

**STAFF REPORT
COMPREHENSIVE PLAN TEXT AMENDMENT
HISTORIC PRESERVATION POLICIES**

I. DESCRIPTION OF AMENDMENT

This amendment would create more specific policy language for historic preservation in the Comprehensive Plan. The amendment includes specifics on:

- Becoming a Certified local government
- Creating a local historic register
- Creating a local historic preservation commission
- Seeking funding and grants for historic preservation
- Considering a historic district in the downtown
- Maintaining a volunteer program for single-family homes

The City of Sumner is the applicant and lead on this proposal.

II. WHY THE AMENDMENT IS BEING PROPOSED

The current policies are vague and do not provide clear policy direction for steps to be taken regarding historic preservation in the City. The proposed amendments clarify the desires and wishes of the community.

III. COMPREHENSIVE PLAN AMENDMENT CRITERIA

Only those amendments which are found to be in substantial compliance with all criteria listed below shall be approved (SMC 18.56.147(N)):

- 1. An amendment is necessary to resolve inconsistencies between the Sumner comprehensive plan and other city plans or ordinances; or, to resolve inconsistencies between the Sumner comprehensive plan and other jurisdictions' plans or ordinances.**

The proposed map amendment would resolve inconsistencies with the City's comprehensive Plan and new direction of the Sumner Downtown Association (SDA). SDA has recently hired an executive director and has taken on more of a "Main Street" model for promoting business and events in the downtown. The SDA plans to apply for Main Street status in the near future and one of the cornerstones to the Main Street program is to promote preservation of existing buildings. The downtown benefits economically from the existing historic character of the downtown. Maintaining and preserving this character as redevelopment and new development occurs is essential to maintaining the long term viability of the downtown.

2. **Conditions have so changed since the adoption of the Sumner comprehensive plan that the existing goals, policies, objectives, and/or map classifications are inappropriate.**

The adoption of the Town Center Plan in 2005 and the reorganization of the Sumner Downtown Association are conditions that have changed since the original adoption of the Comprehensive Plan that make the existing goals and policies in the Cultural Resources Sub-element inappropriate. Further direction and clarification will lay the ground work for adopting a historic preservation ordinance and becoming a Certified Local Government.

3. **The proposed amendment is consistent with the overall intent of the goals of the Sumner comprehensive plan.**

Historic preservation is mentioned in a number of goals and policies within the Comprehensive Plan.

Values:

Stewardship: The settlers of the Sumner valley left us with many beautiful and valuable resources. The rivers, streams, open spaces, historic buildings, parks, hillsides, watersheds, and downtown are all vital to our community. We use our skills, resources, and determination to preserve these as best we can as stewards for the future.

Vision Statement:

Parks, Recreation, and Open Space: Preservation of historical and cultural landmarks helps sustain our City's heritage. Historical, cultural, and educational features are linked to our recreation system such as the revival of a bandstand/gazebo in Heritage Park. The Historical Society finds support from a community aware of Sumner's history and heritage. History and heritage is also maintained through established landmark and historic programs that preserve the character of the buildings in the downtown.

CULTURAL RESOURCES SUB-ELEMENT

1. *Identify, preserve, and enhance the historic and prehistoric cultural resources of Sumner.*

- 1.1 Coordinate with local tribes and the State Office of Archaeology and Historic Preservation to conduct a general survey of the City limits and Planning Area to identify potential archaeological sites.

- 1.2 Through the environmental review process, consider potential impacts to archaeological resources.

- 1.3 Work with the Sumner Historical Society and other community groups to promote historic and cultural education and recognition.

- 1.3.1 Continue to support the Sumner Historical Society by providing the use of the Ryan House.

- 1.3.2 Encourage local activities which promote the community's history.
- 1.4 Coordinate with community organizations, property owners and local citizens to protect, acquire, and/or restore key historic properties.
 - 1.4.1 Promote the preservation of significant lands, historic sites and structures, and historic trees through a combination of techniques such as landmark and local government historic preservation programs.
 - 1.4.2 Implement design guidelines to protect and promote the historic and community character of Sumner.

