



**COMMUNITY DEVELOPMENT COMMITTEE  
AGENDA  
CITY HALL – 1104 MAPLE STREET  
MARCH 25, 2026 4:00 PM**

**Committee Members:** (Chair) Hochstatter, Evers, Wilsey, (Alt.) Kenna

**Staff:** Community & Economic Development Director Ryan Windish

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

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## **COMMITTEE MEMBERS**

## **COMMITTEE BUSINESS**

1. Ordinance No. 2960 -- Parking Code Amendments (SMC 10.36)
2. Ordinance No.2961 -- Repealing the Cultural Arts Commission (SMC 2.86)
3. Ordinance No. 2962 -- Forestry and Parks Commission Amendments (SMC 2.87)
4. Ordinance No. 2963 -- Historic Preservation Commission Amendments (SMC 2.95)
5. Resolution No. 1748 -- Planning Commission Work Program 2026-2027

## **REPORTS**

## **ADJOURNMENT**



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**SUBJECT:** Ordinance No. 2960 -- Parking Code Amendments (SMC 10.36)

**CATEGORY:** Ordinance

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**BUDGET IMPACT:**

Expenditure Required: None

Within Budget Allocation: N/A

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**ATTACHMENTS:**

1. Ordinance No. 2960 Parking Code Amends-Final

**STAFF CONTACT:** Ryan Windish, Community & Economic Development Director

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**SUMMARY BACKGROUND:**

Ordinance No. 2960 would amend the Parking Code (Sumner Municipal Code 10.36) to provide needed updates as it relates to 4-hour Truck Parking, streets that should prohibited parking, time limits for loading zones, and back-in parking. The Parking Code was last updated in 2022 and this is a general clean-up to address issues found through enforcement and field work by the Police Department. In addition, the City has begun requiring back-in angled parking in certain locations and these amendments make this more enforceable.

The item went to the Community Development Committee on March 25, 2026.

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**COUNCIL COMMITTEE/STUDY SESSION:** Community Development Committee

**MEETING/STUDY SESSION DATE:** 3/25/2026

**COMMITTEE RECOMMENDATION:**

**STAFF RECOMMENDATIONS/MOTION:**

Move to approve Ordinance No. 2960 amending the city's Parking Code.

**ORDINANCE NO. 2960  
CITY OF SUMNER, WASHINGTON**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, AMENDING SUMNER MUNICIPAL CODE CHAPTER 10.36 (PARKING) INCLUDING AMENDING CERTAIN TRUCK PARKING AREAS, LOADING ZONES, FOOD TRUCK PARKING, AND OTHER AMENDMENTS AS NECESSARY AND INCLUDES SECTIONS 10.36.010, 10.36.020, 10.36.040, 10.36.057 10.36.060, 10.36.090, 10.36.112, and 10.36.113**

**WHEREAS**, the last major Parking Code amendment was in 2022 and in the last four-years changing circumstances and standards require an update to the Parking Code to ensure the code is current and enforceable; and

**WHEREAS**, commercial truck traffic continues to increase in the Manufacturing/Industrial Center (MIC) creating a need to remain diligent in regulating on-street extended truck parking to minimize impacts to adjacent residences and businesses; and

**WHEREAS**, the increased demand for commercial truck parking also increases the amount of noise, garbage and other impacts of commercial trucking; and

**WHEREAS**, new city improvements in the historic central business district and Town Center create a need for additional loading zones and increased parking enforcement; and

**WHEREAS**, new parking configurations such as back-in angle parking requires code amendments to be clearly enforceable; and

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

**Section 1.** That Sumner Municipal Code section 10.36.010 “Purpose”, is amended to read as follows:

The purpose of this chapter is to ensure the effective utilization of the city's public parking resources, protect the general welfare, support commerce, protect residential uses, and implement the downtown parking strategy adopted by Resolution No. 883.

The Director of Public Works is authorized to establish time limits for parking on city streets and roadways. The Director’s determinations must be consistent with the provisions of this chapter. To be effective and enforceable, any such established time limitation must be posted clearly on an official street sign that also identifies the area of time-limited parking.

**Section 2.** That Sumner Municipal Code section 10.36.020, “Trucks and trailer parking”, is amended to read as follows:

- A. It is unlawful for any person to park or leave standing on any street within a residential area or on that portion of a street abutting a residential area any of the following:
  - 1. A truck with a gross vehicle weight rating (GVWR) in excess of 24,000 pounds, or being in excess of 22 feet in length;

2. A trailer having a GVWR in excess of 10,000 pounds or being in excess of 20 feet in length;
  3. A commercial vehicle having a width of 96 inches (eight feet) or more;
  4. Any truck or trailer not having a current and valid truck or trailer license;
  5. Any truck, trailer or other motor vehicle which constitutes a street or driveway sight distance obstruction or impairs the movement of emergency vehicles along the street;
  6. Any recreational vehicles ~~of over~~ over 24,000 pounds GVWR or being greater than 28 feet in length regardless of GVWR, except as provided in SMC § 10.36.114.1; provided, however, notwithstanding SMC § 10.36.114.1, RVs exceeding eight feet, six inches in width, or 14 feet in height ~~and or~~ and 32 feet in length shall be prohibited from parking on residential streets.
- B. No person shall park or allow to remain standing on or in the public right-of-way any commercial truck, trailer, or truck-trailer combination, as follows:
1. No person shall park or allow to remain standing for more than eight hours at a time any truck, trailer or truck-trailer combination over 24,000 pounds gross weight capacity upon any of the streets, avenues or alleys within the city limits unless otherwise specified in this chapter,
  2. No commercial trailer may be detached from a motorized vehicle and left unattended in the public right-of-way unless otherwise specified in this chapter.
  3. No unattended vehicle of any size carrying hazardous materials shall be allowed to park at any time upon any of the streets, avenues or alleys within the city limits.
  4. Between the hours of 9:00 p.m. and 6:00 a.m., no person shall park a commercial vehicle upon the public right-of-way within 500 feet of residential dwellings and permit any motor, engine, compressor or other device to operate for more than 10 consecutive minutes or a total of 10 minutes within any two-hour period.
  5. On 24th Street East from the West Valley Highway east to the White River foot bridge.
  6. On both sides of 132nd Avenue East from 16th Street East south to the end of the street.
  7. On the north side of 45th Street East from Tacoma Avenue east to the end of the road.
  8. On the west side of 149th Avenue East and 150th Avenue Court East from 45th Street East north to the end of the road.
  - ~~9. On both sides of 142nd Avenue East from 24th Street East south to Tacoma Avenue Bridge.~~
  - ~~10. 9. Repealed by Ord. 2756.~~
  - ~~11. 10. On the north side of 29th Street East from 142nd Avenue East easterly 554 feet.~~

