

SUMNER PLANNING COMMISSION

MINUTES

REGULAR MEETING

Thursday, June 5, 2003

7:00 p.m.

Sumner City Hall 1104 Maple Street

CALL TO ORDER

WINDISH called the Meeting to order at 7:06 p.m.

ROLL CALL

Members Present: Bush, Ganz, Powers, and Walter

Members Absent: Myers (Notified), Nalder (Notified) and Richardson (Unnotified)

Also Present: Ryan Windish, Senior Planner

APPROVAL OF MINUTES

In the absence of the Chair, GANZ made a motion to nominate POWERS as the Chair for this meeting only. It was seconded by BUSH and unanimously passed.

POWERS motioned to approve the April 17, 2003 and April 24, 2003 meeting minutes. BUSH seconded the motion and it passed unanimously.

PUBLIC COMMENT

There was no public comment.

UNFINISHED BUSINESSES

WINDISH brought one item to the Commission on behalf of Nalder. For the record, Nalder prepared a written statement, a Minority Opinion, on the subject of pipe stem lots and setbacks. Windish circulated the document to the Commission. POWERS asked for comments from the Commission. There were no comments.

NEW BUSINESS

1) Presentation on Growth in Sumner

WINDISH gave a slide show presentation on the growth of Sumner in the past 13 years. The presentation included historical topics on Sumner's origination, annexations, zoning, housing statistics, traffic signal

growth, Ordinances, City facilities, population, sales and property tax, crime statistics, City property tax and revenue, City employee statistics, and significant City projects.

BUSH asked if the number of employees has grown with the populations.

WINDISH answered that the number of employees has grown faster than the population.

WALTER asked how long the Waste Water Treatment Plant has been shared with Bonney Lake.

POWERS added that Bonney Lake never had a system until the 1980's with the assistance of Federal money.

WINDISH agreed and informed the group that a major expansion was completed in the 1980's. The current project has been out to bid and will be a lot more efficient.

BUSH asked if Cascadia would use the same plant.

WINDISH answered that it will go through Orting.

POWERS commented that even though the Golf Course does not make money; the real estate value has grown. It can be looked at like a bank account and over time will be worth a lot more than originally paid for.

WALTER asked when the Golf Course was built.

WINDISH answered 1994.

WALTER also asked about how much population in Sumner is immigration verses new birth.

WINDISH offered to look into those figures via the Comprehensive Plan update. The data is there and he will have to investigate it.

POWERS pointed out that there have been major businesses in the past, but Sumner has mainly been a residential area. There used to be two hardware stores, two pharmacies, a Safeway and a Thriftway store.

WINDISH commented that Fred Meyer's building permit was picked up today. They have tenants lined up for all but one space in their development. They are widening sidewalks as well as putting in street trees and streetlights.

BUSH asked about the future of the Yeast Factory.

WINDISH commented that there have been many inquiries on the M2 Heavy Industrial property, many on the idea of a car wrecking yard. Another idea is to rezone the area for commercial and residential use.

2) Discussion of Vision Statement in Comprehensive Plan

WINDISH introduced the discussion. He prepared a flow chart as a visual aid. The main question for the group is does the vision statement reflect what the Commission still wants, and if not, what needs to change? The goal is to bring the Comprehensive Plan into compliance with the Growth Management Act and the state law. He suggested looking at the existing plan line by line and having some discussion while doing so. Years ago, the Planning commission talked about all that they wanted to see and the Senior

Planner at the time wrote up what she heard, which is the current vision statement today. The theme of the vision statement is to keep it “Small Town Sumner”, taking pride in the community, etc.

WALTER asked what the City is doing to encourage affordable housing.

WINDISH commented that income is not keeping up with the general rule of spending no more than 30% of your income on housing. People are spending a lot more than that now. A response in the vision statement could be the willingness to decrease lot size. Currently the City allows a 12K lot minimum in some parts of town. A same size house on that lot in Bonney Lake would sell for a lot less money. He added that people seek out Sumner because they recognize what they like about Sumner and cannot find that in Bonney Lake or Lake Tapps.

