

## **LAND USE ELEMENT**

### **BACKGROUND**

The Land Use Element plays the central role of correlating land use issues. Its goals, policies, and objectives relate directly to the other elements of the Sumner Comprehensive Plan particularly the Community Character Element, Capital Facilities and Public Services Element, and Transportation Element.

The Land Use Element is divided into sub-elements due to the variety and complexity of issues. The section addresses:

- Land Use
- Historic and Cultural Resources
- Essential Public Facilities
- Commuter Rail/Regional Transit
- Permit Process
- Plan Monitoring and Amendment
- Governance

## LAND USE SUB-ELEMENT

### INTRODUCTION

The Land Use Sub-Element provides direction on land use patterns, compatibility, and orderly development. The potential for rapid development and incompatibilities can be minimized through the coordination with infrastructure plans and through site design and buffering techniques. The Land Use Plan Map, category descriptions, and statistics are found following the goals, policies, and objectives provided below.

### GOALS, POLICIES, AND OBJECTIVES

1. *Provide for orderly development within the Sumner community.*
  - 1.1 Ensure that appropriate transitions so that more intensive uses do not adversely impact adjacent uses.
    - 1.1.1 Maintain the design guidelines and ordinances to achieve compatible and attractive new residential, commercial, and industrial uses.
    - 1.1.2 Maintain zoning and subdivision regulations to ensure adequate setbacks, landscaping, and buffering are required where land use conflicts and impacts may occur.
  - 1.2 Encourage infill development on vacant properties with existing public services and public utilities, and new development in areas with existing or planned public facilities.
    - 1.2.1 Review existing capital facility plans and update them as necessary to ensure compatibility with land use plans.
  - 1.3 Through the Land Use Plan 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.
  - 1.4 Where appropriate, prepare area plans to implement the Land Use and Community Character Elements and ultimately integrate into the Comprehensive Plan as a whole. Area plans shall specify in more detail the allowable uses, design themes, buffering, and protection of sensitive areas and resources.
  - 1.5 Integrate existing neighborhood plans and design strategies into the Comprehensive Plan.

- 1.6 Implement the land use map and accompanying designation descriptions as presented in the section titled "Land Use Designations" and Figure 3 titled "Comprehensive Plan Land Use Map" through the adoption and maintenance of the Zoning Map.
- 1.7 Ensure new development is consistent with the policies of this Plan through implementation or regulations, programs, and project specific review.
- 1.8 Coordinate with adjacent jurisdictions and Pierce County through joint planning to ensure service provision and development is consistent with the goals of this Plan.
  - 1.8.1 In accordance with the Countywide Planning Policies promote and participate in joint planning of unincorporated lands within the Sumner Urban Growth Boundary as shown on Figure 3.
  - 1.8.2 Request joint planning of lands immediately adjacent to the City limits and the Sumner Urban Growth Boundary including land south of SR-410 and along SR-162. Request the modification of Sumner Urban Growth Boundary to include land south of SR-410 to the north bank of the Puyallup River upon review of growth demands and capacity. Propose future land use as shown in Figure 4.
- 1.9 Annex unincorporated lands addressed in the Sumner Comprehensive Plan and located within the Sumner Urban Growth in order to resolve service conflicts and avoid creating unincorporated "islands".
- 1.10 Ensure newly annexed lands are zoned in conformance with the Sumner Comprehensive Plan Land Use Plan Map.
  - 1.10.1 Through the use of a Planned Mixed Use Development overlay zone ensure that newly annexed areas south of SR-410 are compatible and do not adversely affect commercial agricultural uses.
- 1.11 Pursue designation of the Sumner-Pacific MIC in the Pierce County Countywide Planning Policies and regional designation by the Puget Sound Regional Council.
- 1.12 In cooperation with the City of Pacific, support the preservation and growth of the Sumner-Pacific MIC by encouraging the concentration of high intensity manufacturing and industrial uses, planning for expected levels of growth and related infrastructure improvements, and through zoning restrictions on incompatible land uses, such as large retail uses, high concentrations of housing, and non-related office uses.

- 1.13 Ensure at least 80% of property within the MIC has planned future land use and current zoning designations intended for industrial and manufacturing uses. Compatible non-industrial uses may be allowed within a limited portion of the MIC, provided they must be sited, designed, and conditioned to mitigate potential conflicts with current and potential future industrial users.
- 1.14 In cooperation with the City of Pacific, promote the creation of 20,000 jobs in the Sumner-Pacific Manufacturing/Industrial Center by 2040.