3. *Recognize the heart and historic meaning of Downtown.*

- 3.1 Ensure Downtown's historic character is retained as new businesses and buildings are established, such as through design standards, landmark ordinances, or other means.
- 3.2 Enliven and refresh Downtown by allowing adaptive reuse of buildings and new construction that respects the district character.
- 3.3 Improve the Ryan House and public access.
- 3.4 Provide access to historic documentation to land owners, citizens, and others.
- 3.5 Develop a walking tours that highlight public art, architecture, history, trees, and other icons.

ECONOMIC DEVELOPMENT ELEMENT

5. *Promote downtown as the town's cultural, historic and activity center of the entire community.*

- 5.6 In conjunction with interested parties, improve the visual appearance of downtown through public and private measures for beautification, facade improvements, and preservation of historic properties, design strategies, maintenance, and streetscape improvements.

COMMUNITY CHARACTER ELEMENT

1. *Maintain and enrich Sumner's quality of life encompassed in its friendly, small town atmosphere.*

- 1.3 In concert with the Sumner citizens and business community, maintain design guidelines and a design code, as appropriate, which address streetscape, landscape, and building design. Materials and methods of construction should be specific to the region, exhibit continuity of history and culture, and compatibility with the climate,

protect historic and archaeological resources, and promote the community's character and identity.

- 1.5 Encourage in the community a continuous commitment to maintaining Sumner's character and quality of place, including land conservation and stewardship, wise management of streetscapes and public viewsheds, property maintenance, and historic preservation.

PARKS AND OPEN SPACE ELEMENT

1. *Provide and maintain a safe, attractive, enjoyable, and diverse park system that meets the needs of the City's residents, businesses and visitors.*

- 1.8 Recognize the critical and unique environmental features in the community such as wetlands, streams, riparian corridors, significant archaeological and historic properties, and hillsides within park facilities.

SHORELINE MASTER PROGRAM ELEMENT

HISTORICAL/CULTURAL ELEMENT

8. *Identify, preserve, protect, and restore shoreline areas having historical, cultural, educational, or scientific values.*

- 8.1 **Objective:** To ensure the recognition, protection, and restoration of shoreline areas that have historical and or cultural value to the City of Sumner and create a unique "sense of place" for public facilities, recreation areas in the shoreline jurisdiction.

The proposed policy specifications are consistent with the goals and policies above in that they do not promote any substantial change in current policy direction, only clarification.

4. **The proposed amendment is consistent with chapter 36.70A RCW, the county-wide planning policies for Pierce County, and the applicable Multi-county planning policies.**

Consistency with GMA

Goal 13 of the Growth Management Act (GMA) is specific to historic preservation and states:

RCW 36.70A.020(13)

Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

The goal of GMA to encourage historic preservation is one that must be balanced with other goals in GMA and within the Comprehensive Plan itself. The proposed policies are consistent with the other elements of the Comprehensive Plan and are consistent with GMA.

Consistency with CWPPs

The County-wide planning elements and policies pertaining to Historic Archeological and Cultural Preservation address designation of state and federally significant historic features, creation of local commissions; utilizing the County's Landmark Commission; and recommending criteria for designation of historic properties and de-designation.

The proposed policy amendments are consistent with the County-wide planning policies in that they clarify existing policy regarding designation criteria, creating a historic preservation commission, and administering a historic preservation program.

Consistency with VISION 2040

The multi-county planning policies (VISION 2040) that pertain to this proposal are found in the Housing Element where policy MPP-H-2 states "Achieve and maintain—through preservation, rehabilitation, and new development—a sufficient supply of housing..." While this doesn't specifically address historic buildings often the more affordable housing options are within existing older buildings that if preserved may maintain a greater level of affordability than new construction.

- 5. Where an amendment to the comprehensive plan map is proposed, the proposed designation is adjacent to property having a similar and compatible designation, or the subject property is of sufficient size, or other conditions are present.**

No amendment is proposed to the Comprehensive Plan Map.

- 6. Environmental impacts have been disclosed, and measures have been included to reduce possible adverse impacts.**

An Addendum to the Final Environmental Impact Statement Comprehensive Plan Update, October 2004 has been completed under a separate cover to analyze impacts.