- ~~12.~~ 11. On the south side of 29th Street East from 142nd Avenue East easterly 244 feet.
  - ~~13.~~ 12. On both sides of Tacoma Avenue from 142nd Avenue East to Puyallup Street.
  - ~~14.~~ 13. On the north side of 32nd Street East beginning at a point 150 feet east of 142nd Avenue East easterly to the end of the road.
  - ~~15.~~ 14. On both sides of 32nd Street East beginning at a point 200 feet east of the West Valley Highway and easterly of the cul-de-sac to the end of the street.
  - ~~16.~~ 15. On both sides of 136th Avenue Court East from 24th Street East south to the end of the road.
  16. On both sides of 16th Street East from West Valley Highway east to State Route 167.
  17. On both sides of 16th Street East from State Route 167 east to 132<sup>nd</sup> Avenue East.
  18. On both sides of 16th Street East from Union Pacific Railroad east to the end of the road.
- C. No person shall park or allow to remain standing on or in the public right-of-way any commercial truck, trailer, or truck-trailer combination, for more than four hours in the following locations:
- ~~1. On both sides of 16th Street East from West Valley Highway east to State Route 167.~~
  2. On ~~both~~ the north sides of 16th Street East from ~~State Route 167~~ 132<sup>nd</sup> Avenue East east to the ~~end of the road~~ Union Pacific Railroad.
  3. On both sides of 20th Street East from 137th Avenue East to 138th Avenue East.
  4. On the south side of 32nd Street East beginning at a point 150 feet east of 142nd Avenue East easterly to the end of the road.
  5. On the south side of 45th Street East from a point 350 feet east of Tacoma Avenue east to the end of the road.
  6. On both sides of 48th Street East from West Valley Highway east to the end of the road.
  7. On both sides of 52nd Street East from West Valley Highway east to the end of the road.
  8. On both sides of Williams Avenue from Puyallup Street south to the end of the road.
  9. On both sides of West Valley Highway from 16th Street East south to ~~Sumner Heights Drive~~ 24th Street East.
  10. On ~~both sides of East Valley Highway from city limits south to Elm Street~~ the north side of Hubbard Street from Pease Avenue east to Williams Avenue .

11. On both sides of 136th Avenue East from 16th Street East south to 24th Street East.

12. *Repealed by Ord. 2810.*

13. On both sides of 137th Avenue East from 16th Street East south to 20th Street East.

14. On both sides of 138th Avenue East from 20th Street East south to 24th Street East.

~~15. On both sides of 140th Avenue East from 16th Street East to 24th Street East.~~

16. On both sides of 140th Avenue Court East from Stewart Road south to the end of the road.

~~17. On both sides of 142nd Avenue East from Tacoma Avenue to a point 644 feet to the south.~~

~~18. On both sides of Puyallup Street from Fryar Avenue to East Valley Highway.~~

19. On the east side of 149th Avenue East and 150th Avenue Court East from 45th Street East north to the end of the road.

**Section 3.** That Sumner Municipal Code section 10.36.040 “Three-hour parking – 9:00 a.m. to 6:00 p.m.” is amended to read as follows:

No person shall park or allow to remain standing any automobile, truck or other vehicle for more than three hours at a time between the hours of 9:00 a.m. and 6:00 p.m. of each day, except Saturdays, Sundays and holidays, upon the following streets:

- A. Main Street from the Burlington Northern Santa Fe Railroad right-of-way to Sumner Avenue, except in designated loading zones;
- B. Maple Street from the Burlington Northern Santa Fe Railroad right-of-way to Ryan Avenue, except on the south side of the street from Kincaid Avenue to Alder Avenue, and in designated restricted parking zones per SMC § 10.36.070(H), and except as per SMC § 10.36.111;
- C. Kincaid Avenue from Main Street to Academy Street, except on the east side of the street between Maple Street and Academy Street, and in designated restricted parking zones per SMC § 10.36.070(H) and loading zones;
- D. Alder Avenue from Main Street to Academy Street;
- E. Ryan Avenue from Main Street to Maple Street, except in designated restricted parking zones per SMC § 10.36.070(H);
- F. North side of Academy Street from a point 120 feet west of Cherry Avenue westward to its terminus at Narrow Street;
- G. East side of Sumner Avenue between Park Street and Thompson Street;

- H. South side of Park Street between Sumner Avenue and Boyd Avenue;
- I. East side of Wood Avenue northerly of Main Street to the north side of North Street, except as provided in SMC § 10.36.060(Y);
- J. East side of Alder Avenue between Park Street and Thompson Street;
- K. South side of North Street from the end of the street to a point 175 feet east of Ryan Avenue;
- L. ~~West~~ Both sides of Cherry Avenue between Main Street and Maple Street; and
- M. West side of Ryan Avenue between North Street and Main Street.

**Section 4.** That Sumner Municipal Code section 10.36.057 “Four-Hour Parking” is amended to read as follows:

No person shall park or allow to remain standing any automobile, truck or other vehicle for more than four hours upon the following streets:

- A. ~~East~~ Both sides of 142nd Avenue East beginning at a point 640 feet south of Tacoma Avenue and then south to the end of the street.
- B. West side of 136th Avenue Court East from 24th Street East south to the end of the street.

