

**City of Sumner**

**PLANNING COMMISSION  
MINUTES**

**Regular Meeting**

**September 2, 2004  
7:00 p.m.  
Sumner City Hall 1104 Maple Street**

**CALL TO ORDER**

MYERS called the meeting to order at 7:04 p.m.

**ROLL CALL**

Members Present: Bush, Ganz, Hannus, Morrison and Myers

Members Absent: Powers (notified) and Walter (notified)

Also Present: Ryan Windish, Senior Planner W. David Barnes, Planning Intern John Doan, Assistant City Administrator

**APPROVAL OF MINUTES**

GANZ motioned to approve the August 5, 2004 regular meeting minutes as written.

HANNUS seconded the motion and it passed unanimously.

**PUBLIC COMMENT**

There was no Public Comment.

**UNFINISHED BUSINESS**

There was no Unfinished Business.

**NEW BUSINESS**

1. Public Hearing: Economic Development Element (action)

WINDISH introduced David Barnes, Planning Intern. Barnes is the owner of a coffeehouse in Seattle, a member of the Roosevelt District in Seattle and a member of the Sound Transit Board. He is assisting the City of Sumner with the Economic Development Element update. WINDISH gave a brief history of the Economic Development Element update, and then turned the meeting over to Barnes.

BARNES explained that the Economic Development Element is updated every 10 years. A formal outreach process was conducted, which included a survey of 204 businesses. Also utilized was input

from Planning Department and information from surrounding communities similar to Sumner. There have been 39 responses to the survey, which represents a 19.1% response rate. Personal interviews were conducted and also consultation with the Economic Development Department in Pierce County. Lastly, an economic development workshop was conducted. Asked at that workshop was, what does the City do well, what can the City do better and what are the challenges the City faces. We are all in this together. It is not one business area against another. Priorities were developed at the workshop, a summary of which is in the report.

BARNES noted that the report is broken down into four sections: I – Economic Development Survey; II – Economic Development Workshop; III – Personal Interview Narratives; and IV – Conclusion – Revised Economic Development Element. BARNES reviewed for the Commission the Economic Development Planning in Action report as follows:

From the Economic Development Survey we learned that nearly half of the businesses thought they would expand or keep their businesses the same. They were concerned about traffic, and they suggested that the City should have diversity in destination locations such as restaurants, bookstores and coffee shops. They felt road repair was important and also completion of the interchange. Further, there was concern about parking and signage directing people to parking. Bathrooms in the downtown area, and their availability to the public, were also discussed as a concern. It was proposed that there should be more bathrooms available to the public. Also suggested were incentives for businesses to keep them in Sumner, more advertising directing people to the downtown area, and further, recognizing demographic changes.

BARNES noted that Economic Development is currently a sub-element under the land use element of the City's Comprehensive Plan. To allow for greater focus on growing businesses while maintaining the City's vision for Sumner, it would be best if Economic Development became its own element as opposed to a sub-element.

BARNES reviewed the Revised-Economic Development Element's goals, policies, and objectives, as set out in the five main (and sub) goals as follows:

1. Seek and maintain a strong and diverse economy with a variety of different types and sizes of business, industry and employment. (Further set out in sub-goals 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10 and 1.11);
2. Provide the necessary support facilities and services to attract and maintain high quality industry and employment centers and to make the City a desirable place to live, work, and do business. (Further set out in sub-goals 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 2.10, 2.11 and 2.12)
3. Assure that adequate public facilities and public services are available to support industrial and commercial development. (Further set out in sub-goals 3.1, 3.3 and 3.4);
4. Encourage small businesses as a vital part of the City's economic framework. (Further set out in sub-goals 4.1, 4.2, 4.3, 4.4 and 4.5); and
5. Promote downtown as the town's cultural, historic and activity center of the entire community. (Further set out in sub-goals 5.1, 5.2, 5.2.1, 5.2.2, 5.2.3, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10, 5.11, 5.12 and 5.13).

BARNES thanked Community Development and the City of Sumner for giving him the opportunity to work on this element.

WINDISH added that BARNES has done a fantastic job on this element, and noted that what they are looking for from the Planning Commission tonight is a recommendation. This element will then be incorporated into the hearing on the Comprehensive Plan as a whole.

HANNUS had a comment with regard to sub-goal 2.4 (Encourage cultural activities such as visual, literary and performance art.). He noted that the performing arts at the High School have fallen to the wayside. The performing arts center was fun and was the right price. If it were re-instituted, it could satisfy sub-goal 2.4.

MYERS noted that the community quit supporting the arts center, in that there were no workers and the younger people, at that time, were not interested in it.

HANNUS asked if there is anything going on at the high school level at this time?

JOHN DOAN, Assistant City Administrator, responded to that question. There are a number of things that the High School produces that they make available to the community. It will be double next year, as Bonnie Lake High School will be included in that. DOAN noted that one of the things on the Arts Commission's docket is to bring back the concert series. They might be a group of people that can put it together. The Arts Commission receives a budget from the City (approximately \$18,000 per year) to put these things together. They can supplement that with grants; last year having received \$3,000 in grants.