## 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 Implement design guidelines to protect and promote the historic and community character of Sumner.
    - 1.4.3 Adopt a historic preservation program that creates a local historic preservation commission and pursue designation as a Certified Local Government.

- 1.4.4 Create and maintain a local register of historic places.
  - 1.4.5 Nominate properties listing in the Washington State and National Register of Historic Places.
  - 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 Washington State and National Historic Places Registers; performing public education activities including presentations to citizens, articles in the city newsletter, school presentations, and booths at city events 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.
  - 3.4 Provide access to historic documentation to land owners, citizens, and others.
  - 3.5 Develop a walking tour that highlights public art, architecture, history, trees, and other icons.

## ESSENTIAL PUBLIC CAPITAL FACILITIES SUB-ELEMENT

### INTRODUCTION

The State Growth Management Act requires that local government comprehensive plans include a process for identifying and siting of essential public facilities. Essential public facilities are typically difficult to site and include, but are not limited to, airports, state educational facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, in-patient facilities including substance abuse facilities, mental health facilities and group homes [RCW 36.70A.200(1)]. No local comprehensive plan or development regulation may preclude the siting of essential public facilities [RCW 36.70A.200 (2)].

### GOALS, POLICIES, AND OBJECTIVES

1. *Allow for the appropriate siting of essential public capital facilities of a State-wide or Countywide nature.*
  - 1.1 Identify essential public facilities based upon the Growth Management Act, State Office of Financial Management list of essential public facilities required or likely to be built, Countywide Planning Policies for Pierce County, and any City lists which may be developed.
  - 1.2 Siting proposals in the Sumner Planning Area shall be made in accordance with the following:
    - The State, regional, or local agency shall provide a justifiable need for the public facility and for its location in the Sumner Planning Area or adjacent areas based upon forecasted needs and a logical service area;
    - The State, regional, or local agency shall establish a public process by which the residents of the County and "host" municipalities have a reasonable opportunity to participate in the site selection process.
  - 1.3 Through the Land Use Plan identify publicly owned lands and quasi-public uses.
  - 1.4 Promote facility siting consistent with the Sumner Comprehensive Plan elements, capital facility plans, and implementing ordinances.
  - 1.5 Through the zoning ordinance or other implementing ordinances, prepare siting criteria for essential public facilities which are difficult to site.
    - 1.5.1 The criteria shall address:
      - Specific facility requirements

- Impacts of the facility
  - Effects on urban growth area designations
  - Other standards and criteria as outlined in the Countywide Planning Policies and other locally defined plans and ordinances.
- 1.5.2 The criteria shall allow for a cooperative interjurisdictional approach to the siting of essential public facilities in accordance with the Countywide Planning Policies for Pierce County. Joint planning agreements shall be sought where appropriate. Through joint planning or interlocal agreements, the City shall seek to mitigate disproportionate financial burdens due to the siting of essential public facilities.
- 1.5.3 A public review process shall be established for essential public facilities which are difficult to site.
- 1.5.4 Siting criteria shall provide for amenities or incentives for neighborhoods in which the facilities are located. Compensation for adverse impacts shall be a consideration.
- 1.6 Siting criteria for essential public facilities which are not difficult to site shall provide for site design and buffering techniques to ensure compatibility with surrounding uses, and enable the facility to be permitted outright in appropriate zoning classifications wherever feasible.
- 1.7 Work with Pierce County and other municipalities to standardize review procedures and criteria for the siting of state-wide and county-wide essential public facilities and incorporate these procedures within interlocal agreements.