**Section 5.** That Sumner Municipal Code section 10.36.060 “Prohibited Parking” is amended to read as follows:

No person shall park or allow to remain standing for any length of time any automobile, truck or other vehicle upon the following alleys and streets:

- A. All alleys;
- B. South side of Maple Street westerly from Wood Avenue for 90 feet;
- C. Fryar Avenue from Main Street to Puyallup Street;
- D. East side of Wood Avenue northerly of Maple Street for 44 feet;
- E. East side of Ryan Avenue between Main Street and North Street;
- F. West side of Kincaid Avenue northerly of Park Street for 53 feet;
- G. West side of McMillan Avenue between 16th Street and Everett Street;
- H. East side of Sumner Avenue between Main Street and Park Street;
- I. North side of Main Street easterly of Fryar Avenue for 270 feet;
- J. North side of Main Street from Valley Avenue to Lewis Street;
- K. South side of Main Street westerly from Valley Avenue for 256 feet;

- L. West side of Ryan Avenue between Maple Street and Park Street;
- M. West side of Wood Avenue from North Street to Maple Street;
- N. East side of Cherry Avenue between Main Street and Academy Street;
- O. West side of Steele Avenue;
- P. Either side of Main Street, Sumner Avenue to Wood Avenue;
- Q. West side of Lewis Avenue from Main Street to Academy Street;
- R. East side of 151st Street East from 63rd Court Street East southerly for 150 feet;
- S. East side of 152nd Street East from 63rd Court Street East to Meade-McCumber Street;
- T. South side of 63rd Street Court East from Valley Avenue East to 253 feet east of 152nd Street;
- U. Either side of Zehnder Street;
- V. South side of Main Street from Graham Avenue easterly for 162 feet;
- W. *Repealed by Ord. 2604;*
- X. *Repealed by Ord. 2604;*
- Y. East side of Wood Avenue northerly of Main Street for 65 feet;
- Z. Within any space marked as a fire lane;
- AA. Either side of 32nd Street East easterly of 142nd Avenue East for 150 feet;
- BB. Either side of 32nd Street East easterly from West Valley Highway for 80 feet and circumventing the cul-de-sac;
- CC. On both sides of 20th Street East from 140th Avenue East to the end of the road;
- DD. East side of 136th Avenue Court East from 24th Street East south to the end of the street and within the cul-de-sac;
- EE. South side of 45th Street East from Tacoma Avenue to a point 350 feet to the east;
- FF. ~~East Both sides of West Valley Highway beginning at a point 567 feet south of the south right-of-way line of 1624th Street East south for 55 feet to Sumner Heights Drive; and~~
- GG. ~~East side of West Valley Highway beginning at a point 510 feet south of the south right-of-way line of 16th Street East south for 20 feet~~ On both sides of 140th Avenue East from 16th Street East to 24th Street East; and
- HH. On both sides of Puyallup Street from Fryar Avenue to East Valley Highway;
- II. On both sides of 142nd Avenue East from 24<sup>th</sup> Street East to Tacoma Avenue East.
- JJ. On the west side of 142nd Avenue East from Tacoma Avenue East to a point 640 feet to the south.

**Section 6.** That Sumner Municipal Code section 10.36.090 “Loading Areas” is amended to read as follows:

No person shall park or allow to remain standing any automobile, truck or other vehicle in areas designated as loading zones for purposes other than the loading or unloading of passengers and/or materials. When a time limit for the zone is posted on an official sign, it is unlawful for a person to park or allow any vehicle to remain standing in the zone for longer than the posted time limit.

**Section 7.** That Sumner Municipal Code section 10.36.112, “Unlawful Acts Designated – Exceptions,” paragraph A, subsection 10, is amended to read as follows:

10. At any place where official signs prohibit stopping, standing, or parking, or for a length of time that exceeds the time limit posted on an official parking sign for that parking location,

**Section 8.** That Sumner Municipal Code section 10.36.113 “Parking Alignment” is amended to read as follows:

- A. Except as provided in subsection (B), ~~No~~ person shall park or allow to remain standing any automobile, truck or other vehicle in any public roadway within the city other than parallel with the edge of the roadway, headed in the direction of lawful traffic movement and with the wheels of the vehicle furthest from the curb on that side which is consistent with the lawful movement of traffic be more than 12 inches from the curb or edge of the roadway.
- B. Parking a vehicle at an angle to a roadway is permitted at locations with posted, official signs authorizing angle parking, as approved by the Director of Public Works. The angle of parking is limited to the angle of the official parking stripes painted upon the roadway and in the manner designated by the posted official signs.

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

**Section 10. Effective Date.** This ordinance shall be effective five (5) days from and after its passage approval and publication as provided by law.

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

**Section 12. Implementation.** 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:* XXX XX, 2026  
*Date of Publication:* XX XX, 2026 Online / XX ZZ, 2025  
*Effective Date:* XX, XX, 2026



**SUBJECT:** Ordinance No.2961 -- Repealing the Cultural Arts Commission (SMC 2.86)

**CATEGORY:** Ordinance

**BUDGET IMPACT:**

Expenditure Required: None

Within Budget Allocation: N/A

**ATTACHMENTS:**

1. Ordinance No 2961 - Repealing CAC

**STAFF CONTACT:** Ryan Windish, Community & Economic Development Director

**SUMMARY BACKGROUND:**

Ordinance No. 2932 will repeal the Cultural Arts Commission from Sumner Municipal Code Chapter 2.86. The Cultural Arts Commission was first established as the "Arts Commission" in 2000. In 2021, the purpose and responsibilities of the commission were broadened, and it was renamed as the "Cultural Arts Commission". Over the last 26 years, the Commission has assisted in holding the Music Off Main summer concerts, launched the Chalk Art Festival, held night markets, writing events, created murals and wrapped utility boxes downtown with art. The Commission was also responsible for art on the Sumner entrance sign and other pieces around town.

As much as the Cultural Arts Commission has done, we have unfortunately come to a point where the City needs to shift away from a formal commission. Over the last several years, the Commission's membership has declined as fewer people have time in their busy schedules to commit to routine meetings and numerous events. The Commission has consequently taken on less responsibility with staff doing more of the work, and improved technology allows for more public engagement on cultural art programs and projects. Shifting away from the formal commission creates efficiencies, fully respects the time of volunteers and staff and better engages the public around art. Formal advisory of artwork for parks and open spaces will shift to the existing Forestry and Parks Commission, which does have some openings for volunteers. For specific art-related projects and programs, the city will not rely as much on a formal commission and instead will create ad hoc committees. Technology such as online surveys and outreach can also be used for valued public input and ideas.

We appreciate those who have volunteered and served on the Sumner Cultural Arts Commission, including some who were commissioners for over 20 years and former and current councilmembers, and hope they help Sumner shift to this new way and encourage the community to be involved in arts and cultural celebrations in all their forms.