- 7. Potential ramifications of the proposed amendment to other comprehensive plan elements and supporting plans have been considered and satisfactorily addressed.**

Any future historic preservation ordinance should make it clear that designation for the downtown Central Business district as a historic overlay zone would not preclude the buildings from redeveloping consistent with the Town Center Plan and housing goals and objectives. It would be possible to alter and convert historic buildings even when designated historic.

IV. PUBLIC/AGENCY COMMENTS

PUBLIC: None at this time.

AGENCY: None at this time.

V. STAFF RECOMMENDATION

Staff recommends the Planning Commission APPROVE.

VI. PLANNING COMMISSION RECOMMENDATION

Planning Commission recommends APPROVAL.

VII. IMPLEMENTATION REQUIREMENTS

Development Regulations:

No changes.

Maps:

No changes.

VIII. EXHIBITS

None.

IX. TEXT AMENDMENTS

Amendments to the Cultural Resources Sub-Element, page 25, 26 and 27. See attached.

HISTORIC AND CULTURAL RESOURCES SUB-ELEMENT

INTRODUCTION

Sumner's beginnings and cultural features provide a source of pride for the community and a context for understanding Sumner today. As described in the Draft Environmental Impact Statement, although local Native American tribes were prevalent prior to American settlers, few archaeological resources have been found due to the lack of surveys. Several historic buildings have been surveyed and placed on the National Register of Historic Buildings. Without adequate planning and controls, development has the potential to disturb cultural resources.

GOALS, POLICIES, AND OBJECTIVES

1. *Identify, preserve, and enhance the historic and prehistoric cultural resources of Sumner.*
 - 1.1 Coordinate with local tribes and the State Office of Archaeology and Historic Preservation to conduct a general survey of the City limits and Planning Area to identify potential archaeological sites.
 - 1.2 Through the environmental review process, consider potential impacts to archaeological resources.
 - 1.3 Work with the Sumner Historical Society and other community groups to promote historic and cultural education and recognition.
 - 1.3.1 Continue to support the Sumner Historical Society by providing the use of the Ryan House.
 - 1.3.2 Encourage local activities which promote the community's history.
 - 1.4 Coordinate with community organizations, property owners and local citizens to protect, acquire, and/or restore key historic properties.
 - 1.4.1 Promote the preservation of significant lands, historic sites and structures, and historic trees through a combination of techniques such as landmark and local government historic preservation programs.
 - 1.4.2 Adopt a historic preservation program that creates a local historic preservation commission and pursue designation as a Certified Local Government.
 - 1.4.2 Create and maintain a local register of historic places.
 - 1.4.3 Nominate properties for listing in the Washington State and National

Register of Historic Places.

1.4.24 Implement design guidelines to protect and promote the historic and community character of Sumner.

1.5 Actively seek state and federal grants and other funding sources to implement the historic preservation program such as:

- Developing a local historic preservation plan
- Conducting surveys of cultural resources
- Preparing nomination documents for National Register of Historic Places listing
- Performing public education activities including presentations to citizens, articles in the city newsletter, school presentations, and booths at city events and festivals

1.6 Analyze and consider a historic overlay zone in the Central Business District as a tool for preserving the character of Main Street.

1.7 Maintain a voluntary nomination program for single-family residential properties.

2. *Enhance and improve the cultural arts environment.*

- 2.1 Work with other organizations to promote visual, literary, and cultural arts and events in the community.
- 2.2 Maintain a cultural arts strategy to implement the goals of this Plan.
- 2.3 Maintain an Arts Commission for the promotion of cultural arts through partnering with other organizations, businesses, and supporters.

3. *Recognize the heart and historic meaning of Downtown.*

- 3.1 Ensure Downtown's historic character is retained as new businesses and buildings are established, such as through design standards, landmark ordinances, or other means.
- 3.2 Enliven and refresh Downtown by allowing adaptive reuse of buildings and new construction that respects the district character.
- 3.3 Improve the Ryan House and public access.
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