## COMMUTER RAIL/REGIONAL TRANSIT SUB-ELEMENT

### INTRODUCTION

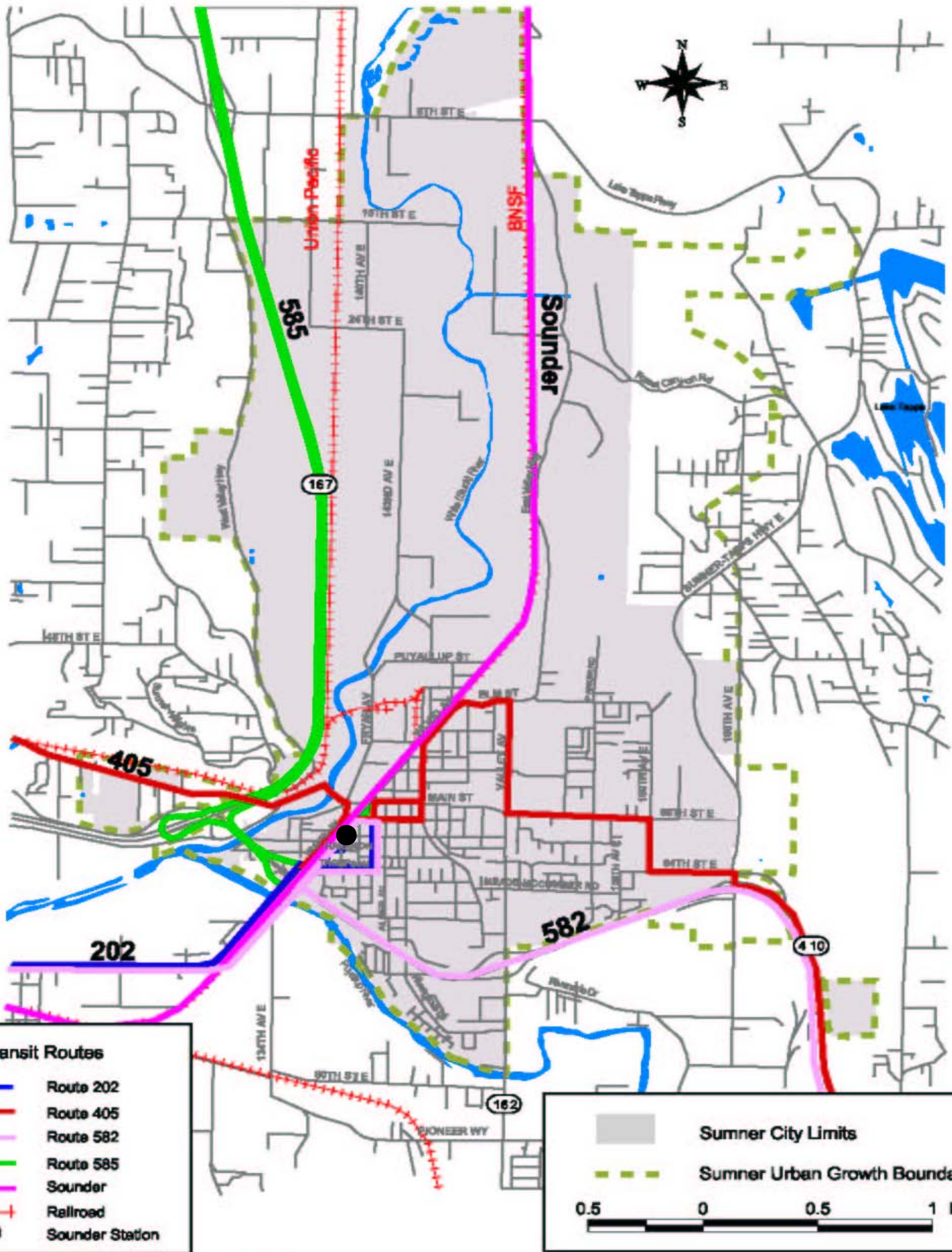
Sound Transit provides commuter rail service on the Burlington Northern Santa Fe rail lines and is an important service to Sumner. The provision of regional transit service has had and will continue to have impacts upon land use and transportation. The following goals and policies address the key issues and priorities related to station oriented development in the Downtown. Figure 2 indicates the location of the commuter rail station. The City will continue to participate in updates to Sound Move, the regional transportation plan, as it relates to regional bus service, commuter rail service, and local transit.

### GOALS, POLICIES, AND OBJECTIVES

1. *Support regional transit connections in the Sumner Planning Area.*
  - 1.1 Collaborate when possible with Sound Transit, Pierce County and surrounding cities to do joint planning on future services concerning the commuter rail and transit system.
  - 1.2 Work with local property owners to encourage the development of commercial uses compatible with the commuter rail station.
  - 1.3 Ensure that the commuter rail station does not have an unreasonable adverse impact on the residential character of the neighborhood.
  - 1.4 Consider and pursue opportunities for an increased pedestrian connection to the West Sumner Neighborhood and the Downtown business core such as a pedestrian overpass.
  - 1.5 Continue to explore the parking options and access options for the commuter rail station that are compatible with the surrounding land uses, safe, convenient, and attractive. Address options for location of future parking for expanded service over time.
  - 1.6 Plan for a train station at Stewart Road next to the golf course and adjacent to the northeastern boundary of the Sumner-Pacific MIC. The station would help connect high density housing centers with the proposed MIC, and may serve regional populations or function as secondary "skip-stop" stations.
    - 1.6.1 Work with Sound Transit and Pierce Transit throughout the planning, construction, and operation of a station to ensure it is an integral part of the City's transportation system and the regional transit system.
    - 1.6.2 Consideration will be given to design controls, compatibility with