**COUNCIL COMMITTEE/STUDY SESSION:** Community Development Committee  
**MEETING/STUDY SESSION DATE:** 3/25/2026  
**COMMITTEE RECOMMENDATION:**

**STAFF RECOMMENDATIONS/MOTION:**

Move to approve Ordinance No. 2961 repealing the Cultural Arts Commission and Sumner Municipal Code Chapter 2.86.

**ORDINANCE NO. 2961  
CITY OF SUMNER, WASHINGTON**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, REPEALING SUMNER MUNICIPAL CODE CHAPTER 2.86, CULTURAL ARTS COMMISSION.**

**WHEREAS**, in 2000 the City established a Cultural Arts Commission to promote the expression of cultural and artistic events and programs to enhance community pride; and

**WHEREAS**, the over the last 26 years the Cultural Arts Commission has assisted in numerous art related activities and events including summer concerts, the Chalk Art Festival, night markets, writing events, creation of murals and utility boxes wrapped in art; and responsible for art on the Sumner entrance sign and other pieces around the City; and

**WHEREAS**, over the last several years the membership of the Cultural Arts Commission has declined as fewer people have time in their busy schedules to commit to routine meetings and numerous events; and

**WHEREAS**, with declining membership and interest the Cultural Arts Commission has taken on less responsibilities, with staff doing more of the work; and

**WHEREAS**, the City is shifting away from a formal commission to create efficiencies, and to fully respect the time of volunteers and staff and to better engage the public around art; and

**WHEREAS**, technology allows for a greater level of public involvement and engagement such as online surveys and project websites; and

**WHEREAS**, the Forestry and Parks Commission will take on more responsibility advising on artwork for parks and open spaces instead of the Cultural Arts Commission; and

**WHEREAS**, the City Council is grateful to the many volunteers who have participated on the Cultural Arts Commission and for their time and efforts to promote culture and art in the City; and

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

**Section 1. Repealed.** That Chapter 2.86 of the Sumner Municipal Code (SMC) is hereby repealed in its entirety.

**Section 2. Severability.** If a section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. If the provisions of this ordinance are found to be inconsistent with other provisions of the Sumner Municipal Code, this ordinance is deemed to control.

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

**Section 4. Corrections by City Clerk or Code Reviser.** Upon approval of the city attorney, the city clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; ordinance, section, or subsection number; or references to other local, state, or federal laws, codes, rules, or regulations.

**Section 5. Implantation.** The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

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



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**SUBJECT:** Ordinance No. 2962 -- Forestry and Parks Commission Amendments (SMC 2.87)

**CATEGORY:** Ordinance

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**BUDGET IMPACT:**

Expenditure Required: None

Within Budget Allocation: N/A

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**ATTACHMENTS:**

1. Ordinance 2962 - FAPC Amends

**STAFF CONTACT:** Ryan Windish, Community & Economic Development Director

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**SUMMARY BACKGROUND:**

Ordinance No. 2962 would amend Sumner Municipal Code Chapter 2.87 addressing the duties and responsibilities; membership requirements; and other details associated with the City's Forestry and Parks Commission (FAPC). The FAPC is an advisory body to staff and the City Council on programs, rules, plans, and activities related to the City's parks, trails, public trees, and open space. The FAPC's duties and responsibilities are being expanded to include cultural arts. This would include art installations, art programs, such as concerts in the parks, sculptures or other outdoor exhibits on city-owned properties and facilities.

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<p><b>COUNCIL COMMITTEE/STUDY SESSION:</b> Community Development <b>MEETING/STUDY SESSION DATE:</b> 3/25/2026 <b>COMMITTEE RECOMMENDATION:</b></p>
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**STAFF RECOMMENDATIONS/MOTION:**

Move to approve Ordinance No. 2962 amending the Sumner Municipal Code Chapter 2.87 as it relates to the Forestry and Parks Commission.

**ORDINANCE NO. 2962  
CITY OF SUMNER, WASHINGTON**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUMNER,  
WASHINGTON AMENDING SMC CHAPTER 2.85 FORESTRY AND PARKS  
COMMISSION**

**WHEREAS**, the City of Sumner has established a Forestry and Parks Commission to involve the citizens in community-based programs to improve environmental quality and enhance parks; and

**WHEREAS**, the Forestry and Parks Commission is an advisory body providing recommendations to the City Council and staff on matters pertaining to planning and programs for all parks, recreational facilities, cemetery, trails, and public trees; and

**WHEREAS**, the Forestry and Parks Commission will take on more responsibility advising on artwork for parks and open spaces instead of the Cultural Arts Commission which was repealed in 2026; and

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

**Section 1. Amendment** That Sumner Municipal Code Chapter 2.87, Forestry and Parks Commission is hereby amended to read as follows:

**§ 2.87.010. Title.**

There is created a citizens committee to be called the city forestry and parks commission.

**§ 2.87.020. Purpose.**

The purpose of the commission is to ~~have input to the supervision of~~ advise the City Council and staff on planning and programs for all parks, recreational facilities, cemetery, trails, and public trees, and ~~The commission shall promote the arts, cultural heritage, and advise on designs and installations within parks and public spaces~~ the planting strips in the city of Sumner and shall have ~~power to~~ may develop and recommend rules and regulations for the government and management thereof, which shall be subject to approval by the city council.

**§ 2.87.030. Membership.**

The city forestry and parks commission shall be composed of no fewer than five and not more than 12 voting members, at least a majority of which shall be residents of the city of Sumner. ~~The director of public works and the community development director, or their designees, shall serve as additional nonvoting ex officio members of the commission.~~ Members shall serve without pay and shall be appointed by the mayor with confirmation from the city council. Members shall show an interest in accomplishing the purposes of the commission. Membership should include people with expertise in arboriculture, the arts, and design and may include local business persons, utility representatives, artists and residents. Ad hoc committees that may include membership in addition to the commission, may be formed for advising on specific projects or plans.

**§ 2.87.040. Terms of office.**

The terms of office shall be four years. Vacancies that occur, other than through the expiration of terms, shall be filled for the unexpired terms. Members may be removed for inefficiency and neglect of duty after review and recommendation by the mayor, with final approval by the city council.

