
2	3	4	5	6	7
6:00PM Regular Council Meeting	4:00PM Public Works Committee		6:00PM Planning Commission		
9	10	11	12	13	14
6:00PM Council Study Session		3:30PM Finance Committee 6:00PM - CANCELLED Design Commission	4:30PM Forestry/Parks Commission		
16	17	18	19	20	21
6:00PM Regular Council Meeting		4:00PM Public Safety			
23	24	25	26	27	28
6:00PM Council Study Session		4:00PM CD Committee	6:00PM Cultural Arts Commission		

*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 accommodation, please contact City Hall at (253) 299-5500, 24 hours in advance.*

Name: Michelle Converse, CMC

Title: City Clerk

www.sumnerwa.gov

City of Sumner
1104 Maple Street | Sumner, Washington 98390
Ph: (253) 863-8300

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

MARCH 16 (RCM) *(Fr. Jerry)*

P Oath of Office (New Councilmember)

Civic Commendation Awards (2)

PH Alley Vacation

CA Resolution no. XXXX – Setting Public Hearing to Vacate a portion of 63rd Street East

CA Fryar Avenue Trail Project Property Acquisition - Puget Sound Energy

CA Fryar Avenue Trail Project Property Acquisition – Club Wealth

CA Climate Planning Grant Approval

CA White River Restoration Project - Property Acquisition Schliesman

NB Ordinance No. 2956 - Franchise Agreement with Ezee Fiber

NB Wastewater Treatment Facility Biosolids Modernization - Construction Contract Award

CA Operations Facility - PSE Gas Easement

CA Sewer Manholes and Castings - Construction Contract Award

NB Quarter1 - Budget Amendments

ES Pending Litigation

MARCH 23 (SS)

- Legislative Recap
- 2025 KPI Update
- 2025 Financial Review

APRIL 6 (RCM)

PR Rotary Centennial

PR Animal Care and Control Officer's Week

PH 6-Year Tip

CA Motion for Approval to Apply for RCO Grant for Bennett Property

UB Ordinance No. XXXX – Alley Vacation

NB Commission Reappointments

NB Ordinance No. XXXX – Personnel Policy Update

NB Ordinance No. 2953 – Zoning Code Text Amendment – Co-living Housing

NB Ordinance No. XXXX – Franchise Agreement with Ezee Fiber (First Reading)

APRIL 13 (SS)

- Economic Development Incentives
- Community Partners Update

CITY COUNCIL AGENDA CALENDAR

Updated March 4, 2026

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

APRIL 20 (RCM)

PR Arbor Day (Friday, April 24, 2026)
 PR 2026 Police Week & National Peace Officer’s Memorial Day
 CA Resolution No. XXXX – ILA Tourism Promotion Area
 UB 6-Year Tip
 PH Resolution no. XXXX – Setting Public Hearing to Vacate 63rd Street East
 NB Commission Appointments
 NB Ordinance No. XXXX - 2026 Compensation Amendment
 NB Ordinance XXXX – Amending City Commissions
 NB Ordinance XXXX – Parking Code Amendment
 NB Ordinance No. XXXX – Franchise Agreement with Ezee Fiber (Second and Final Reading)

APRIL 27 (SS)

YMCA Update
 DS Fee Study

MAY 4 (RCM) —Cancelled for Council Retreat

MAY 11 (SS)—Cancelled for Council Retreat

MAY 18 (RCM)

UB Ordinance no. XXXX – Street Vacation - 63rd Street East
 CA YMCA Services Agreement Amendment

Pending

MISC.	MISC.	MISC.
Ordinance – Updating Short Plat Amendment Process (Legal)		CA Heritage Park Phase 3 & 4 - Design Consultant Contract Amendment
		Water Cross Connection Control Code Update (Ryan J)
Ordinance Insurance Requirements (MC)	Heritage Park Right of Way Vacation (Legal)	
Sign Code Update (off premise) (Ryan W.)	Neighborhood Traffic Calming Program (Courtney)	
		BESS Ordinance 2.0 (CD)
		WWTP Right of Way Vacation

Upcoming:

5/27 – All Staff @ Sr. Center
 9/30 – All Staff @ Sr. Center
 12/9 – All Staff Breakfast

Council Vacancy
March 16 – Oath of Office