POWERS commented that you will find people from Kirkland, Bellevue, Seattle, and the East Side moving down to Sumner because it is faster to get to downtown with the convenience of the transit system.

WALTER injected that ridership is up 19% than expected. She is a testimony of Powers' example. She is across Highway 410 on a small lot but feels it is worth the lifestyle to pay a little more.

GANZ stated that houses sell for 20-30K more than the asking price due to the demand.

POWERS added that older homes are selling and getting remolded and cleaned up.

WINDISH shared about a meeting he attended on the Town Center Plan that gave him an outside perspective on all the potential for improving housing and commercial spaces. As the summer progresses, he wants to conduct an Open Space forum to generate a list of ideas and suggestions for Sumner. Gathering of input will come from many arenas including businesses.

WINDISH asked the Commission how does Sumner incorporate growth while keeping it little Sumner?

WALTER has observed the potential area across the street from the train station. She feels that if the car lots were gone, attractive apartment and condos in that space could reflect the agriculture of Sumner and look so much better.

WINDISH updated the Commission that the Council is having a study session on Monday and one of their topics is to find a plan to fast track this very idea. One option is to secure an agreement on a buy-in between the City and the dealerships. Sunset Chevrolet already wants to do this and relocate, as well as Riverside Ford.

WINDISH commented that 50% of housing in Sumner is renter occupied.

WALTER stated that rentals can be kept up very well and also maintain affordability. She feels maintenance is better when it is a larger building and taken care of by the owner via service contracts.

WINDISH continued on with the vision statement. In the Growth section it talks about infill and protection of natural resources.

GANZ suggested there might be a need to change the high-density details.

WINDISH shared a recent example of a plat that was approved over five years ago. Two parcels originally could have had 30-40 lots to it. The owner changed their mind to reverse the lots down to 7 or 8 residential lots. Many of the emptinesses are the ones buying homes right now.

POWERS asked about the property off of 160th where the 's' curve is towards 166th Street. It looks as if it were set up for a trailer park.

WINDISH answered that Dean Snekvik entered into an agreement with the County to develop it as a mobile home park. He has not done this yet, but still has the independent contract to do so. He cannot afford to put in the roads to make it happen.

WINDISH offered to go through and tie the broad-brush vision to the vision statement against which projects have been accomplished. He suggested that affordable housing and the train station would be nice to integrate into the vision statement.

WALTER asked how is the City encouraging the preservation of agriculture.

WINDISH admitted the City is not doing a very good job of that. He shared the history of how the farmers have been struggling financially with less farming facilities, canneries, etc. They are choosing to sell to developers to get rid of the property taxes, as one example. For years the long-term plan has been to keep industry to the north. To give the City a little credit, if someone is within so many feet, they would get a notice on the property they are buying about the possibility of an urban growth area.

POWERS asked if there were any other topics to discuss or comments by Commissioners on the vision statement.

WALTER suggested that under Education, Sumner University would be good to include.

WINDISH agreed and added that the City's website should also go under Education. There are many goals for the City's website including the Design Guidelines online, as well as agendas and minutes.

CORRESPONDENCE

There was no Correspondence.

COMMISSIONER COMMENTS

There were no Commissioner Comments.

STAFF COMMENTS

WINDISH had the following Staff comments:

- 1) The Council will be having a study session on pipestem lots. He asked if anyone was interested in attending. Ganz would like to attend. Windish will email out the details of location and time;
- 2) Windish is looking forward to the bus tour of Sumner on the 19th at 7:00 p.m.
- 3) Myers and Nalder notified Windish that they would not be in attendance at this meeting. Richardson did not.

ADJOURNMENT

WALTER motioned for meeting adjournment at 9:08 p.m. BUSH seconded the motion and it passed unanimously.

Ryan Windish, AICP
Senior Planner