**§ 2.87.050. Responsibilities.**

The forestry and park commissioners shall ~~have input to the supervision of~~ advise on the planning, development and programs for all parks, recreational facilities, cemetery, trails, and public trees. ~~The commission shall promote the arts, cultural heritage, and advise on designs and installations within parks and public spaces the planting strips belonging to the city, and shall have power to develop and recommend~~ advise on proposed rules and regulations for the government and management thereof, which shall be subject to approval by the city council. ~~The rules and regulations of the forestry and park commissioners shall be enforced by the police and public works departments of the city. The forestry and parks commission shall promote the responsible planting of trees on public and private property, public education about trees, promoting proper maintenance, advocating trees within the city, and developing innovative and joint funding for projects from a variety of sources. The forestry and parks commission shall be responsible for developing and implementing the urban forestry strategy plan, and advise staff on implementing the necessary requirements to fulfill "Tree City USA" status and accomplish the purpose of the chapter.~~

**Section 3.** That Sumner Municipal Code Chapter 2.95, "Historic Preservation Commission" is hereby amended to read as follows:

**§ 2.95.010. Established.**

There is hereby established a city of Sumner historic preservation commission, consisting of seven members, as provided in SMC § 2.95.020(B). Members of the city of Sumner historic preservation commission shall be appointed by the mayor and approved by the city council and shall be residents of the city of Sumner, except as provided in SMC § 2.95.020(B). (Ord. 2275 § 1 (part), 2008; Ord. 2389 § 1, 2012)

**§ 2.95.020. Membership.**

- A. All members of the commission must have a demonstrated interest and competence in historic preservation and possess qualities of impartiality and broad judgment.
- B. The commission shall always include at least two professionals who have experience in identifying, evaluating, and protecting historic resources and are selected from among the disciplines of architecture, history, architectural history, planning, prehistoric and historic archaeology, folklore, cultural anthropology, curation, conservation, and landscape architecture, or related disciplines. The commission will also include a representative of the Sumner Downtown Association. The commission action that would otherwise be valid shall not be rendered invalid by the temporary vacancy of one or all of the professional positions or the downtown association representative, unless the commission action is related to meeting certified local government (CLG) responsibilities cited in the certification agreement between the mayor and the State Historic Preservation Officer on behalf of the state. Furthermore, exception to the residency requirement of commission members may be granted by the mayor and city council in order to obtain representatives from these disciplines.
- C. In making appointments, the mayor may consider names submitted from any source, but the mayor shall notify local history and historic redevelopment related organizations and business associations of vacancies so that names of interested and qualified individuals may be submitted by such organizations for consideration along with names from any other source.

**§ 2.95.030. Terms of office.**

The initial appointments shall be one member to a one-year term; two members to two-year terms; and two members to three-year terms. Each appointment thereafter shall serve a four-year term. In the event of a vacancy of any position originally appointed by the mayor, the mayor shall appoint a successor for the unexpired portion of the term with confirmation by the city council.

**§ 2.95.040. Powers and duties.**

The major responsibility of the historic preservation commission is to identify and actively encourage the conservation of the city of Sumner's historic resources by initiating and maintaining a register of historic places and reviewing proposed changes to register properties; to raise community awareness of the city of Sumner's history and historic resources; and to serve as the city's primary internal resource in matters of history, historic planning, and preservation. In carrying out these responsibilities, the historic preservation commission shall engage in the following:

- A. Conduct and maintain a comprehensive inventory of historic resources within the boundaries of the city of Sumner and known as the Sumner Historic Register, and publicize and periodically update inventory results. Properties listed on the inventory shall be recorded on official zoning records with an "HI" (for historic inventory designation). This designation shall not change or modify the underlying zone classification.
- B. Initiate and maintain the Sumner Historic Register. This official register shall be compiled of buildings, structures, sites, objects, and districts identified by the commission as having historic significance worthy of recognition and protection by the city of Sumner and encourage efforts by owners to maintain, rehabilitate, and preserve properties.
- C. Review nominations to the Sumner Historic Register according to criteria in SMC
- D. Review proposals to construct, change, alter, modify, remodel, move, or significantly affect properties or districts on the register as provided in SMC § 18.39.100; and adopt standards in its rules to be used to guide this review and the issuance of a certificate of appropriateness.
- E. Provide for the review either by the commission or its staff of all applications for approvals, permits, environmental assessments or impact statements, and other similar documents pertaining to identified historic resources or adjacent properties.
- F. Conduct all commission meetings in compliance with chapter 42.30 RCW, Open Public Meetings Act, to provide for adequate public participation and adopt standards in its rules to guide this action.
- G. Participate in, promote and conduct public information, educational and interpretive programs pertaining to historic and prehistoric resources.
- H. Establish liaison support, communication and cooperation with federal, state, and other local government entities which will further historic preservation objectives, including public education, within the Sumner area.
- I. Review and comment to the city council on land use, housing and redevelopment, municipal improvement and other types of planning and programs undertaken by any agency of the city of Sumner, other neighboring communities, Pierce County, the state or federal governments, as they relate to historic resources of the city of Sumner.
- J. Advise the city council and the mayor generally on matters of Sumner history and historic preservation.
- K. Perform other related functions assigned to the commission by the city council or the chief local elected official.
- L. Provide information to the public on methods of maintaining and rehabilitating historic properties. This may take the form of pamphlets, newsletters, workshops, or similar activities.

- M. Officially recognize excellence in the rehabilitation of historic buildings, structures, sites and districts, and new construction in historic areas; and encourage appropriate measures for such recognition.
- N. Be informed about and provide information to the public and city of Sumner departments on incentives for preservation of historic resources including legislation, regulations and codes which encourage the use and adaptive reuse of historic properties.
- O. Review nominations to the State and National Registers of Historic Places.
- P. Investigate and report to the city council on the use of various federal, state, local or private funding sources available to promote historic resource preservation in the city of Sumner.
- Q. Serve as the local review board for special property tax valuation and:
  1. Make determination concerning the eligibility of historic properties for special valuation;
  2. Verify that the improvements are consistent with the Washington State Advisory Council's Standards for Rehabilitation and Maintenance;
  3. Enter into agreements with property owners for the duration of the special valuation period as required under WAC 254-20-070(2);
  4. Approve or deny applications for special valuation;
  5. Monitor the property for continued compliance with the agreement and statutory eligibility requirements during the 10-year special valuation period; and
  6. Adopt bylaws and/or administrative rules and comply with all other local review board responsibilities identified in chapter 84.26 RCW.
- R. The commission shall adopt rules of procedure to address subsections C, D, F, and Q, inclusive, of this section.