MYERS added that there may also be other industries in town that would be willing to sponsor it, however, it is hard to work with the school's schedule, if that is the only location the concerts can be heard. It also takes people to work them. MYERS asked that DOAN forward their thoughts on to the Arts Commission.

BUSH asked as to business incentives, what specific incentives were discussed with the business owners?

BARNES stated that specific incentives were not discussed, however, the one thing the businesses would like to see is their fees lowered, although that may not be possible. In discussing incentives, we would have to figure out what would be fair across the board.

MYERS noted that he was disappointed, when working on the Sounder Project, that Sound Transit would not be putting in restrooms, although he understands that they are tough to maintain. He noted that malls have trouble with their restrooms, however, they are not near the trouble as restrooms at sports centers. Uptown there might not be enough people around to ensure that they are not destroyed.

WINDISH responded that the City did end up putting restrooms in on the eastside of the Sounder Station. The restrooms at City Hall are also available during working hours.

MYERS opened the meeting to public comment. There was no public comment. He continued with the Commissioners' questions and comments at this time.

HANNUS commented that Barnes had done a wonderful job and that there is a lot of information to go over. He asked that it be tabled one month for further review, before they make a motion to include it in the hearing on the Comprehensive Plan.

WINDISH stated that it could be table, or they could have a study session on it along with the other things being brought in for review in October.

HANNUS noted that one issue he had was with regard to local transit. If there is going to be an additional transit program, we will need time to digest that information. He added that Sumner is a walking town, however, transit on top of that may be good for the elderly.

WINDISH noted that that can be discussed in November in the review of the Transportation Plan. The transit program is also brought up in other elements. It would be best to discuss the transit program as a whole, and not just the economic aspect of it.

GANZ motioned to approve the Economic Development Element of the Comprehensive Plan as amended. MORRISON seconded the motion and a roll call vote was had as follows:

BUSH Yes  
GANZ Yes  
MORRISON Yes  
MYERS Yes  
HANNUS No

MOTION passed by majority vote of 4 to 1.

### **CORRESPONDENCE**

There was no Correspondence.

### **COMMISSIONER COMMENTS**

MYERS advised that he would not be in attendance at the October 7th and November 4th meetings. He also commented that he was sorry to see the old school building go.

GANZ commented that he enjoyed the downtown arts festival.

HANNUS also commented that he too enjoyed the arts festival.

MORRISON commented that he enjoyed seeing the organization and construction of the Administration Building.

BUSH thanked Barnes for his report. She noted that it was nice hearing the perspective of the business owners on development in the City.

### **STAFF COMMENTS**

WINDISH discussed the proposed Planning calendar. The Portland trip has been postponed to October and will possibly take place either the 2nd or 16th of that month. WINDISH requested that the Commissioners get back to Staff by the 9th as to their availability on those dates. The Town Center Workshop scheduled for the 7th has been moved up to the 30th, and the Public Hearing on the Town Center Plan has been moved to October 7th. The Interchange Grand Opening is scheduled for September 9th at 12:30 p.m. and the School Administration Building Grand Opening is scheduled for October 1st. Demolition of the Bavarian Hotel is scheduled for October 7th. It is being taken apart in pieces. Finally, Cool Communities is being put on September 15th in Tacoma. It is a presentation on Generation X and Y, and what they are looking for. WINDISH will e-mail the information to the Commissioners.

BARNES added that he had gone to the Cool Communities presentation in Tacoma and that it was great. It is important to know what younger generations want.

WINDISH continued with Staff Comments as follows:

1. The drive-through business ordinance regulations have been adopted. It was in the paper and on the nightly news. In order to have a drive-through, the building must be a multi-tenant building, have at least 3,000 feet of tenant space and must be two stories. It also addresses franchise architecture. Developers cannot come in with those types of plans. The building must look like a regular building and not like a franchise business;
2. Metal storage containers have been prohibited, along with tarp / tent like structures in the front yard;
3. There will be a traffic-combing meeting on Willow Street on Monday. The average speed through that area is 28 miles per hour. There were different discussions as to what could be done to slow people down, and a study was conducted on traffic before and after the train station was constructed. There appears to be no real difference in traffic. The City is looking into what can be done to keep the speed down on that street, as there is a school in that area.

HANNUS commented that he has seen signs that read "Speed Limit 20 at All Times" (not just when children are present). He suggested posting a sign such as that.

MYERS added that kids are attracted to the schoolyard at all times and that a sign indicating a limit at all times would be good.

MYERS asked Staff if there was any word on the Starbucks or Wendys yet?

WINDISH advised that the Starbucks is going ahead, and that the Wendys and Walgreens projects are dead.

#### **ADJOURNMENT**

GANZ motioned to adjourn the meeting at 8:21 p.m. HANNUS seconded the motion and it passed unanimously.

(A photo of the Planning Commission was taken at this time.)

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Ryan Windish, AICP  
Senior Planner