surrounding land uses, access, transit connections to other parts of town, bicycle storage, relationships to pedestrian and bicycle trails, and parking. Complementary land uses such as civic rooms, day care, small retail, or other uses to be integrated with the station may also be included in the station plan.

- 1.7 Promote the use of the Sounder commuter train by the entire Sumner community. Provide housing near the train station for households desiring the close transit availability, and provide services and businesses that cater to residents and train commuters.
- 1.8 Work closely with Sound Transit to establish stations north at Stewart Road/Lake Tapps Parkway and at Shaw Road/East Main to relieve ridership and parking demands at the Sumner commuter rail station.
- 1.9 Promote and pursue the use of underutilized parking lots throughout the City as potential remote sites for commuter rail station parking.
- 1.10 Seek alternatives to the construction of a stand alone parking garage in the Town Center.
- 1.11 Request that Sound Transit provide additional bicycle lockers at the station to encourage bicycle commuting to the station. Require that any expansions to parking for the station include increased bicycle lockers.
- 1.12 Work with transit agencies to improve the frequency and location of transit service between high density residential areas and the MIC, provide connections between the rail stations and the MIC, and encourage transit ridership through efforts such as prioritizing pedestrian improvements near transit stops and outreach efforts to industrial employers.



**Figure: 2**

Source: City of Sumner  
Community Development / The Transpo Group



City of Sumner

# Commuter Rail Station Location



## PERMIT PROCESS SUB-ELEMENT

### INTRODUCTION

The Growth Management Act provides a planning goal for permits, stating "Applications for state and local government permits should be processed in a timely and fair manner to ensure predictability." This sub-element provides policies to carry out this mandate.

### GOALS, POLICIES, AND OBJECTIVES

1. *Develop and implement a permit process for land use and other local government approvals which is timely and fair to all affected parties.*
  - 1.1 Strive for communication with developers, business, industry and residents, as appropriate for each, with regard to policies and regulations which could affect development.
    - 1.1.1 Encourage City staff and elected officials to regularly attend civic and community organization meetings.
    - 1.1.2 Provide a newsletter to the general public and work with local newspapers and other regularly published periodicals to provide information about policies and regulations.
    - 1.1.3 Seek representation from business, industry and the development community on citizen boards and commissions.
    - 1.1.4 Use other methods of communication, such as focus groups, advisory committees, the City's website, e-media, surveys and consultations to inform the business and development community about regulations and to get feedback.
    - 1.1.5 Prepare necessary level of environmental impacts to allow for "planned action" as allowed by state law to expedite the review of projects in the Town Center.
  - 1.2 Review development regulations to ensure they are necessary and directly relate to implementation of the Comprehensive Plan and other state and federal mandates.
    - 1.2.1 Eliminate duplicative and unnecessary regulations.
    - 1.2.2 Provide procedures to process permits in a timely fashion.

- 1.2.3 Establish a combined permit process system and uniform application, public notice, permit review and appeal procedures.
- 1.3 Provide resources, staffing and procedures sufficient to ensure development permit review is adequate to achieve consistency with adopted City policies and regulations within reasonable timeframes.
- 1.4 Strive to involve the public in the permit process such that their comments may be heard and considered.
  - 1.4.1 Provide public notice of major development proposals through notices that are published in the newspaper, mailed, posted on site, and posted on the City's website.
  - 1.4.2 Encourage, and facilitate where possible, early communication between developers and neighbors about the project and its impacts.
  - 1.4.3 Educate the citizens about development rules and help them effectively participate in the development and land use regulation process. Reports and documents should be available in advance and available at City Hall, the library, and other appropriate locations. Use the City's website as a resource for communication material.

## PLAN MONITORING AND AMENDMENT SUB-ELEMENT

### INTRODUCTION

The Growth Management Act (at RCW 36.70A.130) requires that "Each county and city shall establish procedures whereby proposed amendments or revisions of the comprehensive plan are considered by the governing body of the county or city no more frequently than once every year."