**§ 2.95.050. Compensation.**

All members shall serve without compensation.

**§ 2.95.060. Rules and officers.**

The commission shall establish and adopt its own rules of procedure, and shall select from among its membership a chairperson and such other officers as may be necessary to conduct the commission's business.

**§ 2.95.070. Commission staff.**

Commission and professional staff assistance shall be provided by the Sumner historic preservation commission with additional assistance and information to be provided by other city of Sumner departments as may be necessary to aid the commission in carrying out its duties and responsibilities under this chapter.

**Section 2. Severability.** If a section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity 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 3. Effective Date.** This ordinance shall be effective five (5) days from and after its passage approval and publication as provided by law.

**Section 4. Corrections by City Clerk or Code Reviser.** Upon approval of the city attorney, the city clerk and the code reviser are authorized to make necessary corrections to this ordinance,

including the correction of clerical errors; ordinance, section, or subsection number; or references to other local, state, or federal laws, codes, rules, or regulations.

**Section 5. Implantation.** The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

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 XX day of XX, 202X.

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Mayor Carla S. Bowman

**ATTEST:**

**APPROVED AS TO FORM:**

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Michelle Converse, CMC, City Clerk

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Andrea Marquez, City Attorney

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

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**SUBJECT:** Ordinance No. 2963 -- Historic Preservation Commission Amendments  
(SMC 2.95)

**CATEGORY:** Ordinance

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**BUDGET IMPACT:**

Expenditure Required: None

Within Budget Allocation: N/A

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**ATTACHMENTS:**

1. Ordinance No 2963 - DC-HPC-Final

**STAFF CONTACT:** Ryan Windish, Community & Economic Development Director

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**SUMMARY BACKGROUND:**

Ordinance No. 2963 would amend Sumner Municipal Code Chapter 2.95 and designate the City's Design Commission as the Historic Preservation Commission. This change provides needed efficiencies involved in managing numerous city commissions as it relates to staff time, volunteer recruitment, and overall support of the commissions.

In 2008, the City of Sumner established a Historic Preservation Commission (HPC) and in 2011 appointed the first five members to the commission to provide a means to review requested designations and provide oversight and preauthorization related to property owner improvements of historic properties. The terms for all five original members of the HPC have expired, leaving the commission membership currently vacant and during their terms, the HPC commissioners were never requested to review an application for the Sumner historic register.

In the interest of efficiency and in acknowledgment of the fact that the qualifications for membership on the HPC and the Design Commission are very similar, being members that are practicing professionals within the fields of architecture, planning, civil engineering, landscape architecture, and development, the City Council believes it is appropriate to designate the Design Commission to also serve as the HPC.

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**COUNCIL COMMITTEE/STUDY SESSION:** Community Development

**MEETING/STUDY SESSION DATE:** 3/25/2026

**COMMITTEE RECOMMENDATION:** Move to approve Ordinance No. 2963 amending Sumner Municipal Code Chapter 2.95 as it relates to the Historic Preservation Commission.

**STAFF RECOMMENDATIONS/MOTION:**

Move to approve Ordinance No. 2963 amending Sumner Municipal Code Chapter 2.95 as it relates to the Historic Preservation Commission.

**ORDINANCE NO. 2963  
CITY OF SUMNER, WASHINGTON**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, AMENDING SUMNER MUNICIPAL CODE CHAPTER 2.95, HISTORIC PRESERVATION COMMISSION AND DESIGNATING THE DESIGN COMMISSION AS THE HISTORIC PRESERVATION COMMISSION.**

**WHEREAS**, the City of Sumner Comprehensive Plan contains policies on Historic Preservation under Community Character and within the Town Center downtown area; and

**WHEREAS**, appropriate guidelines regarding the preservation of historic properties, can be beneficial to the overall economic development, environmental sustainability and business vitality of the community; and

**WHEREAS**, in 2008 the City of Sumner established a Historic Preservation Commission (HPC) and in 2011 appointed the first five members to the commission to provide a means to review requested designations and provide oversight and preauthorization related to property owner improvements of historic properties; and

**WHEREAS**, the terms for all five original members of the HPC have expired, leaving the commission membership currently vacant and during their terms, the HPC commissioners were never requested to review an application for the Sumner historic register; and

**WHEREAS**, in the interest of efficiency and in acknowledgment of the fact that the qualifications for membership on the HPC and the Design Commission are very similar, being members that are practicing professionals within the fields of architecture, planning, civil engineering, landscape architecture, and development, the City Council believes it is appropriate to designate the Design Commission to also serve as the HPC; and

**WHEREAS**, the City Council agrees that historic preservation review appropriately falls under the Design Commission scope and purpose; and

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

**Section 1. Amendment** That Sumner Municipal Code Chapter 2.95, “Historic Preservation Commission” is hereby amended to read as follows:

**§ 2.95.010. Established.**

There is hereby established a city of Sumner historic preservation commission, consisting of up to seven members, as provided in SMC § 2.95.020(B). ~~Members of the city of Sumner historic preservation commission shall be appointed by the mayor and approved by the city council and shall be residents of the city of Sumner, except as provided in SMC § 2.95.020(B).~~

**§ 2.95.020. Membership.**

~~A.~~ All active appointments to the Design Commission established pursuant to SMC 2.89, shall also serve as members of the Historic Preservation Commission and any reference to ‘commission’ in this chapter shall mean the Design Commissioners. All members of

the commission must have a demonstrated interest and competence in historic preservation and possess qualities of impartiality and broad judgment.

- B. ~~The commission shall always include at least two professionals who have experience in identifying, evaluating, and protecting historic resources and are selected from among the disciplines of architecture, history, architectural history, planning, prehistoric and historic archaeology, folklore, cultural anthropology, curation, conservation, and landscape architecture, or related disciplines. The commission will also include a representative of the Sumner Downtown Association. The commission action that would otherwise be valid shall not be rendered invalid by the temporary vacancy of one or all of the professional positions or the downtown association representative, unless the commission action is related to meeting certified local government (CLG) responsibilities cited in the certification agreement between the mayor and the State Historic Preservation Officer on behalf of the state. Furthermore, exception to the residency requirement of commission members may be granted by the mayor and city council in order to obtain representatives from these disciplines.~~
- C. ~~In making appointments, the mayor may consider names submitted from any source, but the mayor shall notify local history and historic redevelopment related organizations and business associations of vacancies so that names of interested and qualified individuals may be submitted by such organizations for consideration along with names from any other source.~~

#### **§ 2.95.030. Terms of office.**

~~The appointment and terms of office shall be the same as the Design Commission as currently outlined or hereafter amended in SMC 2.89.040. initial appointments shall be one member to a one-year term; two members to two-year terms; and two members to three-year terms. Each appointment thereafter shall serve a four-year term. In the event of a vacancy of any position originally appointed by the mayor, the mayor shall appoint a successor for the unexpired portion of the term with confirmation by the city council.~~

#### **§ 2.95.040. Powers and duties.**

The major responsibility of the historic preservation commission is to identify and actively encourage the conservation of the city of Sumner's historic resources by ~~initiating and maintaining~~ reviewing all property owner applications to be placed on a register of historic places and reviewing proposed changes to register properties; to raise community awareness of the city of Sumner's history and historic resources; and to serve as the city's primary ~~internal resource in~~ advisory group on matters of history, historic planning, and preservation. In carrying out these responsibilities, the historic preservation commission ~~shall~~ may engage in the following:

- A. ~~Conduct~~ create and maintain a comprehensive inventory of historic resources within the boundaries of the city of Sumner and known as the Sumner Historic Register, and publicize and periodically update inventory results. Properties listed on the inventory shall be recorded on official zoning records with an "HI" (for historic inventory designation). This designation shall not change or modify the underlying zone classification.
- B. Initiate and maintain the Sumner Historic Register. This official register shall be compiled of buildings, structures, sites, objects, and districts identified by the commission as having historic significance worthy of recognition and protection by the

city of Sumner and encourage efforts by owners to maintain, rehabilitate, and preserve properties.

- C. Review nominations to the Sumner Historic Register according to criteria in SMC 18.39.060 and adopt standards in its rules to be used to guide this review.
- D. Review proposals to construct, change, alter, modify, remodel, move, or significantly affect properties or districts on the register as provided in SMC § 18.39.100; and adopt standards in its rules to be used to guide this review and the issuance of a certificate of appropriateness.
- E. Provide for the review ~~either by the commission or its staff~~ of all applications for approvals, permits, environmental assessments or impact statements, and other similar documents pertaining to identified historic resources or adjacent properties.
- F. Conduct all commission meetings in compliance with chapter 42.30 RCW, Open Public Meetings Act, to provide for adequate public participation and adopt standards in its rules to guide this action.
- G. Participate in, promote and conduct public information, educational and interpretive programs pertaining to historic and prehistoric resources.
- H. Establish liaison support, communication and cooperation with federal, state, and other local government entities which will further historic preservation objectives, including public education, within the Sumner area.
- I. When requested, ~~R~~review and comment to the city council on land use, housing and redevelopment, municipal improvement and other types of planning and programs undertaken by any agency of the city of Sumner, other neighboring communities, Pierce County, the state or federal governments, as they relate to historic resources of the city of Sumner.
- J. When requested, ~~a~~Advise the city council and the mayor generally on matters of Sumner history and historic preservation.
- K. Perform other related functions assigned to the commission by the city council or ~~the chief local elected official~~ City staff.
- L. Provide information to the public on methods of maintaining and rehabilitating historic properties. This may take the form of pamphlets, newsletters, workshops, or similar activities.
- M. As resources allow, ~~o~~Officially recognize excellence in the rehabilitation of historic buildings, structures, sites and districts, and new construction in historic areas; ~~and encourage appropriate measures for such recognition.~~
- N. Be informed about and provide information to the public and city of Sumner departments on incentives for preservation of historic resources including legislation, regulations and codes which encourage the use and adaptive reuse of historic properties.

- O. Review nominations to the State and National Registers of Historic Places, when requested.
- P. Investigate and report to the city council, when requested, on the use of various federal, state, local or private funding sources available to promote historic resource preservation in the city of Sumner.
- Q. Serve as the local review board for special property tax valuation and:
  - 1. Make determinations concerning the eligibility of historic properties for special valuation;
  - 2. Verify that the improvements are consistent with the Washington State Advisory Council's Standards for Rehabilitation and Maintenance;
  - 3. Enter into agreements with property owners for the duration of the special valuation period as required under WAC 254-20-070(2);
  - 4. Approve or deny applications for special valuation;
  - 5. Monitor the property for continued compliance with the agreement and statutory eligibility requirements during the 10-year special valuation period; and
  - 6. Adopt bylaws and/or administrative rules and comply with all other local review board responsibilities identified in chapter 84.26 RCW.
- R. The commission ~~shall~~ is encouraged to adopt rules of procedure to address subsections C, D, F, and Q, inclusive, of this section.

**§ 2.95.050. Compensation.**

All members shall serve without compensation.

**§ 2.95.060. Rules and officers.**

The commission shall establish and adopt its own rules of procedure, and shall select from among its membership a chairperson and such other officers as may be necessary to conduct the commission's business.

**~~§ 2.95.070. Commission staff.~~**

~~Commission and professional staff assistance shall be provided by the Sumner historic preservation commission with additional assistance and information to be provided by other city of Sumner departments as may be necessary to aid the commission in carrying out its duties and responsibilities under this chapter.~~

**Section 2. Severability.** If a section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity 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 3. Effective Date.** This ordinance shall be effective five (5) days from and after its passage approval and publication as provided by law.

**Section 4. Corrections by City Clerk or Code Reviser.** Upon approval of the city attorney, the city clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; ordinance, section, or subsection number; or references to other local, state, or federal laws, codes, rules, or regulations.

**Section 5. Implementation.** 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:* XXX XX, 2026  
*Date of Publication:* XX XX, 2026 Online / XX ZZ, 2026  
*Effective Date:* XX, XX, 2026

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**SUBJECT:** Resolution No. 1748 -- Planning Commission Work Program 2026-2027

**CATEGORY:** Motion

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**BUDGET IMPACT:**

Expenditure Required: None

Within Budget Allocation: N/A

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**ATTACHMENTS:**

1. Resolution No 1748 - PC Work Program 26-27
2. 2026-2027 Planning Commission Work Program-ExA

**STAFF CONTACT:** Chrissanda Walker, Associate Planner

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**SUMMARY BACKGROUND:**

Resolution No. 1748 would adopt the *Planning Commission Work Program 2026–2027* which is a policy-focused roadmap that organizes upcoming zoning code amendments, state-mandated implementation, and other planning projects. The City Council intends this to be a guide directing the efforts and focus of the Planning Commission’s for the next two years and help prioritize staff and Commission resources.