In addition, the statute requires that "each city located within an urban growth area shall review the densities permitted within its boundaries, and the extent to which the urban growth occurring within the county has located within each city and the unincorporated portions of the urban growth areas." The policies provided below establish a framework for monitoring and amending the Comprehensive Plan.

### GOALS, POLICIES, AND OBJECTIVES

1. *Monitor implementation of the Comprehensive Plan for consistency with the City vision, Growth Management Act requirements and policies, Multi-County Planning Policies, and Pierce County Planning Policies and make amendments to the plan as necessary.*
  - 1.1 Make an annual report to the City Council and general public on implementation of the Comprehensive Plan, identifying the degrees to which City policies are being implemented.
  - 1.2 Implement procedures for no more than annual amendment of the Comprehensive Plan. Specific plan amendments may be initiated by the City Council, Planning Commission, City staff, or the general public.
  - 1.3 Implement a public participation strategy appropriate for each amendment cycle.
  - 1.4 Review and revise the Comprehensive Plan on a 10 year cycle beginning with adoption pursuant to the Growth Management Act.
  - 1.5 As required by the Countywide Planning Policies, inventory and monitor buildable lands and report such findings as necessary.
  - 1.6 Develop and implement a system of benchmarks and indicators to track and communicate implementation of this Plan.

## GOVERNANCE SUB-ELEMENT

### INTRODUCTION

The Vision Statement encourages a number of measures which relate more to the governance of the City and the role of government within the City structure. These policies are not all inclusive with regard to governance of a historic growing community, but attempt to address the concerns expressed during the vision process as they relate most directly to planning and implementing a desired future for the community.

### GOALS, POLICIES, AND OBJECTIVES

1. *Seek broad representative, dedicated, participatory, open, visionary and responsible civic government.*
  - 1.1 Recognize all members of the community; residents, property owners, business owners and operators, industry, people who work here, people who play and shop here, children, senior citizens; as stakeholders in the future of the City.
  - 1.2 Strengthen communication between government and the people through the use of technology, e-media, between the government, citizens, and customers.
  - 1.3 Seek broad representation on boards, commissions and advisory groups.
  - 1.4 Promote volunteerism to address appropriate public needs by providing for recruiting, training, organization and recognition of volunteers within the community.
  - 1.5 Promote creative and innovative solutions to the problems and issues that face the City. The City shall strive for solutions which involve partnerships with affected parties.
  - 1.6 Work with civic organizations and the school district to educate the general public on the responsibilities of government and the importance of their participation.
    - 1.6.1 Make available on the City's website information on appointed and elected bodies, and local civic organizations to inform citizens on how they may actively be involved.
    - 1.6.2 Continue to provide educational events such as Sumner University and the Police Academy.
    - 1.6.3 Actively engage the public in government processes and decisions in a manner that educates, inspires, and empowers.

- 1.7 Ensure the City government meets environmental and social policies such as water and energy conservation, compatible building design, accommodations for the disabled, outreach services, and water and air quality.
2. *Equitably distribute City resources and the costs of regulations.*
  - 2.1 Seek to equitably distribute City resources between existing, older areas of the City and newer growing areas.
  - 2.2 Compensate property owners when property is taken for public use.
  - 2.3 Protect the rights of property owners from arbitrary and discriminatory actions.
3. *Carry out the City of Sumner's adopted mission statement, vision statement and values through the daily operations of the City.*
  - 3.1 MISSION: To provide needed and valued services that promote our sense of community.
  - 3.2 VISION: Sumner will set the standard of excellence for a progressive small city.
  - 3.3 VALUES:
    - 3.3.1 We are collaborative and professional.
    - 3.3.2 We are responsive and accountable.
    - 3.3.3 We serve with respect and integrity.
    - 3.3.4 We are innovative and visionary.
4. *Employ well-trained and highly qualified staff.*
  - 4.1 Provide opportunities for training and education to ensure that city staff has the necessary knowledge and skills for peak performance.
  - 4.2 Provide training opportunities that expose employees to different government functions and disciplines to build a better team and collaboration.
  - 4.3 Provide competitive salaries and benefits.

5. *Enforce the City's Municipal Code fairly and efficiently.*

- 5.1 Provide necessary resources to adequately and efficiently enforce code violations.
- 5.2 Seek innovative and collaborative solutions to code violations through communication and education of the public.
- 5.3 Adopt regulations that are clear, concise, and enforceable and periodically review regulations for improvement.