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<p><b>COUNCIL COMMITTEE/STUDY SESSION:</b> Community Development Committee <b>MEETING/STUDY SESSION DATE:</b> 3/25/2026 <b>COMMITTEE RECOMMENDATION:</b></p>
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**STAFF RECOMMENDATIONS/MOTION:**

Move to approve Resolution No. 1748 approving the 2026-2027 Planning Commission Work Program.

**RESOLUTION NO. 1748  
CITY OF SUMNER, WASHINGTON**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, ADOPTING THE PLANNING COMMISSION WORK PROGRAM FOR 2026-2027.**

**WHEREAS**, per SMC 2.88.015, the purpose of the Planning Commission is to assist the City Council in the implementation of the Vision Statement of the Sumner Comprehensive Plan; and

**WHEREAS**, the powers and duties of the Planning Commission are to maintain the Comprehensive Plan; other city plans; and consider amendments to the Comprehensive Plan; and

**WHEREAS**, the Planning Commission maintains the Zoning Code of the city by reviewing and determining if the city's regulations are promoting orderly and coordinated development within the city consistent with the Sumner Comprehensive Plan; and

**WHEREAS**, Planning Commission provides recommendations to the City Council following review of ordinances and studies regarding development regulations, area plans, and strategies which implement the Sumner Comprehensive Plan; and

**WHEREAS**, the City Council desires to adopt a two-year work program that outlines the various projects and plans that will be reviewed by the Planning Commission; and

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

**Section 1.** That the *Planning Commission Work Program 2026-2027* attached hereto as “Exhibit A” 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 \_\_\_ day of \_\_\_, 2026.

\_\_\_\_\_  
Mayor Carla S. Bowman

**ATTEST:**

\_\_\_\_\_  
Michelle Converse, CMC, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney Andrea Marquez



# Planning Commission Work Program

January 2026 – December 2027

# Contents

- I. Introduction .....1
- II. Summary Table.....1
- III. Timeline.....3

# Introduction

The city adopted the 2024 Comprehensive Plan Update and a Housing Action Plan in 2021; in addition, there have been numerous new state laws responding to the need for affordable housing and reducing impediments to building housing. The city intends to work with SSHA3P on pre-approved ADUs to increase housing options that are thoughtfully designed to fit into the character of the neighborhood. In addition, new land uses such as Battery Energy Storage Systems (BESS) are also emerging. Finally, 2027 will open for another round of Comprehensive Plan amendments. All these factors are setting the work program for the next 2 years as it relates to Zoning Code text amendments (ZCTA), state mandates, and other projects. This work program serves as the guide for the topics the Planning Commission will oversee in 2026 to 2027. A summary table of the work tasks/projects and approximate timelines for completion are included below.

## Summary Table

The following table provides a summary of the Planning Commission work program prioritizing work according to statutory deadlines, level of complexity and public engagement.

	<b>Project</b>	<b>Summary</b>	<b>Timeframe</b>	<b>Target Dates</b>	<b>State Mandate</b>	<b>Comp Plan Policy Update?</b>
1.	Co-living Housing	Implements HB 1998	PC – Dec/Jan 2025 City Council-Jan/Feb 2025	March 2026	Y	N
2.	Child Care Center Siting	Implement state law (bills 5509)	PC—Mar-April 2026 CC—May/June 2026	July 2027	Y	N
3.	Temporary Uses & Food Trucks	Updates zoning code regarding food trucks and other temporary uses.	Public Engagement – April-May 2026 PC—May-July 2026 CC—Aug-Sept 2026	Dec 2026	N	N
4.	Battery Energy Storage System (BESS) 2.0	Adding small and mid-size BESS regulations to Zoning Code.	PC – Jan/May 2026 City Council – June/July 2026	July 2026	N	N
5.	Off-Street Parking	Addressing state laws regarding parking for multifamily	PC—June/July 2026 CC—Aug/Sept 2026	Sept 2026	Y	N
6.	Subdivision Code Amendments	Implement state law (bills 5611, 1096, 5559)	PC—Oct-Dec 2026 CC—Jan-Mar 2027	July 2027	Y	N

7.	Pre-approved Plans for ADUs	Affordable housing goals. Working with SS3A3P. Review will primarily occur with the Design Commission.	Staff –May-Dec 2026 PC—Jan-Mar 2027 CC—Mar-May 2027	Dec 2027	N	N
8.	2027 Comprehensive Plan Annual Amendments	Required per city code to allow once every other year.	Open applications— January 2027  9-12 months	Dec 2027	N	Y
9.	Sign Code Update	Overall update to the Sign Code to reformat, address case law changes, etc.	6-12 month	TBD	N	N
10.	STEP Housing – ESHB 2266	Siting requirements for transitional housing, permanent supportive housing, indoor emergency shelters, and indoor emergency housing (STEP housing). Restricts permitting and other requirements that may be imposed on STEP housing	PC May-June 2027 Council Aug-Sept 2027	Dec 2027	Y	N
11.	Other	Private applications for Zoning Code Text Amendments	Typical 3 month review staff/Planning Commission 2 month legislative process with Council	Based on code timelines	N	NA
12.	Other	New state mandates that may occur; Mayor-Council directed actions	Typical 3 month review staff/Planning Commission 2 month legislative process with Council	Based on state mandate	Y	NA

## Timeline

PROJECT	2026 Q1	2026 Q2	2026 Q3	2026 Q4	2027 Q1	2027 Q2	2027 Q3	2027 Q4
Co-living Housing – ZCTA								
Childcare Center Siting – ZCTA								
BESS 2.0 – ZCTA								
Off Street Parking – ZCTA								
Temporary Use & Food Trucks – ZCTA								
Subdivision Code Amendments (Title 17)								
Pre-approved Plans for ADUs								
2027 Comp Plan Annual Amendments								
Sign Code Update – ZCTA								
STEP Housing								